

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

# MEETING NOTICE AND AGENDA Beloit City Plan Commission Wednesday, September 7, 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 August 17, 2016 Meeting
- Extraterritorial Certified Survey Map 3654 South Paddock Road
   Review and consideration of a two-lot Extraterritorial Certified Survey Map for the property located at 3654 South Paddock Road in the Town of Beloit
- 4. Condominium Plat Walnut Grove Condominiums Phase 2 2260 and 2265 Walnut Street
  Review and consideration of a 12-unit Condominium Plat for the properties located at 2260 and 2265 Walnut Street
- 5. Electric Transmission Line Easement 3015 Cranston Road

Review and consideration of a request to grant an Electric Transmission Line Easement to American Transmission Company along the northern edge of the City-owned property located at 3015 Cranston Road

- 6. Comprehensive Plan Amendment 631, 640, 654 and 657 Bluff Street
  - Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Single-Family Residential Urban to Office for the properties located at 631, 640, 654 and 657 Bluff Street.
- 7. Status Report on Prior Plan Commission Items
- 8. 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: September 2, 2016 Approved: Julie Christensen, Community

**Development Director** 

<sup>\*\*</sup>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, August 17, 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 7:05pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor Leavy were present. Commissioner Haynes was absent.

### 2. Approval of the Minutes of the July 20, 2016 Meeting

Commissioner Weeden moved to approve the minutes from the July 20, 2016 meeting. Commissioner Johnson seconded the motion. The motion passed, voice vote.

### 3. Conditional Use Permit – Ironworks Complex - 625-701 Third Street

Public hearing, review and consideration of a Conditional Use Permit to allow an indoor golf simulation lab with beer sales and consumption in an M-2, General Manufacturing District, for the property located at 625-701 Third Street in the Ironworks Complex.

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

Commissioner Weeden inquired into the 53 parking stalls required of the simulation lab. Ms. Christensen explained the location of the parking stalls and future plans for parking availability.

Commissioner Ruster inquired into the exact nature of a golf simulation lab. Commissioner Tinder and Johnson explained the fundamental aspects of an indoor golf simulation lab as well as endorsing the business in Beloit. It is hoped that it will draw the attention of business associates and allow for a location closer than Rockford for customers.

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

### 4. Conditional Use Permit – Last Lap – 1028 Mary Street

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcoholic beverages in a C-2, Neighborhood Commercial District, for the property located at 1028 Mary Street.

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

Commissioner Weeden asked for clarification on the fence stipulations. Ms. Christensen explained that staff desired to accommodate for grade differences.

Commissioner Johnson inquired into possible recourses for the residents near the Last Lap. Ms. Christensen explained that residents would be able to contact police if there were concerns. The Housing Authority would also be able to address residents' concerns.

Commissioner Johnson moved to amend condition #2 to state, "The fence shall be no less than six feet in height and no more than eight feet. The fence shall be six feet where it connects to the building."

Commissioner Tinder moved to approve the motion with the amendment of condition #2 as stated above. Commissioner Finnegan seconded the motion. The motion with the amended condition passed, voice vote.

### 5. Certified Survey Map – Hawk's Ridge Apartments - 1750 Gateway Boulevard

Review and consideration of a two-lot Certified Survey Map for the property located at 1750 Gateway Boulevard in the City of Beloit.

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

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

### 6. Amendment to a Planned Unit Development Master Land Use Plan – Hawk's Ridge Apartments – 1750 Gateway Boulevard

Public hearing, review and consideration of amendment to a Planned Unit Development Master Land Use Plan to decrease the number of total buildings to be constructed from 10 buildings to 9 buildings and to increase the number of total apartments from 320 to 400.

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

Commissioner Johnson asked what the total number of units available would be. Ms. Christensen stated that there would be 400 total units. Commissioner Johnson expressed concern regarding the public space and park land.

Commissioner Ruster asked for clarification regarding parking availability.

Ariel Schoeninger, 302 E Main St, Wales, WI, Vice-President of Operations, expounded on a few of the concerns the Commissioners had voiced. She stated there would be adequate parking space available for residents as well as their visitors.

Tom Larson, Elkhorn, WI, addressed the Commission to further expound on concerns voiced by the Commission. Mr. Larson stated that the intention is to build a playground on the property. If the playground is not approved, the developers have no concerns with paying the park fees.

Commissioner Weeden asked for clarification on the proposed new buildings. Mr. Larson explained due to the topography of Gateway Boulevard, the new buildings will not be on the top of the hill and will not impede the view by being four stories.

Commissioner Johnson inquired into the exterior appearance of the buildings. Mr. Larson stated that the new buildings will be similar in appearance to the existing buildings.

Ms. Christensen asked what the scheme of the buildings would include. Mr. Larson stated that there would be one and two bedroom apartments available as well as lofts on the upper levels.

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

### 7. Attachment – 2028 E Ridge Road

Review and consideration of a Petition for Attachment of the property located at 2028 E Ridge Road from the Town of Turtle to the City of Beloit

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

Commissioner Faragher asked who is responsible for the sidewalk on Milwaukee Road. The Commission and Staff discussed that the City of Beloit maintains the sidewalk.

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

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

The Conditional Use Permit for 816 Roosevelt was approved. The acquisition of the land adjacent to the library was also approved by City Council.

### 9. Adjournment

The meeting adjourned at 7:53pm.

### **CITY OF BELOIT**

### REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: September 7, 2016 Agenda Item: 3 File Number: CSM-2016-08

Applicant: RH Batterman Owner: Daniel Griinke Location: 3654 South Paddock Road,

Town of Beloit

Existing Zoning: Agricultural District 2 (Town Zoning) Existing Land Use: Single-Family Residential, Agriculture CSM Area: 9.160 Acres

### **Request Overview/Background Information:**

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and two-lot Certified Survey Map (CSM) for the property located at 3654 South Paddock Road in the Town of Beloit within the City's Extraterritorial Jurisdiction. The attached Location Map shows the location of the property involved in this application.

#### **Key Issues:**

- The proposed CSM will divide the existing parcel into two separate parcels. The intent of the CSM is to allow the property owner to sell proposed Lot 1.
- Proposed Lot 1 is 3.1069 acres and has frontage on Finley Road and South Paddock Road. Proposed Lot 2 is 6.0518 acres and has frontage on South Paddock Road.
- The proposed zoning for both proposed lots is Agricultural District 2 (Town of Beloit Zoning).
- The City's Review Agents have reviewed the plat and have not submitted any comments or concerns.

### **Consistency with Comprehensive Plan and Strategic Plan:**

The subject property is outside of the Future Land Use Map area and therefore does not have a recommended land use.

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

### Sustainability:

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

#### **Staff Recommendation:**

The Planning and Building Services Division recommends <u>approval</u> of the attached two-lot Certified Survey Map (CSM) for the property located at 3654 South Paddock Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2016.

Fiscal Note/Budget Impact: N/A

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



### 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

(Pl	ease Type or Print)		File Number: 💆	5M-2016-08
1.	Address of property: 3654 South	n Paddock Road		
2.	Tax Parcel Number(s): 004 0070	00302	~	
3.	Property is located in (circle one)	: City of Beloit or Town	n of: Turtle Beloit	Rock or LaPrairie
	In the <u>NE</u> Quarter of Section		North, Range <u>12</u>	_ East of the 4th P.M.
4.	Owner of record: Daniel Griinke	Phone: <u>608-295-7613</u>	3	
	3654 South Paddock Road (Address)	Beloit (City)	WI (State)	53511 (Zip)
5.	Surveyor's name: Benjamin S. C	Christiansen Phone: 608	-365-4464	
	2857 Bartells Drive (Address)	Beloit (City)	WI State) 5	3511 (Zip)
6.	Number of new lots proposed with	th this land division is _	2 lot(s).	
7.	Total area of land included in thi	is map: 9.16 Acres		
8.	Total area of land remaining in pa	arent parcel: 0_		
9. I	s there a proposed dedication of a	any land to the City of B	Seloit? No	
10.	The present zoning classification	of this property is: Ag	ricultural District 2	
11.	Is the proposed use permitted in	this zoning district: Ye	es_	
12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:				
<ul> <li>Site Assessment Checklist; is required if the total area of CSM is over 5 acres.</li> <li>Pre-application meeting; a pre-application meeting was held on <u>July 28, 2016</u> with City of Beloit Staff.</li> <li>Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.</li> <li>Phase One Environmental Assessment: as per section 12.05(1)(c) of the Subdivision Ordinance.</li> <li>Certified Survey Map: one copy as required by section 12.05(1) of the Subdivision Ordinance.</li> </ul>				
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.  Sam James (Name of applicant) (Name of applicant) (Date)				

### CITY of BELOIT

### **Neighborhood Planning Division**

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

### SITE ASSESSMENT CHECKLIST

ITEM OF INFORMATION  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
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I. Wetlands as denicted on a DNP wetland inventory man or more
detailed source?
I. 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?
The state of the s
II. 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?

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?		X
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.)		X
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		X
E. Environmental corridors as mapped by the City of Beloit or Rock County?		X
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)?		X
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)?	1	X
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	X	
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; E:	Cap=	
Middle; M:	Cap=	
High School; H:	Cap=	

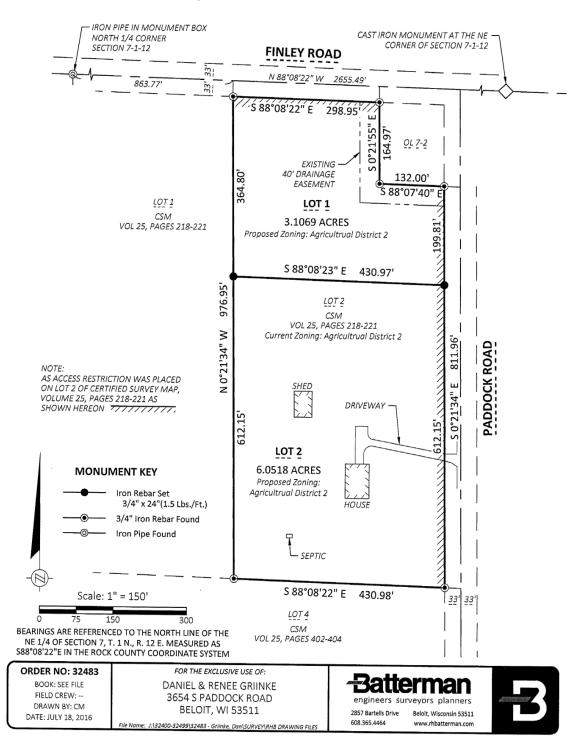
- "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
   The Plan Commission may waive the filing of a <u>Site Assessment Checklist</u> for subdivisions
- of less than 5 acres in total area.

Site Assessment Checklist

(continued)

### PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED AS DOCUMENT NUMBER 1549039 IN VOLUME 25 ON PAGES 218-221 OF CERTIFIED SURVEY MAPS, SITUATED IN PART OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 7, T.1 N., R. 12 E. OF THE 4TH P.M., BEING ALSO PART OF THE OUTLOT 7-3 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN



## RESOLUTION APPROVING A TWO-LOT CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED AT 3654 SOUTH PADDOCK ROAD IN THE TOWN OF BELOIT

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

**WHEREAS**, the attached three-lot Certified Survey Map for the property located at 3654 South Paddock Road in the Town of Beloit is located within the extraterritorial jurisdiction of the City; and

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

Lot 2 of Certified Survey Map as recorded as Document Number 1549039 in Volume 25 on Pages 218-221 of Certified Survey Maps, situated in part of the West ½ of the N.E. ¼ of Section 7, T.1 N., R. 12 E., of the 4<sup>th</sup> P.M., being also part of the Outlot 7-3 of the Assessors Plat of Beloit Township, Rock County, Wisconsin, Containing 9.160 Acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Plan Commission of the City of Beloit does hereby approve the attached two-lot Certified Survey Map for the property located at 3654 South Paddock Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2016.

Adopted this 7 <sup>th</sup> day of September, 2016.	
	James Faragher, Plan Commission Chairperson
ATTEST:	
Julie Christensen	

Community Development Director

### CITY OF BELOIT

### REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: September 7, 2016 Agenda Item: 4 File Number: FS-2016-02

**Applicant:** RH Batterman Owner: Intrinsic I LLC Location: 2260 and 2265 Walnut

Street

Zoning: PUD, Planned Unit Land Use: Vacant Residential Land

Lot Area: 1.9 Acres and 2.12 Acres

### **Request Overview/Background Information:**

RH Batterman, on behalf of Intrinsic I LLC, has submitted the attached Condominium Plat, to be officially known as WG Condominiums, for the properties located at 2260 and 2265 Walnut Street. The proposed Condo Plat includes the construction of 6, two-unit buildings on the two lots directly north of the existing condo units. The attached Location & **Zoning Map** shows the location of the property involved in this request. Section 12.04 of the Subdivision Ordinance directs the Plan Commission to review the plat prior to City Council consideration.

### **Key Issues:**

Development

- The proposed Condo Plat, a part of the original Walnut Grove Plat #2, includes the construction of 6 duplex condo units on Lot 7 and 6 duplex condo units on Lot 8 for a total of 12 units.
- This project was originally approved and zoned as a Planned Unit Development (PUD) in 2004, and the PUD Resolution authorized up to 65 dwelling units.
- An amended PUD Master Land Use Plan was approved in 2005 that allowed the developer to have 20-foot frontyard setbacks for nine buildings instead of the 30-foot setback for all buildings approved in the original PUD buildings. The amended PUD also changed the total allowed dwelling units to 59 units instead of the originally approved 65 units.
- The developer has completed 24 units to date with two more units currently under construction. If the proposed plat is approved, the new buildings to be constructed will bring the total number of units to 38.
- The applicant will need to submit a future plat for the expansion areas indicated on the attached plat.
- The City's Review Agents have reviewed the plat and have not submitted any comments or concerns.
- The attached **Location & Zoning Map** shows the location of the two subject lots.

### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan Future Land Use Map recommends Single-Family Residential - Urban as the most appropriate use for the subject property. The developer's existing and proposed one or two unit condo buildings are in conformance with this land use recommendation. Consideration of this request supports Strategic Goal #5.

### Sustainability:

- Reduce dependence upon fossil fuels The proposed plat will allow the developer to construct new high quality dwelling units in an area already planned for residential uses. The new units will be in close proximity to the services and job opportunities in Gateway Business Park and along Milwaukee Road.
- 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 demand for high quality housing is increasing in Beloit and the construction of new units in Walnut Grove will help meet that need. The new units could be especially attractive to retirees or empty-nesters seeking to downsize and own a property with fewer maintenance responsibilities. The units will provide be an affordable option for young-professionals seeking to buy their first home.

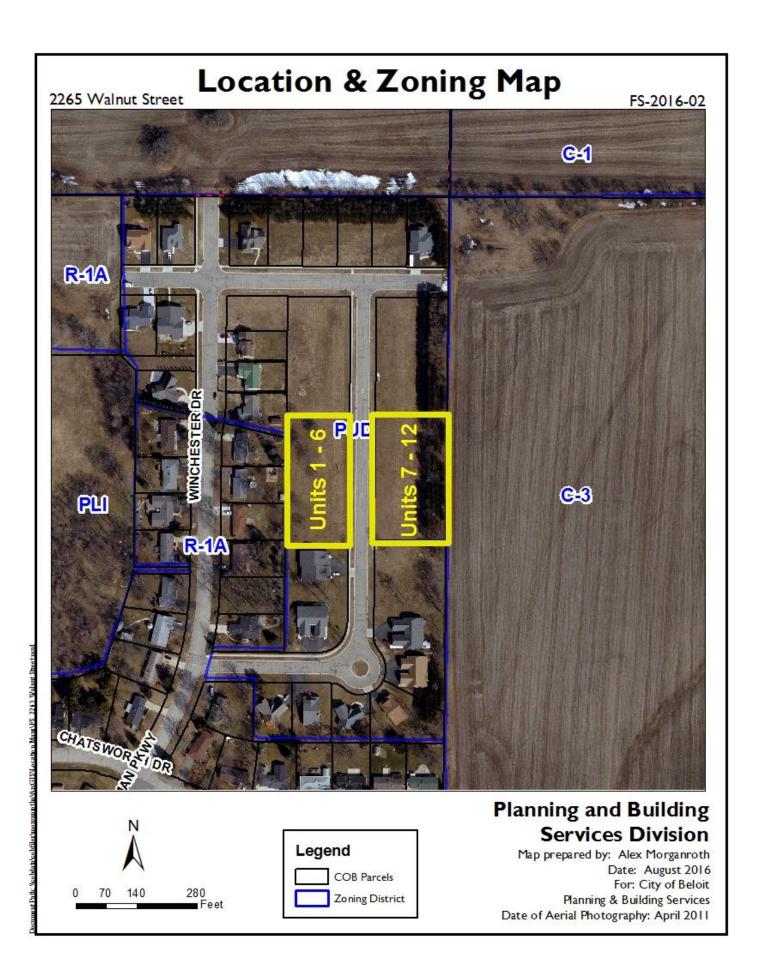
#### Staff Recommendation:

The Planning & Building Services Division recommends approval of the attached Condominium Plat, to be officially known as WG Condominiums, for the property located at 2260 and 2265 Walnut Street in the City of Beloit, subject to the following conditions:

1. The applicant shall record the plat with the Rock County Register of Deeds and shall provide the Planning Division with a copy of the recorded plat by December 31, 2016.

Fiscal Note/Budget Impact: N/A

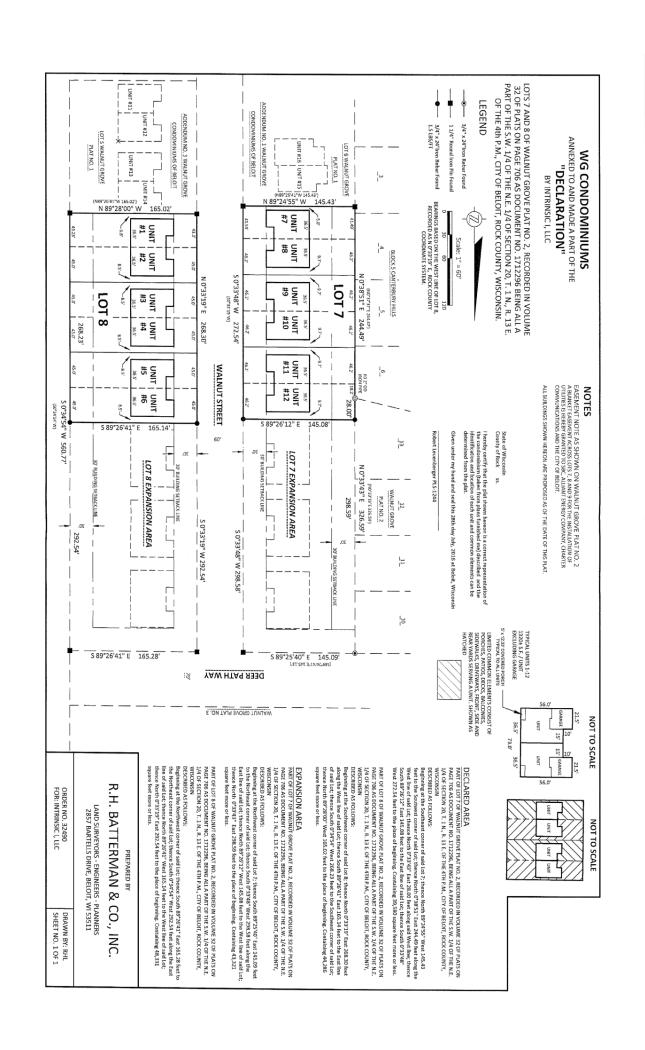
Attachments: Location & Zoning Map, Application, Proposed Plat, and 2005 PUD Amendment

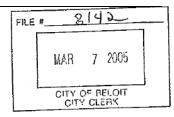


### CITY of BELOIT

### Neighborhood Planning Division

10	0 State Street, Beloit, V	VI 53511 H	hone: (608) 364-6700	Fax: (608) 364-6609
	Application for a	a Final Subc	livision or Conde	ominium Plat
(Pl	ease Type or Print)		File Numbe	er: FT-2016-02
1.	Proposed subdivision name:	WG Condomin	iums	
2.	Address of property: 2265	Walnut Street		
3.	Tax Parcel Number(s): 220	2 0775		
4.	Property is located in (circle		it)or <u>Town of: Turtle;</u> <u>I</u>	Beloit; Rock or LaPrairie
1	In the <u>NE</u> Quarter of Section		p _1 _ North, Range _	13 East of the 4th P.M.
5.	Owner of record: Intrinsic	ILLC	Phone; 81	5 988 7380
	4447 E. Falcon Drive	Byron	IL	610109177
	(Address)	(City)	(State	r) (Zīp)
6.	Applicant's Name: RH Ba			50544
	2857 Bartells Dr.	Beloit	WI (State	
	(Address) 608.365.4464	(City)		Orhbatterman.com
	(Office Phone #)	(Cell Phone #)		nil Address)
7.	Present zoning classificati	on is: PUD		
8.	Is the proposed use permi		ng district; Yes	
<ul> <li>THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:</li> <li>Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).</li> <li>Covenants and Deed Restrictions: copies of any covenants or deed restrictions.</li> <li>Development Agreement &amp; Fee: a copy of a Final Draft or Approved Development Agreement;</li> <li>Contract: A contract for construction of required utilities and public improvements or;</li> <li>A Bond; guarantying the contract for construction or,</li> <li>Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;</li> <li>Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) of the Subdivision Ordinance.</li> </ul>				
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 and City Council 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.    PATTERMAN CO.				
Sch App	icw fee: \$300 plus \$15 per lot eduled meeting date: 9 lication accepted by: ACI	1/6 n		e: \$1816





# RESOLUTION AUTHORIZING AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USEPLAN FOR PROPERTY LOCATED AT 2217 AND 2271 WINCHESTER DRIVE

WHEREAS, the application of Tim McParlan for approval of an Amended PUD Master Land Use Plan to allow 20-foot front-yard setbacks for nine buildings in a mixed residential development consisting of 59 dwelling units on property located at 2217 and 2271 Winchester Drive, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW THEREFORE IT IS HEREBY RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the Amended PUD Master Land Use Plan to allow 20-foot front-yard setbacks for nine buildings in a mixed residential development consisting of 59 dwelling units on property located at 2217 and 2271 Winchester Drive in the City of Beloit, for the following described premises:

Part of the Northeast ¼ of Section 20, Township 1 North, Range 13 East of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Lot 2 of Certified Survey Map, recorded as Document No. 980076, in Volume 11 on pages 355, 356 and 357; ALSO, Lot 2 of Certified Survey Map, recorded as Document No. 999142, in Volume 12 on pages 5, 6 and 7 of Certified Survey Maps for Rock County, Wisconsin.

As a condition of granting the Amended Planned Unit Development (PUD) Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

- No more than 59 dwelling units shall be permitted on this property. Development shall substantially conform to the final PUD Master Land Use Plan, which meets all of the following required conditions.
- This development shall be constructed according to an approved detailed PUD Final Plan submitted to and approved by the City Zoning Officer prior to the start of construction of any public improvements.
- Walnut Street shall be 30 feet wide (curb-face to curb-face) with on-street parking provided on
  one side of the street. Off-street parking spaces shall not be constructed in the front yards of any
  of the lots included in this PUD Master Land Use Plan.
- 4. Monies in lieu of parkland dedication shall be paid for each net new dwelling unit based on the fee in effect at the time of approval of the final plat for each phase of development.

 Page 1 of 2	 

PUD-05-01, 2217 & 2271 Winchester Dr (Walnut Grove)

### CITY OF BELOIT

### REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: September 7, 2016 Agenda Item: 5 File Number: RPB-2016-08

**Applicant:** American Transmission

Company (ATC)

Current Owner: City of Beloit

**Location:** 3015 Cranston Road

**Existing Zoning:** M-2, General

Manufacturing

Existing Land Use: Open Space

(floodplain)

Parcel Size: 7 Acres

### Request Overview/Background Information:

The American Transmission Company (ATC) has requested that an Electric Transmission Line Easement be established along the north side of the city-owned property located at 3015 Cranston Road and directly south of the Union Pacific Railroad right-of-way.

### **Key Issues:**

- ATC has requested this easement to allow the construction of high-voltage transmission lines on the property.
- The total land area of the proposed easement is approximately 33,692 sq. ft., or .77 acres.
- ATC will use the proposed easement to install two monopole transmission structures on the parcel.
  - o The monopole structures will reach a maximum height 130 ft from grade.
  - ATC will be responsible for maintaining the area around the transmission line facilities (see attachment "Exhibit A" for grantee responsibilities).
- The subject property includes a substantial floodplain area and has no street frontage.
- The attached Location & Zoning Map shows the location of the proposed easement area along the north side of the subject parcel.

#### **Consistency with Strategic Plan:**

Consideration of this request supports Strategic Goal #5.

#### Sustainability:

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

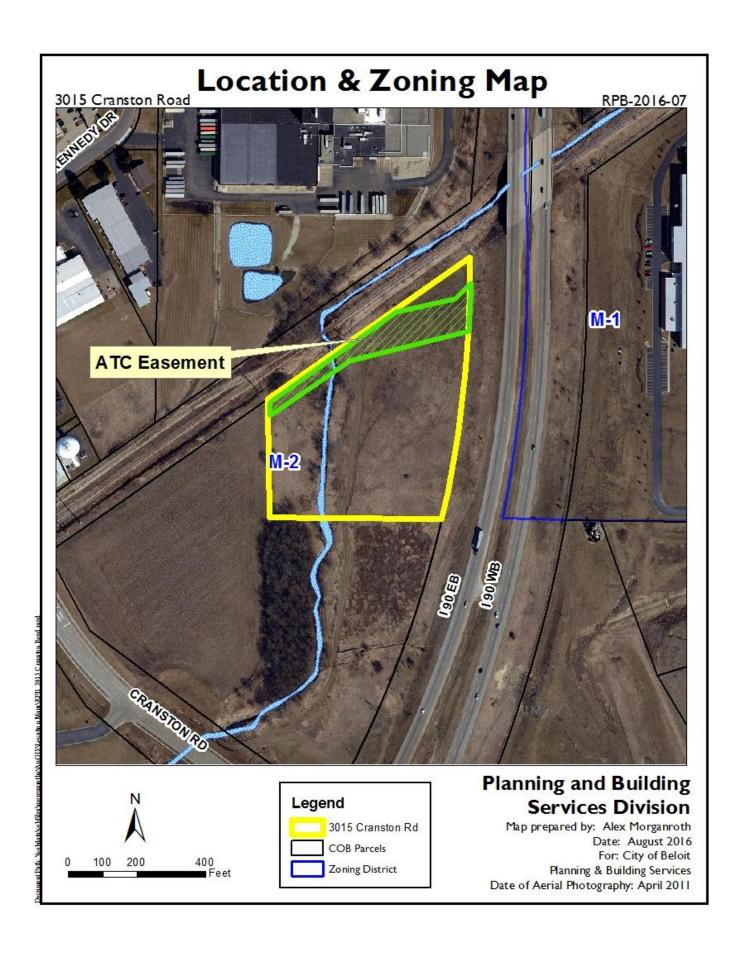
#### **Staff Recommendation:**

The Planning and Building Services Division recommends <u>approval</u> of the requested Electric Transmission Line Easement along the north side of the city-owned property located at 3015 Cranston Road to allow the installation of ATC transmission line infrastructure.

**Fiscal Note/Budget Impact:** ATC will pay the City of Beloit a total of \$41,150.00 for the easement, appraisal waivers, and tree and brush clearing duties.

#### Attachments:

Location and Zoning Map, Easement Agreement, Easement Exhibits A and B, ATC Offer Letter



#### ELECTRIC TRANSMISSION LINE EASEMENT

Wis. Stat. Sec. 182.017(7)

Document Number

Wis. Stat. Sec. 196.491(3e)

The undersigned Grantor, the City of Beloit, a Wisconsin municipal corporation (hereinafter called the "Grantor"), in consideration of the sum of one dollar (\$1,00), and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto Grantee, American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin Corporation (hereinafter jointly referred to as Grantee), its successors, assigns, licensees and manager, the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, communication facilities and signals appurtenant thereto, upon, in, over and across property owned by the Grantor in the City of Beloit, County of Rock, State of Wisconsin, described as follows:

A parcel of land located in part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Town 1 North, Range 13 East, described as follows: Beginning at a point in the West Right-of-Way line of Interstate Highway 90, said point being 826.97 feet North 88° 48' 04" West of the East Quarter corner of Section 29; aforesaid; thence continuing North 88° 48' 04" West along the East and West centerline of said Section 500.58 feet; thence North 0° 18' 26: West 345.34 feet to the South Right-of-Way line of the Chicago Milwaukee St. Paul and Pacific Railroad; thence North 55° 38' 51"

Recording Area

Name and Return Address Land Service Company Attn: Real Estate Dept. 222 N Midvale Blvd Madison, WI 53705

Parcel Identification Number(s)

206-22921000

East along said Right-of-Way 717.18 feet to the West Right-of-Way line of Interstate 90 aforesaid; thence South 1° 19' 04" West along said Right-of-Way line 93.15 feet to a point of curve; thence Southerly along a curve convexed Easterly 674.32 feet, having a radius of 3134.17 feet, the chord being South 7° 28' 53" West 673.02 feet to the point of beginning. Said land being in the City of Beloit, County of Rock, State of Wisconsin.

The legal description and location of the easement strip is as described and shown on the attached drawing, marked Exhibit "B", and made a part of this document.

The easement has the following specifications:

#### EASEMENT STRIP:

#### TRANSMISSION LINES:

Length: Approximately 650 feet

Maximum nominal voltage: 138,000 kV

Width: Approximately 80 feet

Number of circuits: Two (2)

#### TRANSMISSION STRUCTURES:

Number of conductors: Six (6)

Type: Monopole

Number of static wires: Two (2)

Number: Two (2)

Minimum height above existing landscape (ground level): 24 feet

Maximum height above existing

ground level: 130 feet

The Grantee is also granted the associated necessary rights to:

1) Enter upon the easement strip for the purposes of exercising the rights conferred by this easement. 2) Construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol the above described facilities and other appurtenances that the Grantee deems necessary. 3) Trim, cut down and remove any or all brush, trees and overhanging branches now or hereafter existing on said easement strip. 4) Cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of the Granter located outside of said Perpetual Easement Strip that in Grantee's judgment, may interfere with Grantee's full use of the Perpetual Easement Strip for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of the Grantor adjacent to said Perpetual Easement Strip for such purpose.

The Grantee shall pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance, replacement or removal of said facilities.

Grantor, for itself, its successors and assigns, agrees that it will not locate any dwelling or mobile home intended for residential occupancy within the limits of the easement strip. Grantor, for itself, its successors and assigns, further agrees that within the limits of the easement strip it will not construct, install or erect any structures or fixtures, including but not limited to swimming pools, construct any non-residential type buildings or store any inflammable goods or products, plant trees or shrubs, place water, sewer or drainage facilities, or change the grade more than one (1) foot without first securing the prior written consent of the Grantee.

The parties hereto do hereby agree to the terms and conditions set forth in Exhibit "A" attached hereto and incorporated herein. The term "utility" on said Exhibit "A" shall mean Grantee.

Grantor warrants and represents that Grantor has clear, merchantable, fee simple title to said property, and that Grantor knows of no claim, pending contract for sale, or negotiation for such contract of sale for any of the lands described herein.

This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

The Grantor shall not be responsible for, and Grantee shall hold Grantor harmless from and against, any penalties, claims, demands, liabilities, expenses (including, but not limited to, attorney's fees), injury to persons or property caused by the exercise by Grantee of the rights granted to it hereunder.

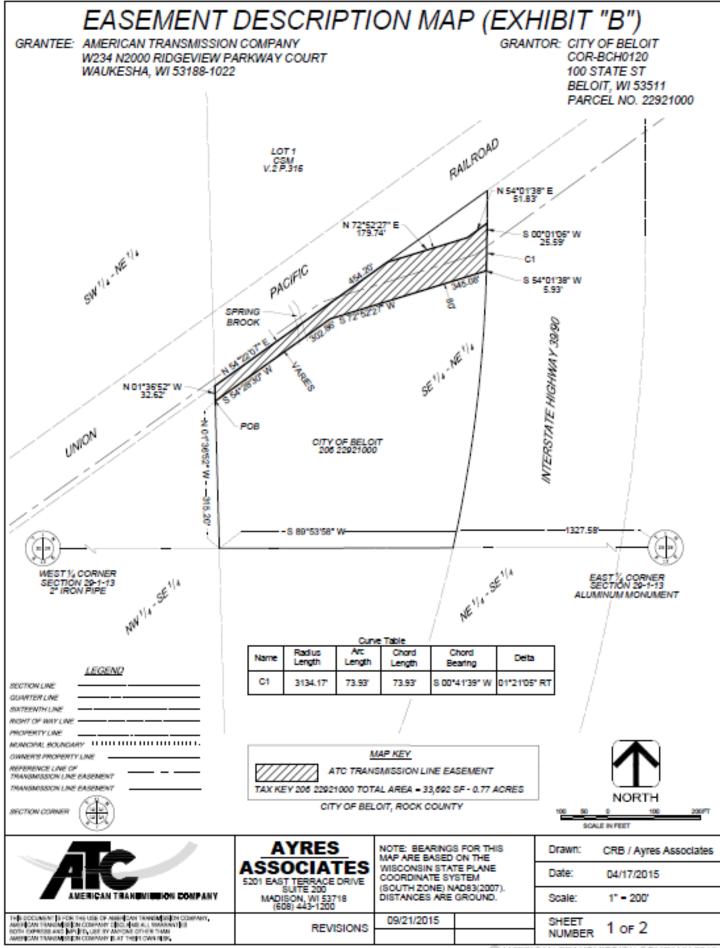
As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five-day review period, or acknowledges that they have had at least five (5) days to review such materials.

VITNESS the signature(s) of the Grantor this day of September, 2016.
BRANTOR CITY OF BELOIT
Sy: Lori S. Curtis Luther, City Manager
ATTEST:
Lorena Rae Stottler, City Clerk
ACKNOWLEDGEMENT
TATE OF WISCONSIN ) ) SS
OUNTY OF
Personally came before me this day of September, 2016, the above-named Lori S. Curtis Luther and Lorena Rae Stottler, as ity Manager and City Clerk of the City of Beloit, a Wisconsin municipal corporation, to me known to be the person who executed the pregoing instrument in such capacity and acknowledged the same.
lizabeth A. Krueger lotary Public, Wisconsin ly commission is permanent.
PPROVED AS TO FORM:
y: Elizabeth A. Krueger, City Attorney

This instrument was drafted by Jerrold P. Rohland on behalf of American Transmission Company, PO Box 47, Waukesha, WI 53187-0047.

### EXHIBIT "A" [WI Sta. 182.017(7)]

- In constructing and maintaining high-voltage transmission lines on the property covered by the easement, the utility shall:
  - If excavation is necessary, ensure that the topsoil is stripped, piled and replaced upon completion of the operation.
  - Restore to its original condition any slope, terrace, or waterway, which is disturbed by the construction or maintenance.
  - c) Insofar as is practicable and when the Grantor requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
  - Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
  - Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the Grantor's request.
  - f) Repair any drainage tile line within the easement damaged by such construction or maintenance.
  - Pay for any crop damage caused by such construction or maintenance.
  - Supply and install any necessary grounding of a Grantor's fences, machinery or buildings.
- The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the Grantor. If weed and brush control is undertaken by the Grantor under an agreement with the utility, the Grantor shall receive from the utility a reasonable amount for such services.
- The Grantor shall be afforded a reasonable time prior to commencement of construction to harvest any trees located
  within the easement boundaries, and if the Grantor fails to do so, the Grantor shall nevertheless retain title to all trees
  cut by the utility.
- The Grantor shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
- The utility shall employ all reasonable measures to ensure that the Grantor's television and radio reception is not adversely affected by the high-voltage transmission lines.
- The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the Grantor.



### EASEMENT DESCRIPTION MAP (EXHIBIT "B")

GRANTEE: AMERICAN TRANSMISSION COMPANY W234 N2000 RIDGEVIEW PARKWAY COURT WAUKESHA, WI 53188-1022

GRANTOR: CITY OF BELOIT COR-BCH0120 100 STATE ST BELOIT, WI 53511 PARCEL NO. 22921000

#### TAX KEY 206 22921000 EASEMENT LEGAL DESCRIPTION:

A variable width easement which crosses a part of the grantor's premises, being a part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 1 North, Range 13 East, City of Beloit, Rock County, Wisconsin described as:

Commencing at the East Quarter Corner of Section 29:

thence South 89°53'58" West along the East-West Quarter line of Section 29, 1327.58 feet to the West line of the Southeast Quarter of the Northeast Quarter;

thence North 01°36'52" West along said West line, 315.20 feet to the Point of Beginning;

thence, continuing along said West line, North 01°36'52" West, 32.62 feet to the Southeasterly right of way line of the Union Pacific Railroad:

thence North 54°22'07" East along said Southeasterly right of way line, 454.20 feet;

thence North 72°52'27" East, 179.74 feet;

thence North 54°01'38" East, 51.83 feet to the West right of way line of Interstate Highway 39/90;

thence South 00°01'06" West along said West right of way line, 25.59 feet;

thence continuing along said West right of way line and the arc of a curve 73.93 feet to the right, said curve having a radius of 3134.17 feet, and a chord which bears South 00°41'39" West for 73.93 feet thence continuing along said West right of way line, South 54°01'38" West, 5.93 feet;

thence South 72°52'27" West, 345.08 feet;

thence South 54°28'30" West, 302.86 feet to the Point of Beginning.

The described easement, as shown on Sheet 1 of 2 hereof, contains 33,692 square feet or 0.77 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of record.

	AYRES	NOTE: BEARINGS FOR THIS MAP ARE BASED ON THE		Drawn:	CRB / Ayres Associates
AK	ASSOCIATES 5201 EAST TERRACE DRIVE	WISCONSIN STAT	STEM	Date:	04/17/2015
АМЕЯІСАМ ТВАНВИІВВІОМ СОМРАНУ	SUITE 200 MADISON, WI 53718 (608) 443-1200	(SOUTH ZONE) N DISTANCES ARE		Scale:	NA
THE DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY, AMERICAN TRANSMISSION COMPANY DECLARS ALL WARRANTIES	REVISIONS	09/21/2015		SHEET	2 of 2
BOTH EXPRESS AND MPLED, USE BY MAYOUR OTHER THAN AMERICAN TRANSMISSION COMPANY BLAT THEIR OWN RISK.	REVISIONS			NUMBER	2 OF 2



VIA (TRACKING # ) HAND DELIVERED

February 3, 2016

CITY OF BELOIT, A MUNICIPAL CORPORATION 100 STATE STREET BELOIT, WI 53511

RE: TRANSMISSION LINE EASEMENT; TRANSMISSION LINE PROJECT Y32; ATC FILE NO.COR-BCH0120

To Whom It May Concern and other parties in interest:

In the recent past, you may have been advised that American Transmission Company LLC (ATC) proposes to acquire a transmission line easement that affects your property in the City of Beloit, Rock County, Wisconsin The easement is are for the purpose of constructing, maintaining and operating an overhead transmission line across your property.

Enclosed are the names of other landowners involved, and a map showing all property affected by the project. You have the right, upon request, to examine any maps in the possession of the Company relating to this project, and may obtain copies of such maps from the Company.

Pursuant to Sections 32.06(2)(a) and (b) of the Wisconsin Statutes, you are entitled to receive two (2) appraisals addressing the easement rights which affect your property. In lieu of performing the first appraisal, ATC has based the offering price for the easement rights on a recent Market Study. The market study (Page 11 of that study has been enclosed for your review) has been used to establish an offering price for the easement in the amount of \$34,650.00

If you believe that ATC's offering price of \$34,650.00 is fair and reasonable for the easement and if you wish to dispense with the requirements for two appraisals, then ATC, upon receipt of the enclosed easement executed by you and properly notarized, together with the enclosed appraisal waiver and W-9 forms executed by you, will pay to you an additional payment of \$6000.00

This offer is available for 14 days as of your receipt of this package. If I do not hear back from you within 14 days, the appraisal will be ordered and prepared.

We are also asking for a temporary permission to apply chemicals in the easement corridors for vegetation management purposes. This permission is voluntary and would only be valid for three (3) years after the construction of the new line. There is an additional payment of \$500.00 for this permission

Helping to keep the lights on, businesses running and communities strong®

By agreeing to and signing the easement, all waivers and the permission for temporary chemical use in the proposed easement area, the total amount of compensation offered at this time is \$41,150.00, as set forth on the enclosed payment summary sheets

After you have had a chance to review these materials, please contact me at (920) 366-1789 or email me at <a href="mailto:jrohland@landservicecompany.com">jrohland@landservicecompany.com</a> to schedule an appointment or to discuss any questions or concerns you may have regarding this project. Thank you for your consideration of this information.

Sincerely,

Enclosures:

Project Map

Listing of other landowners

Transmission Line Easement(s)

Appraisal Waiver Form(s)

W-9 Form

Tree Disposition Agreement(s)

Temporary Chemical Permission(s)

Payment Summary Sheet(s)

Vegetation Management Brochure

Ag Inventory Form(s)

Page 11 of sales study

Return Envelope(s)

### **CITY OF BELOIT**



### REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: September 7, 2016 Agenda Item: 6 File Number: RPB-2016-07

#### Request Overview/Background Information:

The Planning & Building Services Division has initiated 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, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages 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 March 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 on February 1, 2010. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration on October 17, 2016.

### **Key Issues:**

- Planning staff is proposing the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
  - o 631, 640, 654, & 657 Bluff Street From Single-Family Residential Urban to Office.
- The subject properties are planned and zoned for Single-Family Residential uses, and have come to the attention of Planning staff primarily due to the long-term vacancy and deteriorating conditions at the historic apartment building located at 640 Bluff Street.
- The subject properties are currently zoned R-1B, Single-Family Residential. If the proposed amendment is approved, the affected properties will be rezoned to C-1, Office District at a future date.
- The intent of the proposed amendment is to create a planning framework that will allow the future rehab and occupancy of the historic, vacant apartment building at 640 Bluff Street as a conditional use in an office district. Since this historic apartment building has been vacant for more than a year, it has technically lost its nonconforming status and must conform to the single-family zoning. For obvious reasons, this is both unlikely and unrealistic, and maintaining the existing R-1B zoning would be a major barrier to the future rehab and reoccupancy of the historic apartment building at 640 Bluff Street. The building located at 640 Bluff Street is a contributing structure in the Bluff Street Historic District, constructed around 1907 and notable for its architecture. It has been vacant since being posted Unfit for Human Habitation in May 2015, and is in the midst of a foreclosure action with a default judgment entered on July 15, 2016.
- In addition, the proposed amendment will make the other uses (senior center, medical office, & church) more conforming to the adopted Land Use Map (and Zoning Map), thereby supporting their continued operation and future expansion. The following table describes the status of the subject properties:

Address	Land Use	Status in Single-Fam District	Status in Office District
640 Bluff Street	Apartments	Prohibited	Conditional
654 Bluff Street	Medical Office	Legal Nonconforming	Permitted By-Right
631 Bluff Street	Senior Center	Legal Nonconforming	Conditional
657 Bluff Street	Church	Conditional	Permitted By-Right

### Land Use Analysis – Proposed Office District

- The subject properties are located immediately north of the West Grand Avenue corridor, which is planned and zoned for Office uses. As shown on the attached maps, the proposed amendment and subsequently rezoning from Single-Family Residential to Office is a logical northern extension of an existing Office District that will achieve historic preservation and community development goals.
- An Office land use classification was selected because it provides the greatest fit with the existing senior center, medical office, & church while creating a potential path for buyers of the apartment building at 640 Bluff Street. Multifamily residential uses are a conditional use in the Office District; therefore future buyers of 640 Bluff Street will need a Conditional Use Permit before occupancy and will be required to satisfy certain conditions of approval to address neighborhood and operational concerns.
- Planning staff has spoken with the affected stakeholders, including the Director of Grinnell Senior Center, the Church Pastor, and the Chiropractor at 654 Bluff Street. All three stakeholders support Planning staff's proposal and are concerned about the long-term vacancy and deterioration at 640 Bluff Street.

### 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 amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 631, 640, 654, & 657 Bluff Street – From Single-Family Residential – Urban to Office.

Fiscal Note/Budget Impact: N/A

Attachments: Zoning Maps, FLU Map, Public Notice, Mailing List, and Resolution.

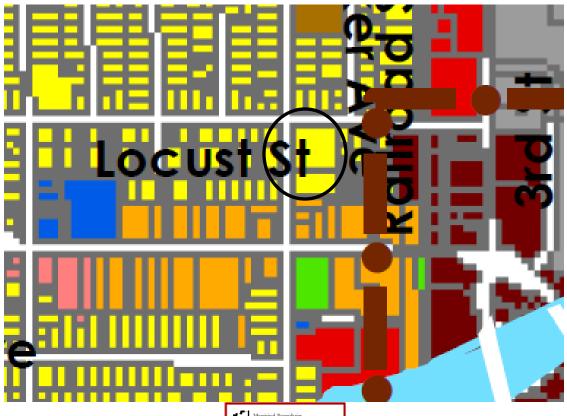
**Existing Zoning Map: R-1B in Yellow, C-1 Office in Orange** 



Proposed Zoning Map: R-1B in Yellow, C-1 Office in Orange



### **Map 10, Future Land Use (Narrowed to Subject Properties)**







CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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

www.beloitwi.gov Equal Opportunity Employer

### NOTICE TO THE PUBLIC

August 25, 2016

To Whom It May Concern:

The Planning & Building Services Division has initiated an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 631, 640, 654, & 657 Bluff Street - From Single-Family Residential - Urban to Office.

The intent of the proposed amendment is to create a planning framework that will allow the future rehab and occupancy of the historic, vacant apartment building at 640 Bluff Street as a conditional use in an office district. In addition, the proposed amendment will make the other uses (senior center, medical office, & church) more conforming to the adopted Land Use Map, thereby supporting their continued operation and future expansion. If the proposed amendment is approved, the affected properties will be rezoned to C-1, Office District at a future date.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

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

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

<u>City Council (Public Hearing):</u> Monday, October 17, 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 <u>must</u> bring <u>ten</u> (10) copies and submit them to the Recording Secretary <u>before</u> 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 <u>penningtond@beloitwi.gov</u>. Comments will be accepted via telephone, email, and U.S. Mail.

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

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

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

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

Paula Schutt (Via I/O Mail) Coordinator Grinnell Hall Senior Center

Pastor Steve Erkel United Church of Beloit 657 Bluff Street Beloit, WI 53511 Frank Management Inc. 2501 Morse Street Janesville, WI 53545

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

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

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

Eduardo & Claudio Brito 7041 W. 63<sup>rd</sup> Street Chicago, IL 60638 Dr. Tom Johnson School District of Beloit 1633 Keeler Avenue Beloit, WI 53511

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

Nick Dimassis
Beloit Public Library Director
VIA I/O MAIL

Jerome A. Fagerstrom 654 Bluff Street Beloit, WI 53511

# RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE CITY OF BELOIT 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 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 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 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:

631, 640, 654, & 657 Bluff Street – From Single-Family Residential – Urban to Office.
 Adopted this 7<sup>th</sup> day of September, 2016.

ATTEST:	James Faragher, Plan Commission Chairman
Julie Christensen,	_
Community Development Director	