



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, July 20, 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 June 22, 2016 Meeting**
3. **Preliminary Plat – Elmwood Commons – 1715 Elmwood Avenue**
Public hearing, review and consideration of a 38-lot Preliminary Subdivision Plat called Elmwood Commons for property located at 1715 Elmwood Avenue in an R-2, Two-Family Residential District
4. **Conditional Use Permit – 816 Roosevelt Avenue**
Public hearing, review and consideration of a Conditional Use Permit to allow one legal non-conforming use to be changed to another legal non-conforming use for the property located at 816 Roosevelt Avenue in an R-1B, Single Family Residential District
5. **Certified Survey Map – 1601 Gateway Boulevard**
Review and consideration of a two-lot Certified Survey Map for the property located at 1601 Gateway Boulevard in the City of Beloit
6. **Comprehensive Plan Amendment – Easternmost 2 Acres of 1601 Gateway Blvd (near Raven Dr.)**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Parks & Open Spaces to Single-Family Residential - Urban for the easternmost 2 acres of 1601 Gateway Boulevard (adjacent to Raven Drive).
7. **Zoning Map Amendment – Easternmost 2 Acres of 1601 Gateway Blvd (near Raven Dr.)**
Public hearing, review and consideration of a Zoning Map Amendment from PLI, Public Lands & Institutions District, to R-1A, Single-Family Residential District for the easternmost 2 acres of 1601 Gateway Boulevard (adjacent to Raven Drive).
8. **Land Acquisition – 106 square foot Strip of Land Adjacent to 605 Eclipse Blvd (Library Parcel)**
Review and consideration of the transfer of a 106 square-foot strip of land along Eclipse Boulevard from Hendricks Commercial Properties to the City of Beloit
9. **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: July 15, 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, June 22, 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 7:00 PM. Commissioners Faragher, Weeden, Haynes, Ruster, and Finnegan were present. Commissioner Johnson and Councilor Leavy were absent. Commissioner Tinder was excused.

2. Nomination and Election of Officers

a. Nomination and Election of Chairperson

Commissioner Haynes nominated James Faragher as Chairperson. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

b. Nomination and Election of Vice-Chairperson

Commissioner Faragher nominated Jan Ruster as Vice-Chairperson. Commissioner Weeden seconded the motion. The motion passed, voice vote.

3. Approval of the Minutes of the May 18, 2016 Meeting

Commissioner Weeden moved to approve the minutes from the May 18, 2016 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. Location of a Sign in Krueger Park

Review and consideration of a proposal to locate a new sign in Krueger Park located at 1611 Hackett Street

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Mr. Spencer Waite, Parks and Recreation Supervisor, explained the many benefits of the potential new sign. He also stated that the sign was designed in such a manner that it does not become obtrusive and blends in with the current landscaping.

Commissioner Ruster voiced her concerns with the electronic section of the sign. The commission discussed the history of Plan Commission approving applications for electronic signs.

Commissioner Weeden inquired if the top section of the sign would be backlit. Mr. Waite stated that there would be fluorescent bulbs and they would also be subject to the 10:00 PM time restraint.

Chairperson Faragher asked Mr. Waite who would be in charge of the sign information. Mr. Waite stated that he would be able to program the sign from his office.

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Report on Previous Agenda items.

The City Council approved the Condominium Plat for Kadlec Drive Condominiums. Ms. Christensen explained the upcoming Neighborhood Revitalization Strategy Area (NRSA) plans that the City of Beloit has been working towards.

6. Adjournment

The meeting adjourned at 7:35 PM.

Minutes respectfully submitted by Ashley Rosenbaum

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date:

July 20, 2016

Agenda Item:

3

File Number:

PS-2016-01

Applicant:Jack Meyers, Elmwood Commons,
LLC**Owner:**

Elmwood Commons, LLC

Location:

1715 Elmwood Avenue

Existing Zoning:

R-2, Two-family Residential District

Existing Land Use:

Agriculture - Crops

Platted Area:

14.4 Acres

Request Overview/Background Information:

Jack Meyers, on behalf of Elmwood Commons, LLC, has submitted an application for review of a Preliminary Subdivision Plat and a Preliminary Plat named Elmwood Commons for the property located at 1715 Elmwood Avenue. This 38-lot residential subdivision is located in the R-2, Two-family Residential District. A copy of the Preliminary Plat is attached to this report.

The attached **Location and Zoning Map** shows the location of the platted area outlined in yellow. The adjacent zoning and land uses are as follows:

North: R-1A, Single-family Residential District: Vacant Residential Land

South: R-1A, Single-family Residential District: Single-family Dwellings and Vacant Residential Land

East: R-3, Low-density Multi-family Residential District: Single-family Dwelling, Two-family Dwellings, and Low-rise Apartment Buildings

West: B3, General Business District; and I1, Light Industrial District (Town of Beloit Zoning): Business and Industrial uses

According to Section 12.03(2)(e) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any preliminary plat within the City.

Key Issues:

- The attached plat was approved in 2013 and expires on October 9, 2016.
- **The Preliminary Plat**
 - The Plat includes 38 residential lots in the R-2, Two-family Residential (Zoning) District. Therefore, the plat has the potential for 76 dwelling units.
 - The minimum lot width in the R-2 district is 70 feet. Lot 31 may not meet this requirement as the lot width at the 30 foot front setback is not labeled. All other lots meet this requirement
 - The minimum lot size is 8,750 square feet. All of the lots meet this requirement.
 - Out Lot 1 is located on the southwest corner of the property and will be used for storm water detention.
 - Out Lot 2 is located on the northwest corner of the property and will be dedicated to the public for parks and open space. The Parks, Recreation, and Conservation Advisory Commission will not review this Plat until a Final Plat is submitted for review.
 - The Plat includes a 25-foot wide landscape buffer along the south side of Lots 1 and 22-25 and Out Lot 1 (the north side of Elmwood Drive) and along the west side of Lots 26-31 and Out Lots 1 and 2 (the east side of the railroad tracks).
 - The Plat includes 10-foot wide utility easements on Lots 1-8, Lots 22-36, and Out Lots 1 and 2.
 - The Plat includes four streets: Kadlec Drive, Meghan Drive, Independent Drive, and Elaine Drive.
 - The Plat does not include any sidewalks; however, the Subdivision Ordinance requires sidewalks be constructed on at least one side of all minor streets. Sidewalks will be addressed in the Development Agreement.
- The applicant has submitted a Site Assessment Checklist, which is attached to this report.
- Public facilities and infrastructure exist in this area and the properties receive the full range of municipal services.
- **Review Agents Comments:**
 - *Planning Division*
 - The Subdivision Ordinance requires that sidewalks be provided on one side of the street on minor streets with a 60-foot wide right-of-way. Sidewalks must be shown on the Plat along the west side of Kadlec Drive from the northern end of Lot 36 to the southern end of Lot 22. Additionally, sidewalks must be shown on the Plat along the south side of Meghan Drive, along the west side

- of Independent Drive, and along the north side of Elaine Drive.
- A Development Agreement will need to be submitted by the applicant and approved prior to recording a Final Plat for this subdivision. The Development Agreement will create a schedule and assign responsibility for the proposed public improvements included in the Plat.
- The note about the landscape buffer does not include language regarding the number or type of landscape materials to be planted. The note should also state “25 landscape units per lineal foot of the buffer shall be planted, and the proposed landscape plan must be reviewed and approved by the Planning and Building Services Division prior to planting.”
- *Fire Department*
 - The applicant will need to work with the Fire Department during the future configuration of hydrants and interconnection to the current water supply.
- *Alliant Energy*
 - Alliant Energy expressed the need to work with Mr. Meyer’s and RH Batterman to ensure that several utility easements are placed when service is applied for.
- Staff will forward these requests to the applicant, and they will be formally addressed during the Final Plat phase.
- The other Review Agents have reviewed the Preliminary Plat and do not have any comments or concerns regarding the proposed lots.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Land Use Plan designates this property as appropriate for “Planned Neighborhood” uses, which includes a mix of single-family, two-family, mixed residential, community and service uses, office, neighborhood commercial, and parks and open space.
- 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** – The development of this parcel will connect existing roadways and infrastructure, meeting the present needs of the neighborhood. Additionally, future needs of the community will be met by offering diverse housing opportunities and increasing the municipal tax base.

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the Preliminary Plat named Elmwood Commons at 1715 Elmwood Avenue, based on its consistency with the Comprehensive Plan and the Zoning Ordinance, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Lots 31 must have at least 70 feet of street frontage.
3. Sidewalks must be shown along the west side of Kadlec Drive, along the south side of Meghan Drive, along the west side of Independent Drive, and along the north side of Elaine Drive.
4. The landscape buffer note must include language requiring that 25 landscape units per lineal foot of the buffer must be planted, and the landscape plan must be reviewed and approved by the Planning and Building Services Division prior to planting.
5. The Plat must include a note stating that there is no vehicular access permitted from Out Lot 1, Lot 1, and Lots 22-25 to Elmwood Avenue.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Community Development Director may approve minor changes administratively.

Fiscal Note/Budget Impact:

N/A

Attachments:

Location & Zoning Map, Preliminary Plat, Public Notice, Mailing List, Application, Site Assessment Checklist, and Resolution.

REVISED PRELIMINARY PLAT

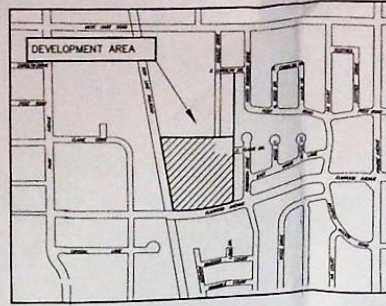
ELMWOOD COMMONS

LOT 1 OF CERTIFIED SURVEY MAP VOLUME 33 PAGE 343-345
 ALSO PART OF OUT-LOT 13-12 OF THE ASSESSOR'S PLAT OF THE
 TOWN OF BELOIT, SITUATED IN PART OF THE S.W. 1/4 OF THE S.E. 1/4
 OF SECTION 13, T. 1 N., R. 12 E. OF THE 4TH P.M.,
 CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

PLAT DATA

- 15.5 ACRES± TOTAL
- 38 PROPOSED LOTS
- 1 OUTLOT FOR PARK PURPOSES
- 1 STORMWATER MANAGEMENT OUTLOT
- RESIDENTIAL LOTS TO HAVE CITY SEWER AND WATER
- AVERAGE RESIDENTIAL LOT SIZE = 11,735 SQUARE FEET
- 1,947 LF. OF NEW ROADS MORE OR LESS (TOTAL CENTERLINE)
- CURRENT ZONING R-2
- 66' R.O.W. STREET (KADLEC DRIVE) PROPOSED AT 32' CURB FACE TO CURB FACE TO MATCH EXISTING SECTION
- FRONT AND REAR YARD SETBACK TO BE 30 FEET (BSL)
- 60' R.O.W. STREETS PROPOSED AT 30' CURB FACE TO CURB FACE
- ALL STREETS TO HAVE CITY STANDARD CURB AND GUTTER
- ROCK COUNTY SOIL SURVEY INCLUDED SOIL TYPE: P1a, WaA and JcB
- DEPTHS TO BEDROCK AND GROUNDWATER WERE NOT PUBLISHED.

THIS LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE OF ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.



| NUMBER | DELTA | CHORD | DIRECTION | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|----------|-------------|-----------|---------|------------|--------------|
| C1 | 14.2951° | N 83°05'53" | E | 2321.88 | 1599.69 | 1594.21 |

ZONED R-1A
 SINGLE FAMILY
 P & R ACRES

For: **ELMWOOD COMMONS LLC**
 500 W. BRADLEY ROAD
 C112
 FOX POINT WI 53217
 414-975-2359
 Order # 30888
 JULY 10, 2013
 REVISED AUGUST 12, 2013

Batterman
 engineers surveyors planners

2657 Barabla Drive Beloit, Wisconsin 53511
 608.365.4464 www.batterman.com

July 8th, 2016

NOTICE TO THE PUBLIC

To Whom It May Concern:

The City of Beloit has received an application from Jack Meyers, on behalf of Elmwood Commons, LLC, requesting review and approval of a preliminary subdivision plat for a proposed 38-lot single and two-family residential subdivision on the property located at:

1715 Elmwood Avenue.

A copy of the proposed Preliminary Plat of Elmwood Commons is attached to this notice.

The following public hearing will be held regarding this proposed subdivision plat:

City of Beloit Plan Commission: Wednesday, July 20, 2016 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

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 Alex Morganroth in the Planning and Building Services Division at (608) 364-6708 or morganrotha@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

REBECCA HENNING
2550 LOMA DR
BELOIT, WI 53511

MOHAMED FAROUK GANI
504 N BROCKWAY
PALATINE, IL 60067

MARY TRUMPY
1756 ELMWOOD AVE
BELOIT, WI 53511

GARY & SUSAN BEEMAN
3647 O'RILEY RD
DARIEN, WI 53114

STEPHEN ENGBRETSON
2576 ROBINSON DR
BELOIT, WI 53511

HELEN KIESOW
2680 PRAIRIE AVE
BELOIT, WI 53511

EDWARD & CHRISTINE ZHE
4512 PLANTATION LN
MILTON, WI 53563

JUAN PEREZ-LAVARIEGA
2632 ROBINSON DR
BELOIT, WI 53511

TYCORE BUILT LLC
2170 VELD AVE STE 106
GREEN BAY, WI 54303

SOO LINE RAILROAD COMPANY
120 S 6TH ST STE 190
ATTN: REAL ESTATE
MINNEAPOLIS, MN 55402

MURRAY BELOIT PROPERTY LLC
1011 FLORAL LN
DAVENPORT, IA 52802

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 Preliminary Subdivision Plat

(Please Type or Print)

File Number: 05-0016-01

1. Proposed subdivision name: Elmwood Commons
2. Address of property: 1715 Elmwood Ave and 2501 Kadlec Rd
3. Tax Parcel Number(s): 11340600 : 11340590
4. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the 13 Quarter of Section 1, Township 12 North, Range E East of the 4th P.M.
5. Owner of record: Elmwood Commons LLC (Phone: (414) 975-2359)
Jack Meyers 500 W. Bradley Rd. C112 Fox Point, WI 53217
(Address) (City) (State) (Zip)
6. Applicant's Name: Jack Meyers - Elmwood Commons, LLC
500 W. Bradley Rd. C112 Fox Point WI 53217
(Address) (City) (State) (Zip)
414-975-2359 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)
7. The present zoning classification is: R-2
8. All existing uses on the property are: Vacant/Agriculture
9. Proposed future zoning classification(s) is (are): R-2
10. Proposed future uses of the property are: Residential
11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; as required for all major subdivision plats by section 12.02(1).
 - Pre-application meeting; a pre-application meeting was held on 6/15/16
with City of Beloit Staff as per section 12.02(2).
 - Site Assessment Report; if required as per section 12.02(5) of the Subdivision Ordinance.
 - Concept Plan; as required by section 12.02(6) of the Subdivision Ordinance.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Preliminary Plat Map; 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Jack E. Meyers, Elmwood Commons, LLC, 6/9/16
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: \$500 plus \$15 per lot Amount paid: \$1100
Scheduled meeting date: 7/20/16
Application accepted by: APM Date: 6/9/16

CITY of BELOIT

Neighborhood Planning Division

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

| |
|----------------------------------|
| SITE ASSESSMENT CHECKLIST |
|----------------------------------|

For property located at: 1715 Elmwood Ave., . 2501 Kadlec Rd

Property owner's name: Elmwood Commons, LLC Jack & Meyers

| ITEM OF INFORMATION | YES | NO |
|--|------|------|
| I. Land Resources; Does the project site involve: | ---- | ---- |
| A. Changes in relief and drainage patterns? (Attach a topographical map showing, at a minimum, 2-foot contour intervals) | | ✓ |
| B. A landform or topographical feature including perennial streams? | | ✓ |
| C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.) | | ✓ |
| D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"? | | ✓ |
| E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source? | | ✓ |
| F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source? | ✓ | |
| G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County" | | ✓ |
| H. Prevention of future gravel extraction? | | ✓ |
| I. A drainage-way with a tributary area of 5 or more acres? | | ✓ |
| J. Lot coverage of more than 50 percent impermeable surfaces? | | ✓ |
| K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans? | ✓ | |
| L. Wetlands as depicted on a DNR wetland inventory map or more detailed source? | ✓ | |
| II. Water Resources; Does the project site involve: | ---- | ---- |
| A. An area traversed by a stream, intermittent stream or dry run? | | ✓ |
| B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile? | | ✓ |
| C. The use of septic systems for on-site wastewater disposal? | | ✓ |
| D. Lowering of water table by pumping or drainage? | | ✓ |
| E. Raising of water table by altered drainage? | | ✓ |
| F. Frontage on a lake, river, or other navigable waterway? | | ✓ |
| III. Human and Scientific Interest; Does this project site involve: | ---- | ---- |
| A. An area of archeological interest included on the Wisconsin Archeological Site Inventory? | | ✓ |
| B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places? | | ✓ |

Site Assessment Checklist

(continued)

| ITEM OF INFORMATION | YES | NO |
|---|------|------|
| IV. Biological Resources; Does the project site involve: | ---- | ---- |
| A. Critical habitat for plants and animals of community interest per DNR inventory? | | |
| B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory? | | |
| C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.) | ✓ | |
| D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance? | | ✓ |
| E. Environmental corridors as mapped by the City of Beloit or Rock County? | | ✓ |

| | | |
|---|------|------|
| V. Energy, Transportation and Communications: | ---- | ---- |
| A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)? | | ✓ |
| B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan? | | ✓ |
| C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)? | | ✓ |
| D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)? | | ✓ |

| | | |
|--|---------|------|
| VI. Population: | ---- | ---- |
| A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity? | | |
| Elementary; <u>McLenegan</u> | E: Cap= | |
| Middle; <u>Aldrich</u> | M: Cap= | |
| High School; <u>Beloit Memorial</u> | H: Cap= | |

NOTES:

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
NAMED ELMWOOD COMMONS IN THE CITY OF БЕЛОIT

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on July 20, 2016 regarding the Preliminary Subdivision Plat named Elmwood Commons located at 1715 Elmwood Avenue in the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Subdivision Plat named Elmwood Commons, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Lots 31 must have at least 70 feet of street frontage.
3. Sidewalks must be shown along the west side of Kadlec Drive, along the south side of Meghan Drive, along the west side of Independent Drive, and along the north side of Elaine Drive.
4. The landscape buffer note must include language requiring that 25 landscape units per lineal foot of the buffer must be planted, and the landscape plan must be reviewed and approved by the Planning and Building Services Division prior to planting.
5. The Plat must include a note stating that there is no vehicular access permitted from Out Lot 1, Lot 1, and Lots 22-25 to Elmwood Avenue.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Community Development Director may approve minor changes administratively.

Adopted this 20th day of July, 2016.

James Faragher, Plan Commission Chairperson

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: July 20, 2016

Agenda Item: 4

File Number: CU-2016-03

Applicant: Isaac Rojas

Owner: Isaac Rojas (Land Contract)

Location: 816 Roosevelt Ave

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

Existing Land Use:
Commercial, East Building
Residential, West Building

Parcel Size: .15 Acres

Isaac Rojas has filed an application for a Conditional Use Permit to allow one legal non-conforming use to be changed to another legal non-conforming use for the property located at 816 Roosevelt Ave in the City of Beloit. The applicant is seeking permission to operate a re-upholstery and interior decoration business. The adjacent zoning and land uses are as follows:

- **North:** R-1B, Single-Family Residential
- **South:** R-1B, Single-Family Residential
- **East:** R-1B, Single-Family Residential
- **West:** R-1B, Single-Family Residential

Key Issues:

- According to Section 9.2.1 of the Zoning Code (Chapter 19), a legal non-conforming use may be changed to another non-conforming use in accordance with the conditional use procedures if the new use will have a “lesser negative impact”.
 - Allied Games (home amusement business selling billiard tables and darts) previously occupied the building as a legal non-conforming use in accordance with a 2009 Conditional Use Permit. The business officially ceased usage of the property in November of 2015 and sold the building to For Him, Inc in February of 2016.
 - The applicant purchased the property from For Him, Inc on Land Contract.
 - The commercial building is connected to a single-family residential house on the same parcel that the applicant lives in.
- The applicant is seeking permission to operate a re-upholstery and interior decoration business in the commercial building on the property.
 - The commercial building is adjacent to a single-family residential house on the same parcel that the applicant lives in.
 - The business, Isaac Rojas Interior will primarily consist of drop-off/pick-up of small furniture for re-upholstery as well as consulting work. The applicant is an interior decorator by trade.
 - The applicant has indicated that the store will only be staffed by one individual (the applicant)
 - The business will serve customers by appointment only.
- The applicant may install two 1’x2’ nameplate signs on the building as permitted by Section 30.08 of the Outdoor Sign Regulations (Chapter 30).
- The proposed business is classified as a Retail/Sales Service – Repair Oriented Use.
 - The minimum number of off-street parking spaces for the proposed use is one parking space per 500 sq. ft., or four spaces. The garage in the rear of property has three spaces and the driveway on the west side of the property has two spaces. The total number of off-street parking spaces at the property meets the requirements of the Zoning Code. The applicant will likely only utilize one or two of the available off-street spaces at one time due to the appointment-only nature of the business.
 - Roosevelt Avenue has unlimited parking on both sides of the street in front of the property.
- The Fire Department requested additional details on the type of paint used in the applicant’s projects. Depending on the type of material, an approved ventilation system may be required.
- The City’s other Review Agents did not submit any comments on the proposed use.
- The attached Public Notice was sent to sixteen nearby property owners. Planning staff has not received any comments.
- A Location & Zoning Map and site photos are attached.

▪ **Findings of Fact**

- *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Planning Staff believes that general public health and safety will not be negatively impacted by the proposed re-upholstery and decoration business. Staff also anticipates the use having an equal or lesser impact on the neighborhood than the previous use due to the appointment-only customer visits and non-intensive work being performed in the shop.
- *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The conditional use will not injure the use and enjoyment of nearby properties as the use will be entirely contained in the commercial building with no possibility of negative impacts on the neighborhood.
- *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The property is already being used by a commercial business and the change to a low-intensity use with limited customer visits would not diminish or impair property values within the neighborhood.
- *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The structure is located in a fully developed area.
- *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - Not applicable.
- *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - The property is adequately served by utilities and will not require new infrastructure.
- *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The subject property has adequate space to handle the anticipated demand for parking and should not have a noticeable impact on traffic on Roosevelt Avenue or surrounding streets.
- *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan recommends Single-Family Residential (Urban) uses. The underlying zoning district classification 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:

- **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 use for the property will create a live/work space that will allow for the productive use of a vacant space. The applicant has also indicated plans to rehabilitate the exterior of both buildings, which will improve the aesthetics and be a positive addition to the neighborhood.

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow one legal non-conforming use to be changed to another legal non-conforming use (re-upholstery and decoration shop) in an R-1B Single-Family Residential District, for the property located at 816 Roosevelt Ave, based on the above Findings of Fact, under the following conditions of approval:

1. This Conditional Use Permit authorizes the operation of a re-upholstery and decoration shop in the commercial building located at 816 Roosevelt Avenue.
2. The applicant must obtain an Architectural Review Certificate for any exterior alterations of the commercial building.
3. The business will only allow customers between the hours of 8:00am and 8:00pm.
4. The business may only accept up to 15 customer appointments per day.
5. The business must adhere to the noise regulations in accordance with Section 15.12 of the Municipal Code (Chapter 15, Public Peace and Good Order).
6. The applicant shall contact Staff if furniture repair work more intensive than reupholster is to occur on the

property

7. If City Staff receives frequent complaints about parking or excessive noise from neighbors or observes any illegal parking or unreasonable loud activity at the property, this Conditional Use Permit shall be null and void and the site shall be restored to its prior condition. This restoration order shall only be issued after the Plan Commission has reviewed the complaints and the applicant has been afforded the opportunity to explain and/or cure the circumstances giving rise the parking or noise issues.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively.

Fiscal Note/Budget Impact:

N/A

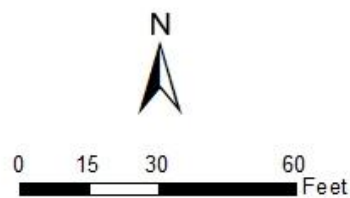
Attachments:




Location & Zoning Map, CUP Application, Site Photos, Public Notice, and Mailing List

Location Map

816 Roosevelt Ave

CU-2016-03



| Legend | |
|---|-------------------|
|  | 816 Roosevelt Ave |
|  | COB Parcels |
|  | Zoning District |

Planning and Building Services Division

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

Planning and Building Services Division, City of Beloit, 816 Roosevelt Ave, Beloit, WI 53510

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2016-03

1. Address of subject property: 816 Roosevelt Ave
2. Legal description: E 60 FT Lots 10 & 11 B 2 McGavocks Sub of McGavocks add.
If property has not been subdivided, attach a copy of the complete legal description from deed.
Property dimensions are: 23 feet by 73 feet = 1679 square feet.
If more than two acres, give area in acres: NA acres.
3. Tax Parcel Number(s): 13570205
4. Owner of record: For Him, Inc. Phone: _____
Po Box 41 Beloit Wisconsin 53512
(Address) (City) (State) (Zip)
5. Applicant's Name: Isaac Rojas
816 Roosevelt Ave Beloit Wisconsin 53511
(Address) (City) (State) (Zip)
NA / 619-985-7159 / Designerrojas@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: Light Furniture Painting & Re-upholstering
7. **THE FOLLOWING ACTION IS REQUESTED:**
A Conditional Use Permit for: 816 Roosevelt Ave, Beloit, WI 53511
in a(n) Residential R1-B Zoning District.
8. All the proposed use(s) for this property will be:
Principal use: Light Re-upholstery & decoration shop.

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: June 15 Completion date: NA

10. 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: Land Contract
- () Other, explain: _____

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.

Isaac Rojas / Isaac Rojas / June 23, 2016
 (Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and 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 these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff

Filing fee: \$275.00 Amount paid: _____ Meeting date: July 20, 2016

No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: AEM Date: 6/24/16

Site Photos – Commercial Building on Left, Residential on Right



July 8th, 2016

NOTICE TO THE PUBLIC

To Whom It May Concern:

Isaac Rojas has filed an application for a Conditional Use Permit to allow a conversion from one legal non-conforming use to another non-conforming use in an R-1B, Single-Family Residential District, for the property located at:

816 Roosevelt Avenue.

A Conditional Use Permit is required for the change of a legal non-conforming use on a property. The commercial building on this property was previously used as a home amusement equipment store. The applicant has proposed a light upholstery and decoration store. The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, July 20, 2016 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, August 1, 2016 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 Alex Morganroth in the Planning Division at (608) 364-6708 or morganrotha@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

RONALD CASH
P O BOX 701
BELOIT, WI 53512

COMMUNITY DEV
AUTHORITY
210 PORTLAND AVE
BELOIT, WI 53511

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 53512

JASIBE SANTIAGO-RUIZ
716 MOORE ST
BELOIT, WI 53511

EDWARD T & PAULINE E
BOWLES
7638 E STATE RD 67
CLINTON, WI 53525

TIMOTHY A & BEVERLY L
BAARS
824 ROOSEVELT AVE
BELOIT, WI 53511

DALLAS BRASWELL
731 TENTH ST
BELOIT, WI 53511

WALTER HENNING
741 TENTH ST
BELOIT, WI 53511

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

CHRISTINE FERGER
745 TENTH ST
BELOIT, WI 53511

CARLSON REALTY III LLC
N 7201 CHAPEL DR
WHITEWATER, WI 53190

WAYNE A & JOAN L STRAIGHT
750 TENTH ST
BELOIT, WI 53511

RJAR PROPERTIES LLC
1655 COPELAND AVE #3
BELOIT, WI 53511

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

EDWARD SORNSON
817 ROOSEVELT AVE
BELOIT, WI 53511

LEONEL SALCIDO
8512 MILLPOND RD
BELOIT, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 20, 2016

Agenda Item: 5

File Number: CSM-2016-05

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

Owner: City of Beloit

Location: 1601 Gateway Blvd

Existing Zoning: PLI, Public Lands & Institutions District

Existing Land Use: Vacant Land

Total CSM Area: 8.6 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc., on behalf of New Leaf Homes, has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the City-owned property located at 1601 Gateway Blvd. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

Key Issues:

- The intent of this CSM is to subdivide the eastern 1.9 acres of the subject property adjacent to Raven Drive into a buildable parcel (proposed Lot 1) to be purchased by New Leaf Homes.
- The City has accepted an Offer to Purchase proposed Lot 1 from New Leaf Homes, and they are in the process of rezoning proposed Lot 1 to R-1A, Single-Family Residential. If their rezoning request is approved, New Leaf Homes will be submitting a subdivision plat to create a cul-de-sac and at least five new home sites where Raven Drive currently ends. The Plan Commission will review the subdivision plat at future meetings.
- Proposed Lot 2 is 6.7 acres with 288 feet of frontage on Gateway Blvd and will remain City-owned open space to serve as a buffer between the existing homes on Eagles Ridge Drive and the business park land to the north. Proposed Lot 2 will not be included in New Leaf Homes' future subdivision plats.
- The City Assessor's Office has reviewed the proposed CSM and has assigned proposed Lot 1 an address of 1750 Raven Drive. All of the future lots on Lot 1 will be assigned addresses and Raven Drive will be renamed Raven Court as part of the subdivision plat approval process.
- The City's other Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

Consistency with Comprehensive Plan and Strategic Plan:

The applicant has submitted a separate request to amend the Future Land Use Map (#10) of the Comprehensive Plan to recommend *Single-Family Residential – Urban* uses for proposed Lot 1. Lot 2 will remain planned as *Parks & Open Spaces*. 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 2-Lot Certified Survey Map (CSM) for the property located at 1601 Gateway Blvd in the City of Beloit, subject to the following conditions:

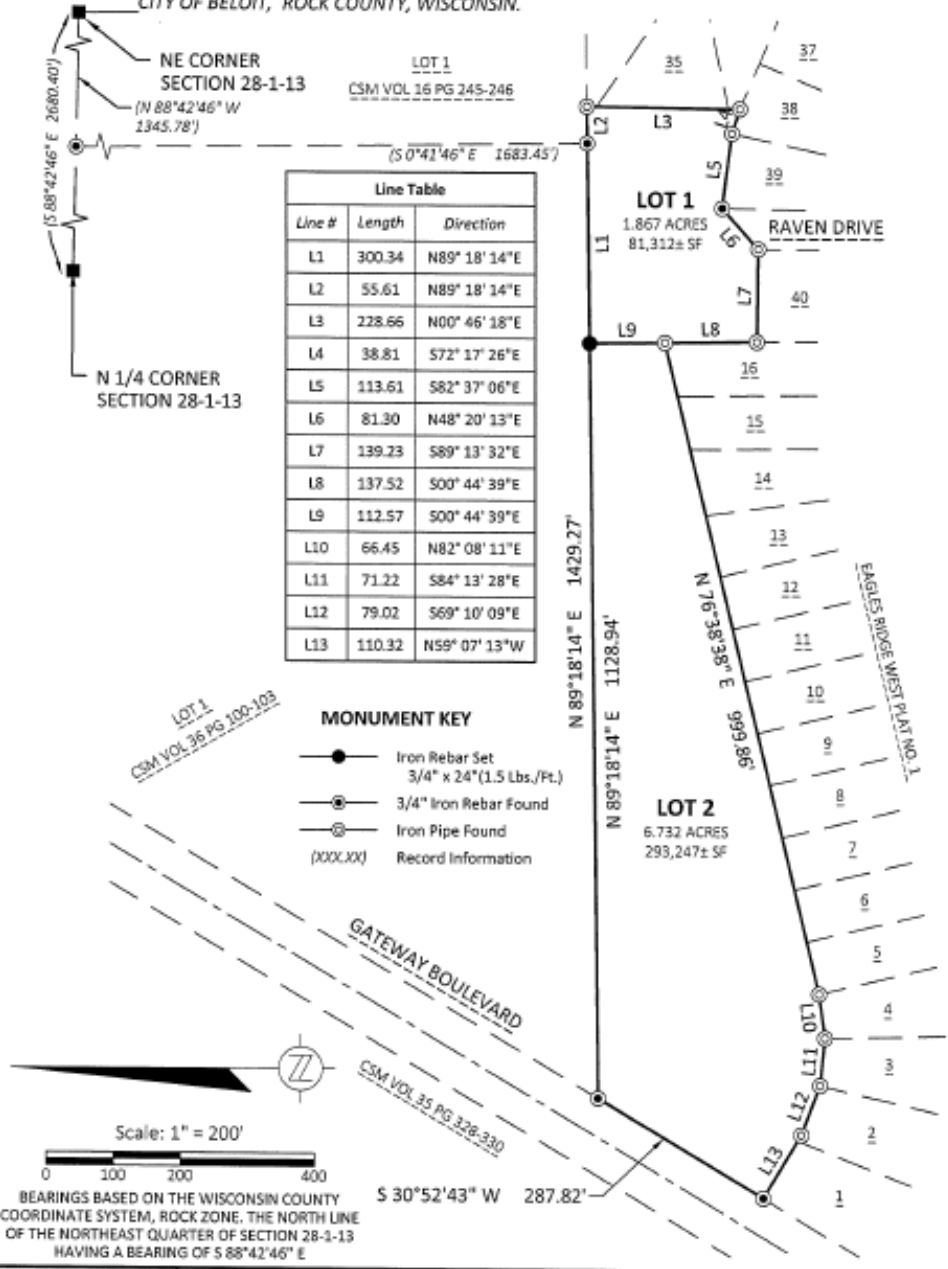
1. Once recorded, Lot 1 shall be assigned an address of 1750 Raven Drive, with Lot 2 keeping its address.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2016.

Fiscal Note/Budget Impact: New Leaf Homes' Offer to Purchase Lot 1 includes a purchase price of \$20,000.

Attachments: CSM, Application, and Resolution.

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS ON PAGES 100-103, BEING A PART OF THE SE 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28 T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



| | | |
|--|---|--|
| <p>ORDER NO: 32467 BOOK: SEE FILE FIELD CREW: - DRAWN BY: LRC DATE: June 28, 2016</p> | <p>FOR THE EXCLUSIVE USE OF: CITY OF BELOIT</p> | <p>Batterman engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4484 www.batterman.com</p> |
|--|---|--|

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-2016-05

1. Address of property: 1601 GATEWAY BLVD
2. Tax Parcel Number(s): 2281 0010
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NE Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: CITY OF БЕЛОIT Phone: _____
100 STATE STREET Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 8.6 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: PLI
11. Is the proposed use permitted in this zoning district: NO
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; pre-application meeting was held on 6-24-16
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] / BATTERMAN & CO / 6/28/16
(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>\$170.00</u> |
| Scheduled meeting date: <u>July 20, 2016</u> | |
| Application accepted by: <u>[Signature]</u> | Date: <u>6/28/16</u> |

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
1601 GATEWAY BLVD**

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 1601 Gateway Blvd, containing 8.6 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS ON PAGES 100-103, BEING A PART OF THE SE ¼ OF THE NE ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF THE SE ¼ OF THE NW ¼ OF SECTION 28, T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 1601 Gateway Blvd, subject to the following conditions:

1. Once recorded, Lot 1 shall be assigned an address of 1750 Raven Drive, with Lot 2 keeping its address.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2016.

Adopted this 20th day of July, 2016.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: July 20, 2016

Agenda Item: 6

File Number: RPB-2016-05

Request Overview/Background Information:

New Leaf Homes has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan. Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, requires all cities that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan.

The Beloit City Council approved the City's Comprehensive Plan in 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan in 2010. The Plan Commission's recommendation to approve or deny this request will be forwarded to the City Council for consideration on September 6, 2016.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map:
 - Easternmost 2 Acres of 1601 Gateway Blvd (adjacent to Raven Drive) – From Parks & Open Spaces to Single-Family Residential – Urban.
- The applicant has made an accepted offer to purchase the subject property from the City of Beloit. If the applicant's land use applications are approved, the 2 acres subject to this request will be subdivided into five new home sites and Raven Drive will be completed as a cul-de-sac. As part of this process, Raven Drive will be renamed Raven Court. A rendering of this concept is attached.
- The remaining 6.7 acres behind the existing homes on Eagles Ridge Drive will remain as City-owned open space and are not subject to this request. The proposed map amendment is related to the applicant's concurrent request to rezone the 2 acres under contract from PLI, Public Lands & Institutions District to R-1A, Single-Family Residential. The applicant has also submitted a CSM to subdivide the 2 acres to be rezoned & purchased.
- A Location & Zoning Map is attached to this report. As shown on the attached map, there are existing single-family homes and/or lots to the west, south, and east of the land that is subject to this request. The land to the north of the subject property is planned and zoned for office/business park uses.
- The existing Future Land Use Map is attached to this report, along with the land use legend.
- **Recent History**
 - The City purchased the subject property in late 2012, following the completion of Gateway Blvd. At the time of purchase, the subject property was part of a larger 44-acre parcel zoned R-1A that extended to the north. In February 2014, the City subdivided the 44-acre parcel into a 35-acre future office/business park development parcel along Gateway Blvd and an 8.6-acre parcel to serve primarily as a buffer behind the then-existing homes along Eagles Ridge Drive. The Raven Drive dead-end existed at the time and was always contemplated for completion, but during the recession there was absolutely no demand for single-family lots, nor was there a clear answer for how this subdivision might evolve. Accordingly, the northern 35-acre parcel (subsequently addressed as 1801 Gateway Blvd) was rezoned from R-1A to C-1, Office District in June 2014 to allow future office/business park development. The southern 8.6-acre parcel was rezoned to PLI, Public Lands & Institutions during the same rezoning action in June 2014.
- **Public Comments**
 - Planning staff has been contacted by two neighboring property owners who are concerned about changes to their existing views following this single-family development.
- **Land Use Analysis – Proposed Single-Family Residential Use**
 - The proposed Map Amendment will allow New Leaf Homes to construct a low-density, suburban-style cul-de-sac development that is compatible with the density and character of the neighborhood. Raven Drive was designed and constructed to extend to the north, and the applicant's proposal will establish a fixed northern edge for this residential subdivision, while leaving nearly 7 acres of public open space between the originally constructed homes on Eagles Ridge Drive and the business park land to the north.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.

- Consideration of this request supports 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 following proposed amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

- Easternmost 2 Acres of 1601 Gateway Blvd (adjacent to Raven Drive) – From Parks & Open Spaces to Single-Family Residential – Urban.

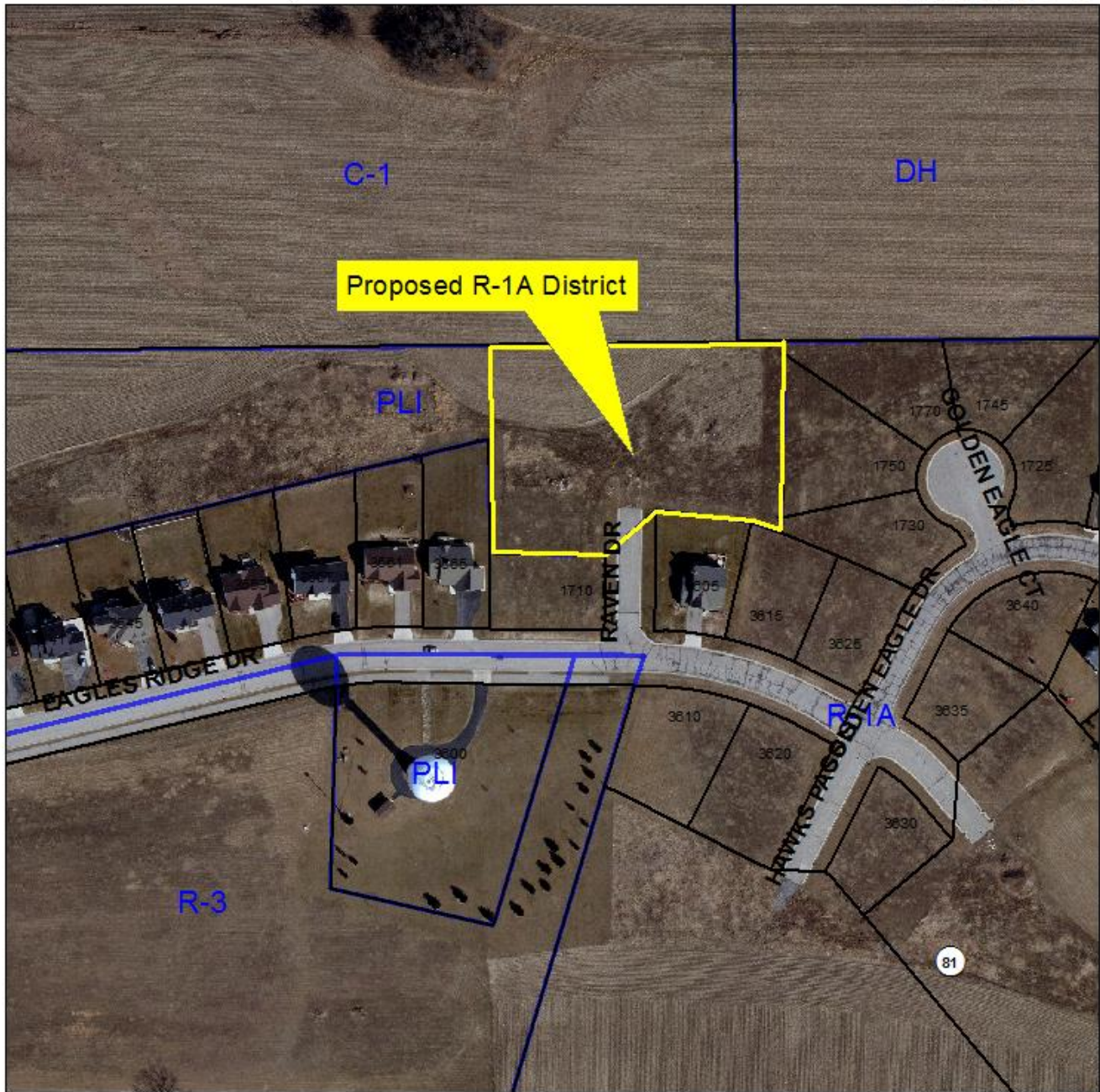
Fiscal Note/Budget Impact: The proposed purchase price is \$20,000, and once purchased, the subject property would become taxable residential land.

Attachments: Location & Zoning Map, Future Land Use Map, Concept, Public Notice, Mailing List, and Resolution.

Location & Zoning Map

Part of 1601 Gateway Blvd

ZMA-2016-03



1 inch = 171 feet
0 2550 100 150 Feet

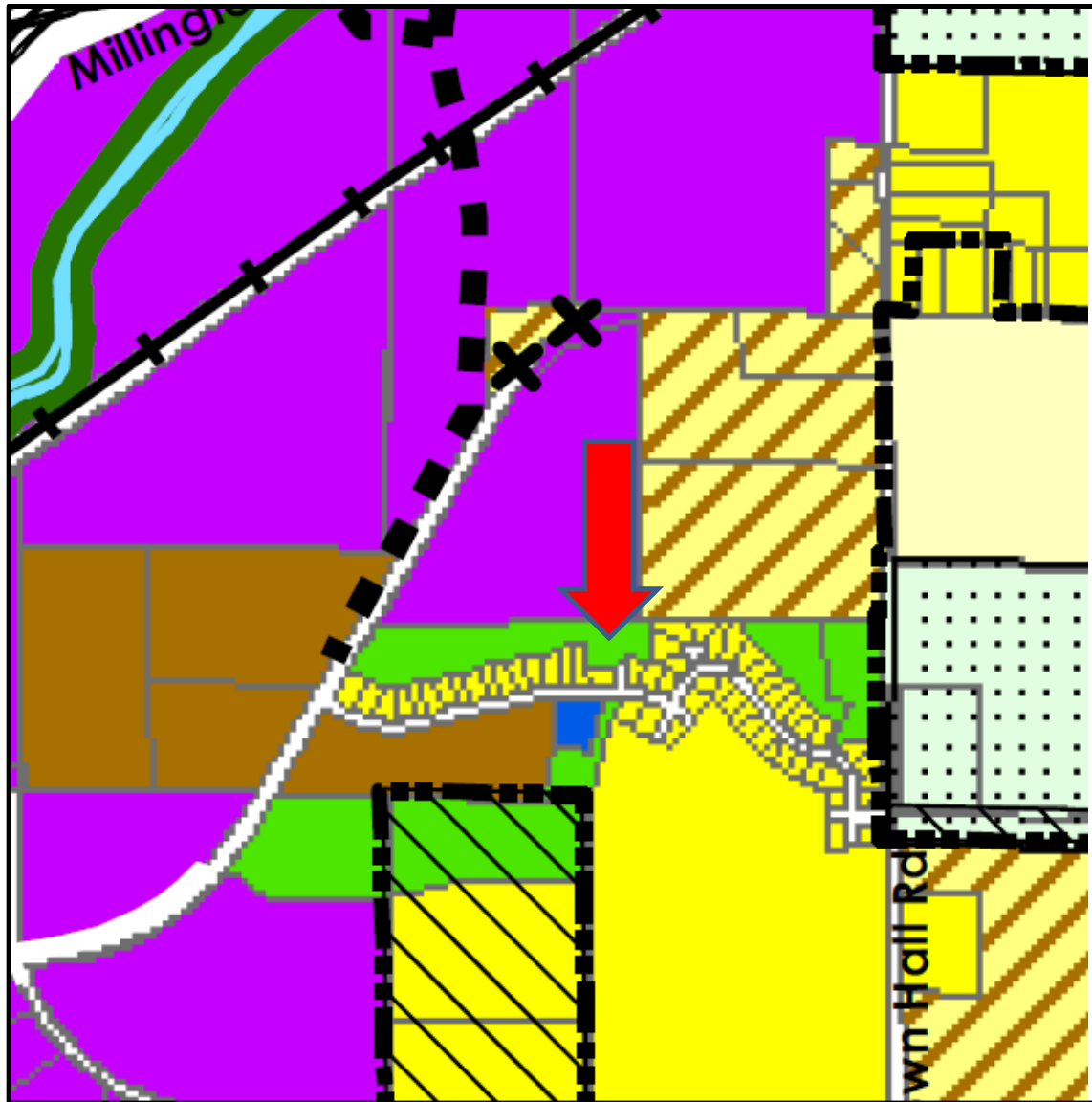
Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: July 2016
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Property)



| | |
|--|--|
| | Municipal Boundaries |
| | City of Beloit/Town of Turtle Boundary Adjustment Area |
| | Interstate Highway |
| | County Highway |
| | Existing Roads |
| | Potential Future Major Collector/Arterial Roads |
| | Railroads |
| | Surface Water |

Future Land Use Categories

| | |
|--|-------------------------------------|
| | Agricultural |
| | Single-Family Residential - Exurban |
| | Single-Family Residential - Urban |
| | Two-family/Townhouse Residential |
| | Mixed Residential |
| | Planned Neighborhood* |
| | Office |
| | Planned Mixed Use |
| | Neighborhood Commercial |
| | Community Commercial |
| | Downtown |
| | Business Park |
| | General Industrial |
| | Institutional & Community Services |
| | Environmental Corridor |
| | Parks and Open Spaces |
| | Long-Range Urban Growth Area |
| | Right-of-Way |

Planned Neighborhood should include a mix of the following:
 1. Single-Family Residential - Urban
 2. Two-family/Townhouse
 3. Mixed Residential
 4. Institutional and Community Services
 5. Office
 6. Neighborhood Commercial
 7. Parks and Open Space

0 0.25 0.5 1 Miles

Date: March 17, 2008
 Source: City of Beloit, Rock County

City of Beloit
 Comprehensive Plan
 Map 10:
 Future Land Use



NOTICE TO THE PUBLIC

July 6, 2016

To Whom It May Concern:

New Leaf Homes has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

Easternmost 2 Acres of 1601 Gateway Blvd (adjacent to Raven Drive) –
From Parks & Open Spaces to Single-Family Residential – Urban.

The applicant has made an accepted offer to purchase the subject property from the City of Beloit. If approved, the 2 acres subject to this request would be subdivided into five new home sites and Raven Drive would be completed as a cul-de-sac. The remaining 6.7 acres behind the existing homes on Eagles Ridge Drive would remain as City-owned open space. The proposed map amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to R-1A, Single-Family Residential.

Information regarding the location, zoning, and land use of this property is available for review in the Planning & Building Services Division on the 3rd floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendment:

City Plan Commission: Wednesday, July 20, 2016, 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): Tuesday, September 6, 2016, 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, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Dr. Tom Johnson
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

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

Rock County Planning Director
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Dennis McCarthy
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Nick Dimassis
Beloit Public Library Director
VIA I/O MAIL

Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
3800 Gateway Blvd #200
Beloit, WI 53511

RESOLUTION
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends **APPROVAL** of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

Easternmost 2 Acres of 1601 Gateway Blvd (adjacent to Raven Drive – tentatively 1750 Raven Drive) – From Parks & Open Spaces to Single-Family Residential – Urban

Adopted this 20th day of July, 2016.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: July 20, 2016

Agenda Item: 7

File Number: ZMA-2016-03

Applicant: New Leaf Homes

Owner: City of Beloit

Location: 1601 Gateway Blvd

Current Zoning: PLI, Public Lands

Existing Land Use: Vacant Land

Parcel Size: 1.9 Acres

Proposed Zoning: R-1A, Single-Fam.

Request Overview/Background Information:

New Leaf Homes has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to R-1A, Single-Family Residential District, for the easternmost 2 acres of the property located at 1601 Gateway Blvd (adjacent to Raven Drive).

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 applicant has made an accepted offer to purchase the subject property from the City of Beloit. The applicant has constructed and sold numerous spec houses in the Eagles Ridge subdivision. If the applicant's land use applications are approved, the 2 acres subject to this request will be subdivided into five new home sites and Raven Drive will be completed as a cul-de-sac. As part of this process, Raven Drive will be renamed Raven Court. A rendering of this concept is attached.
- The remaining 6.7 acres behind the existing homes on Eagles Ridge Drive will remain zoned PLI as City-owned open space and are not subject to this request. The applicant has also submitted a CSM to subdivide the 2 acres to be rezoned & purchased.
- A Location & Zoning Map is attached to this report. As shown on the attached map, there are existing single-family homes and/or lots to the west, south, and east of the land that is subject to this request. The land to the north of the subject property is planned and zoned (C-1) for office/business park uses.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and installed a sign on the property. Planning staff has been contacted by two neighboring property owners who are concerned about changes to their existing views following this single-family development.
- **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 proposed R-1A classification will allow New Leaf Homes to construct a low-density, suburban-style cul-de-sac development that is compatible with the density and character of the neighborhood. Raven Drive was designed and constructed to extend to the north, and the applicant's proposal will establish a fixed northern edge for this residential subdivision, while leaving nearly 7 acres of public open space between the originally constructed homes on Eagles Ridge Drive and the business park land to the north.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The subject property is surrounded by an existing R-1A district and will simply expand the size of that single-family district.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*
and
 - The subject property is suitable for open space uses, but leaving an incomplete dead-end street and the associated infrastructure in place would be inefficient planning & design.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The City purchased the subject property in late 2012, following the completion of Gateway Blvd. At the time of purchase, the subject property was part of a larger 44-acre parcel zoned R-1A that extended to the north. In February 2014, the City subdivided the 44-acre parcel into a 35-acre future office/business park development parcel along Gateway Blvd and an 8.6-acre parcel to serve primarily as a buffer behind the then-existing homes along Eagles Ridge Drive. The Raven Drive dead-end existed at the time and was always contemplated for completion, but during the recession there was absolutely no demand for single-family lots,

nor was there a clear answer for how this subdivision might evolve. Accordingly, the northern 35-acre parcel (subsequently addressed as 1801 Gateway Blvd) was rezoned from R-1A to C-1, Office District in June 2014 to allow future office/business park development. The southern 8.6-acre parcel was rezoned to PLI, Public Lands & Institutions during the same rezoning action in June 2014.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map (#10) recommends Parks & Open Spaces for the subject property, although the applicant has submitted a separate request to amend Map #10 to recommend Single-Family Residential – Urban uses for the 2 acres that are subject to this rezoning request.

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 PLI, Public Lands & Institutions District to R-1A, Single-Family Residential District, for the easternmost 2 acres of the property located at 1601 Gateway Blvd (adjacent to Raven Drive).

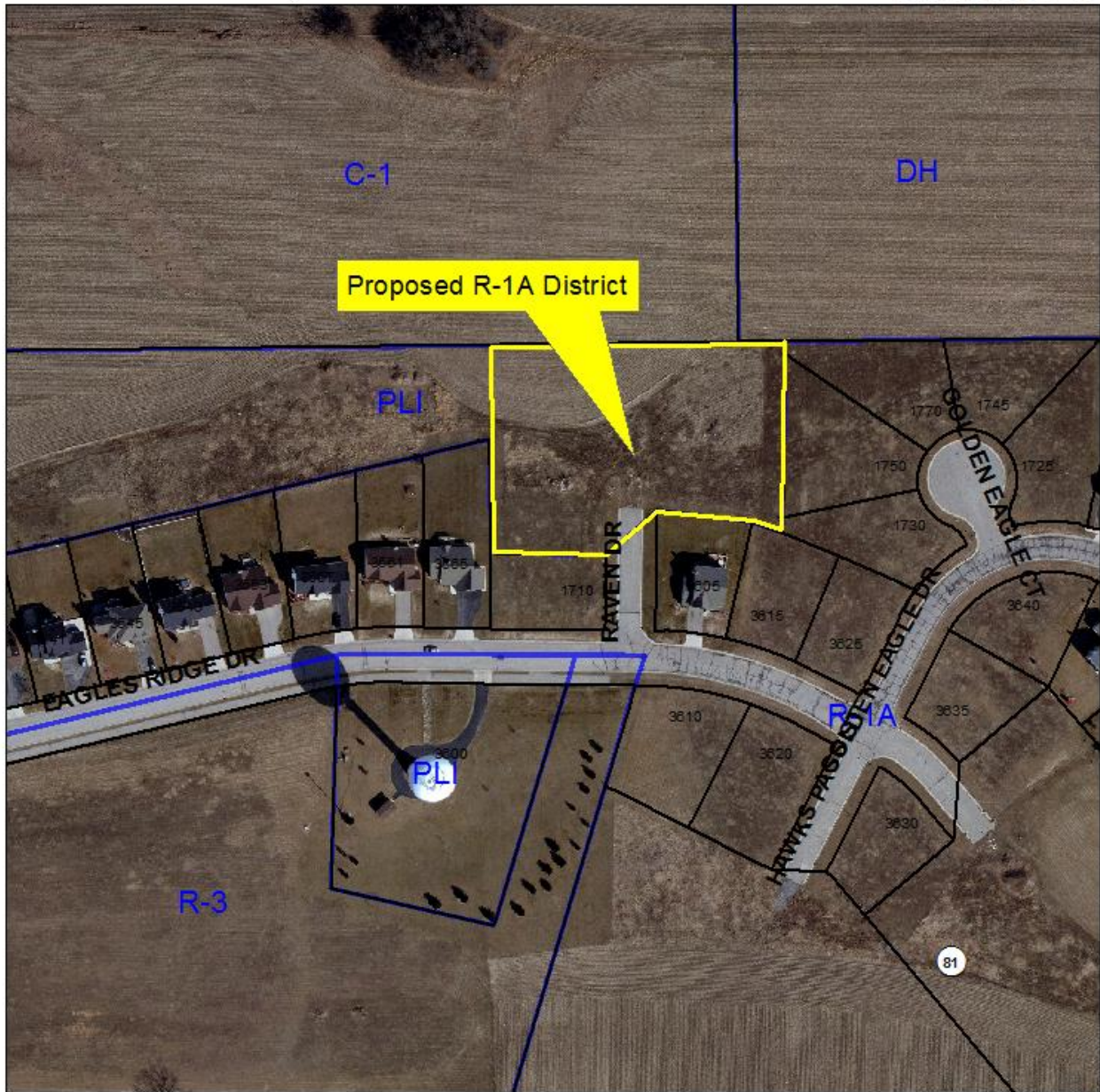
Fiscal Note/Budget Impact: The proposed purchase price is \$20,000.

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

Location & Zoning Map

Part of 1601 Gateway Blvd

ZMA-2016-03



1 inch = 171 feet
0 25 50 100 150 Feet

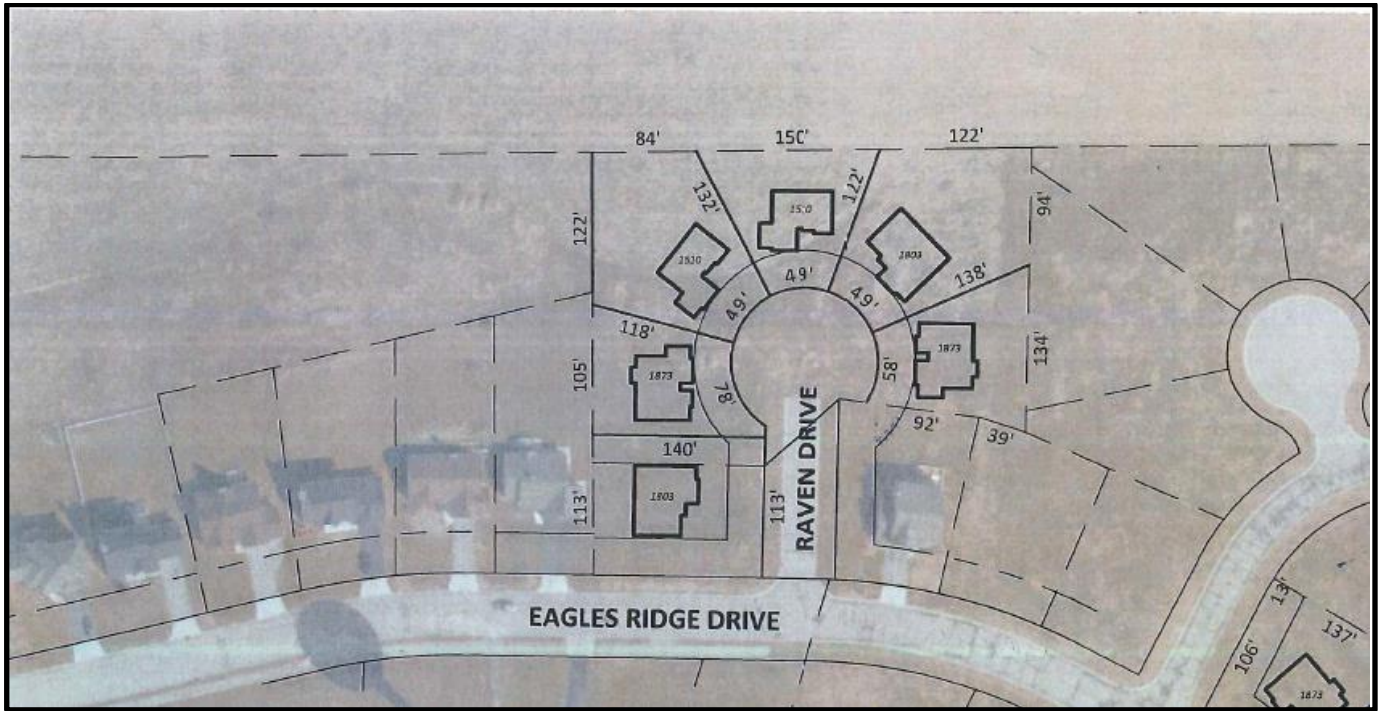
Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: July 2016
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Raven Court Concept



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-2016-03

1. Address of subject property: 1601 GATEWAY BLVD (a portion of)

2. Legal description: Lot: 2 Block: PAKET Subdivision: CSMV36 P.100-103
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 355± feet by 230± feet = 81,312 square feet.

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

3. Tax Parcel Number(s): 22810010

4. Owner of record: CITY OF BELOIT Phone: 364.6711

100 STATE ST BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: NEW LEAF HOMES c/o JOHN KNABE

6551 E. RIVERSIDE ROCKFORD IL 61114
(Address) (City) (State) (Zip)

815.904.6006 | 815.976.4132 | JOHN@NEWLEAFREMODELING.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: PLI to: R-1A

All existing uses on this property are: VACANT LAND

7. All the proposed uses for this property are:

Principal use(s): SINGLE FAMILY RESIDENCE

Secondary use(s): N/A

Accessory use(s): _____

8. I/we represent that I/we have a vested interest in this property in the following manner:

() Owner

() Leasehold, Length of lease: _____

(X) Contractual, Nature of contract: OFFER TO PURCHASE

() Other, explain: _____

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

Name(s): JOHN KNABE Phone: 815.904.6006

6551 E. RIVERSIDE ROCKFORD IL 61114

(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) JOHN KNABE | (Date) 6/28/16 |
| (Signature of Applicant, if different) | (Print name) MANAGER, NEW LEAF HOMES LLC | (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: \$275.⁰⁰ Meeting Date: July 20, 2016

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

Application accepted by: Drew Pennington Date: 6/28/16

Date Notice Published: _____ Date Notice Mailed: _____



NOTICE TO THE PUBLIC

July 6, 2016

To Whom It May Concern:

New Leaf Homes has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to R-1A, Single-Family Residential District, for the easternmost 2 acres of the property located at **1601 Gateway Blvd (adjacent to Raven Drive)**.

The applicant has made an accepted offer to purchase the subject property from the City of Beloit. If approved, the 2 acres subject to this request will be subdivided into five new home sites and Raven Drive will be completed as a cul-de-sac. The remaining 6.7-acre portion of the property located at 1601 Gateway Blvd behind the existing homes on Eagles Ridge Drive will remain as City-owned open space, and will remain zoned PLI.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, July 20, 2016, 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: Tuesday, September 6, 2016, 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, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

| Owner Name | O Owner Address 1 | Owner Address 2 |
|---|--------------------------|--------------------------------|
| New Leaf | | |
| Chad R and Kimberly A Brosier | 3620 Eagles Ridge Drive | Beloit, WI 53511 |
| Joseph R and Barbara A Spencer | 3610 Eagles Ridge Drive | Beloit, WI 53511 |
| City of Beloit | | |
| City of Beloit | | |
| New Leaf Homes | | |
| MLG/ BRC Beloit LLC | Attn: Andy Bruce | 13400 Bishops Ln Brookfield WI |
| New Leaf | | |
| MLG/ BRC Beloit LLC | | |
| James E Mueller | 3615 Eagles Ridge Drive | Beloit, WI 53511 |
| Adnan & Shpezime Fadilovski Rev Trust and D | 3605 Eagles Ridge Drive | Beloit, WI 53511 |
| MLG/ BRC Beloit LLC | | |
| Barbara Hahn | 3561 Eagles Ridge Drive | Beloit, WI 53511 |
| George Stathopoulos | 3565 Eagles Ridge Drive | Beloit, WI 53511 |
| Gerald Pulaski | 1750 Golden Eagle CT | Beloit, WI 53511 |
| Jeffrey L Anderson | 1770 Golden Eagle CT | Beloit, WI 53511 |
| MLG/ BRC Beloit LLC | | |
| MLG/ BRC Beloit LLC | | |
| Rolf A Lund & Linda L Lund Rev Trust of 201C, | 1610 Townhall Road | Beloit, WI 53511 |
| City of Beloit | | |

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 20, 2016

Agenda Item: 8

File Number: RPB-2016-06

Applicant: City of Beloit

Owner: Hendricks Commercial
Properties (HCP)

Location: 605 Eclipse Blvd (Library
Parcel)

Request Overview/Background Information:

Previously, the City acquired the land at 605 Eclipse Blvd that the Beloit Public Library is located on from Hendricks Commercial Properties (HCP). During the acquisition of the library parcel, a small sliver of land on the north edge of the Eclipse Blvd ROW was inadvertently not included in the survey and is therefore still owned by HCP. HCP has agreed to transfer the land, approximately 106 sq. ft., to the City at no cost. Acquisition of this land ensures that the City has full ownership over the library parcel.

Key Issues:

- The 106 sq. ft. strip of land is located directly north of the Eclipse Blvd ROW on the southern edge of the library parcel. It consists of lawn area between the sidewalk and parking lot.
- The City will obtain outright ownership of the strip of land.
- HCP will transfer for the land to the City at no cost.
- The Plat of Survey and original CSM for 605 Eclipse Blvd (library parcel) are attached.
- A Location Map is attached.

Consistency with Strategic Plan:

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

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the acquisition of the 106 sq. ft. strip of land, identified as Parcel A of the attached survey, and located at 605 Eclipse Blvd.

Fiscal Note/Budget Impact: The land will be transferred at no cost to the City.

Attachments: Location Map, Plat of Survey and CSM for Library Parcel



2046663

RANDAL LEYES
REGISTER OF DEEDS
ROCK COUNTY, WI
RECORDED ON
03/01/2016 02:45:40PM

REC FEE: 30.00
EXEMPT #:
EXCLUSION CODE:
PAGES: 2

PLAT OF SURVEY OF

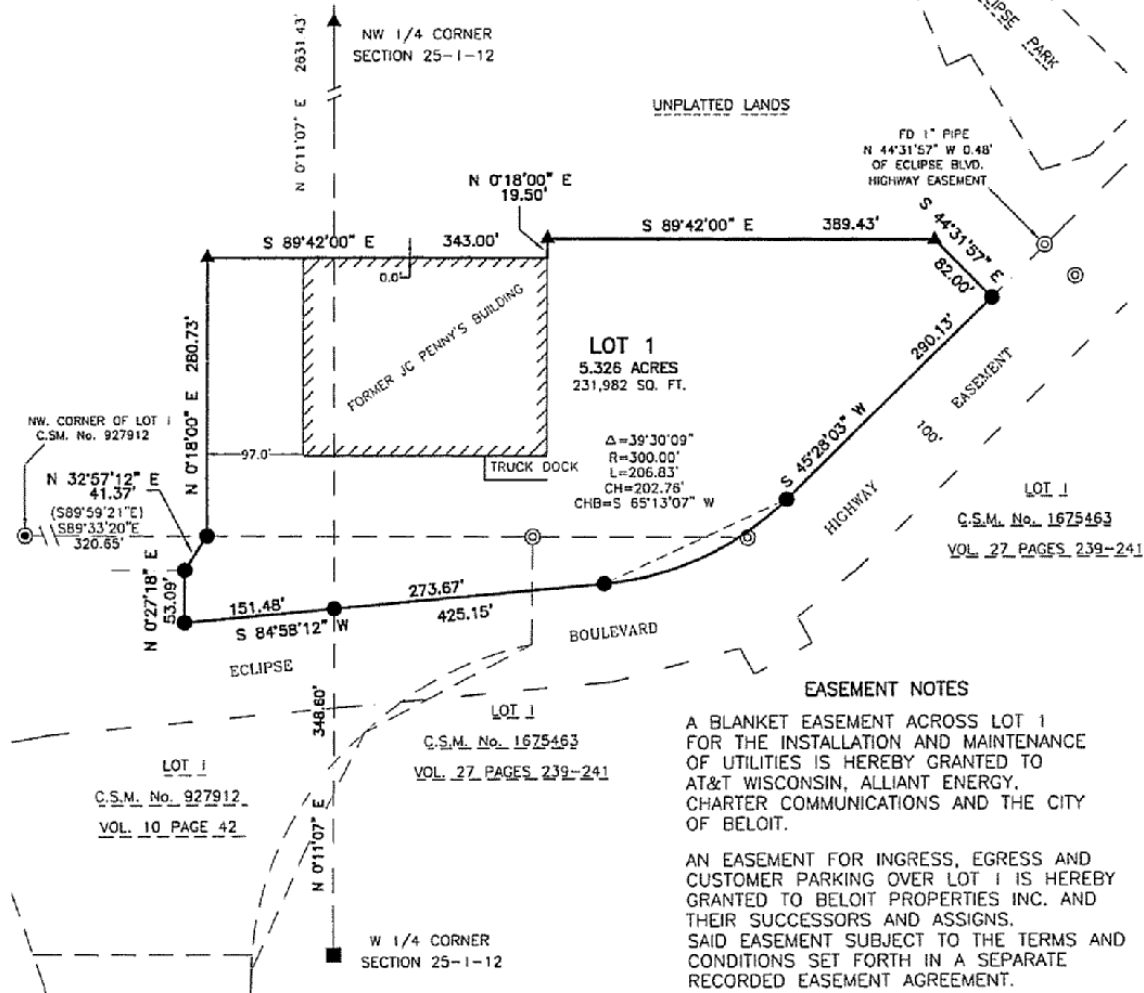
PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION
25, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF BELOIT,
ROCK COUNTY, WISCONSIN.

Prepared by and return to:
Robert Leuenberger
R.H. Batterman & Co., Inc.
2857 Bartells Drive
Beloit, WI 53511

Original CSM for Library Parcel (605 Eclipse Blvd)

CERTIFIED SURVEY MAP OF

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 927912 AS RECORDED IN VOLUME 10 ON PAGES 42-43 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1675463 AS RECORDED IN VOLUME 27 ON PAGES 239-241 OF ROCK COUNTY CERTIFIED SURVEY MAPS, BEING ALSO A PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 26 AND PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 25, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



EASEMENT NOTES

A BLANKET EASEMENT ACROSS LOT 1 FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES IS HEREBY GRANTED TO AT&T WISCONSIN, ALLIANT ENERGY, CHARTER COMMUNICATIONS AND THE CITY OF БЕЛОIT.

AN EASEMENT FOR INGRESS, EGRESS AND CUSTOMER PARKING OVER LOT 1 IS HEREBY GRANTED TO БЕЛОIT PROPERTIES INC. AND THEIR SUCCESSORS AND ASSIGNS. SAID EASEMENT SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A SEPARATE RECORDED EASEMENT AGREEMENT.

MONUMENT KEY

- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ Iron Pipes Found
- ⊙ Iron Rebar Found
- ▲ R.R. Spike Found
- Conc. Mon. Found
- (XXXXXXXX) Record Data

SCALE: 1" = 150'

 BEARINGS BASED UPON THE WEST LINE OF THE NW 1/4 OF SECTION 25-1-12 BEING N 0°11'07" E



ORDER NO. 30112
 BOOK 511 PAGE 23
 DATE August 16, 2007
 FOR THE CITY OF БЕЛОIT
 SHEET 1 OF

File Name: J:\30100-30149\30112\FINALCSM.dwg

R.H. BATTERMAN & CO. INC.
 LAND SURVEYORS - ENGINEERS - PLANNERS
 2857 BARTELLS DR, БЕЛОIT, WISCONSIN 53511
 (608) 365-4464 FAX (608) 365-1850
 E-MAIL: RHB@RHBATTERMAN.COM