



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, October 5, 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 September 21, 2016 Meeting**
3. **Preliminary Plat – Eagles Ridge Plat No. 2 - New Leaf Homes – 1710 and 1725 Raven Court**
Review and consideration of a 6-lot Preliminary Plat for the property located at 1710 and 1725 Raven Court in the City of Beloit
4. **Status Report on Prior Plan Commission Items**
5. **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 30, 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, September 21, 2016 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

The meeting was called to order at 7:03pm. Chairperson Faragher, Commissioner Ruster, and Councilor Leavy were absent. Commissioner Haynes acted as Chairperson to lead this evening's meeting. Commissioners Tinder, Finnegan, Haynes, Johnson, and Weeden were present.

2. Approval of the Minutes of the September 7, 2016 Meeting

Commissioner Tinder moved to approve the minutes from the September 7, 2016 meeting. Commissioner Johnson seconded the motion. The motion passed, voice vote.

3. Certified Survey Map – First Congregational Church – 801 Bushnell Street

Review and consideration of a two-lot Certified Survey Map for the property located at 801 Bushnell Street

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

Commissioner Weeden inquired into why the house on the property would not be able to be used as residential. Ms. Christensen explained that it would be able to be used as residential, but it would need to be rezoned. There were also noise concerns with the church in the vicinity.

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

4. Purchase Agreement – Ironworks Parking Lot – 650 Third Street

Review and consideration of a Purchase and Sales Agreement for a portion of 650 Third Street

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

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

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

Ms. Christensen indicated that the Condominium Plat for Walnut Grove, the Electric Transmission Line for ATC, the Comprehensive Plan Amendment and Rezoning for New Leaf Homes in the Gateway, and the Planned Unit Development for Hawk's Ridge were approved.

6. **Adjournment**

The meeting adjourned at 7:15pm.

Respectfully submitted by Ashley Rosenbaum

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: October 5, 2016

Agenda Item: 3

File Number: PS-2016-02

Applicant: New Leaf Homes LLC

Owner: City of Beloit and New Leaf Homes LLC

Location: 1710 & 1725 Raven Court

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

Existing Land Use: Vacant Land

Platted Area: 2.15 Acres

Request Overview/Background Information:

New Leaf Homes LLC has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of Eagles Ridge No. 2, which includes the City-owned vacant land located at 1725 Raven Court (previously 1750 Raven Drive) and the previously platted residential lot located at 1710 Raven Court. The proposed preliminary plat renames Raven Drive as Raven Court. Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. 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 applicant has made an accepted offer to purchase the 1.8-acre parcel at 1725 Raven Court from the City, which was recently rezoned to R-1A, Single-Family Residential. The Plan Commission approved a CSM to create this 1.8-acre parcel and recommended approval of the rezoning to R-1A on July 20, 2016.
- The applicant previously acquired the vacant residential lot at 1710 Raven Court (Lot 40 of Eagles Ridge No. 1), and the proposed plat will widen this lot by approximately 20 feet along Raven Court.
- Including the re-plat of Lot 40, the proposed plat includes six new single-family residential lots and proposes the completion of Raven Drive as a cul-de-sac to be renamed Raven Court. A map of the area is attached.
- 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.
- As shown on the attached plat, the proposed lots have an average size of 13,800 square feet (approximately 1/3 acre). The proposed lots meet the minimum width and area requirements in the R-1A zoning district.
- The proposed Raven Court right-of-way includes asphalt pavement, curb & gutter, public sidewalks, and otherwise conforms to the design standards in the Subdivision Ordinance and matches the width of existing, adjacent rights-of-way.
- The City and developer are currently negotiating a Development Agreement regarding the needed infrastructure. The developer will be connecting to the existing utilities where Raven Court terminates.
- The City's Stormwater Engineer has reviewed the proposed plat and determined that the existing stormwater detention area serving the first phase of Eagles Ridge can serve the proposed 6-lot plat, and no additional stormwater facilities will be necessary.
- The developer is not proposing any additional parkland at this time, and is therefore required to pay the fees in lieu of parkland dedication required by Section 12.11(1) of the Subdivision Ordinance.
- The other Review Agents have reviewed the preliminary plat and do not have any comments or concerns.

Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject property. The proposed subdivision plat is consistent with this recommendation.

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

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The proposed plat will finally complete Raven Court and will establish a logical northern boundary for the Eagles Ridge Subdivision, while creating six new single-family lots to serve the growing demand in this neighborhood.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the Preliminary Plat of Eagles Ridge No. 2 for the properties located at 1710 & 1725 Raven Court, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and 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. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

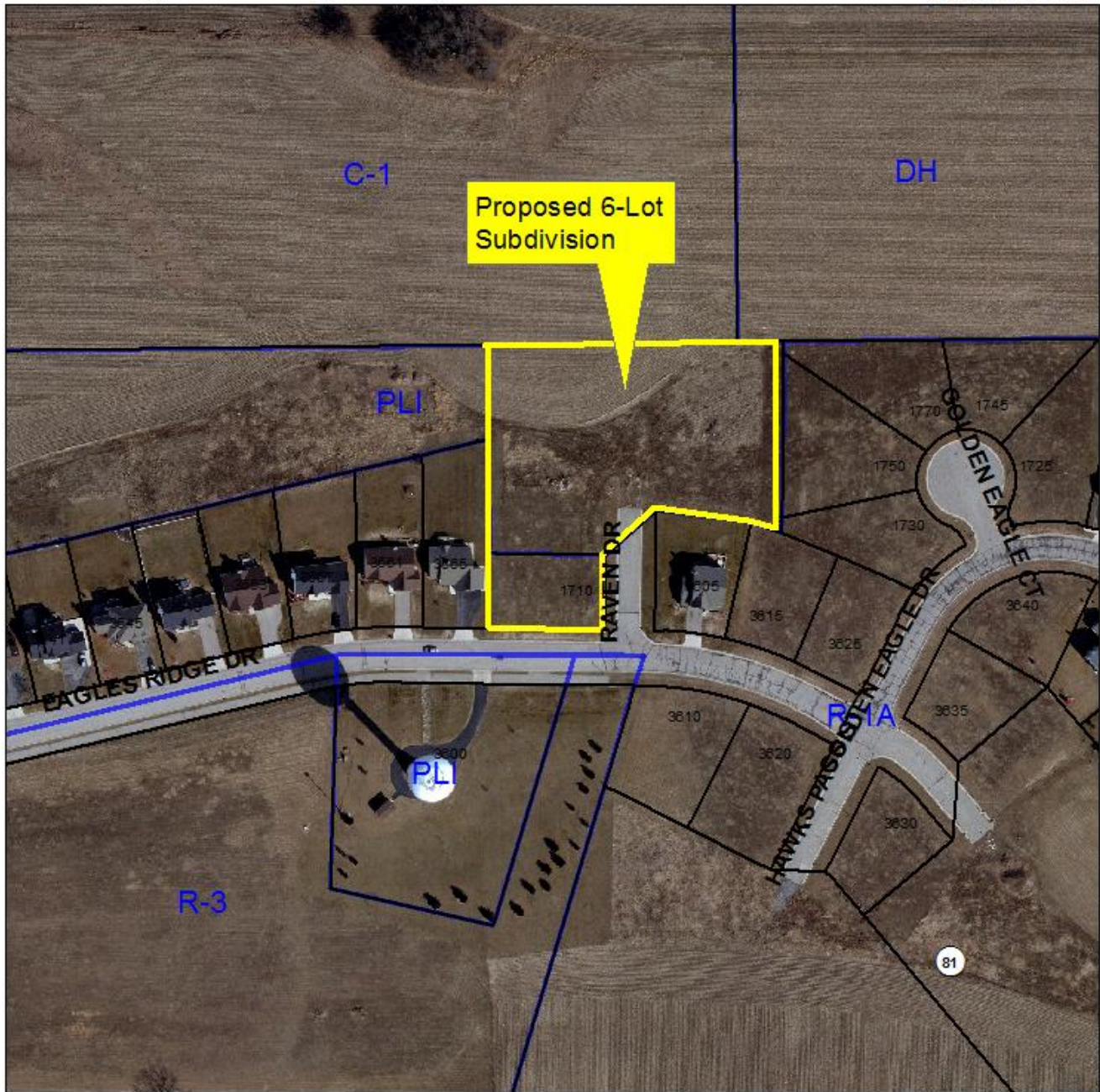
Fiscal Note/Budget Impact: N/A

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

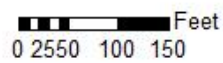
Location & Zoning Map

Preliminary Plat of Eagles Ridge No. 2

PS-2016-02



1 inch = 171 feet



Legend

- City Limits
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY PLAT OF EAGLES RIDGE NO. 2

BEING A RESUBDIVISION OF LOT 40 OF EAGLES RIDGE PLAT NO. 1 AND LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2058860 AS RECORDED IN VOLUME 37 ON PAGES 384-386 OF THE CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE CITY OF BLOOM, COUNTY OF ROCK, STATE OF WISCONSIN

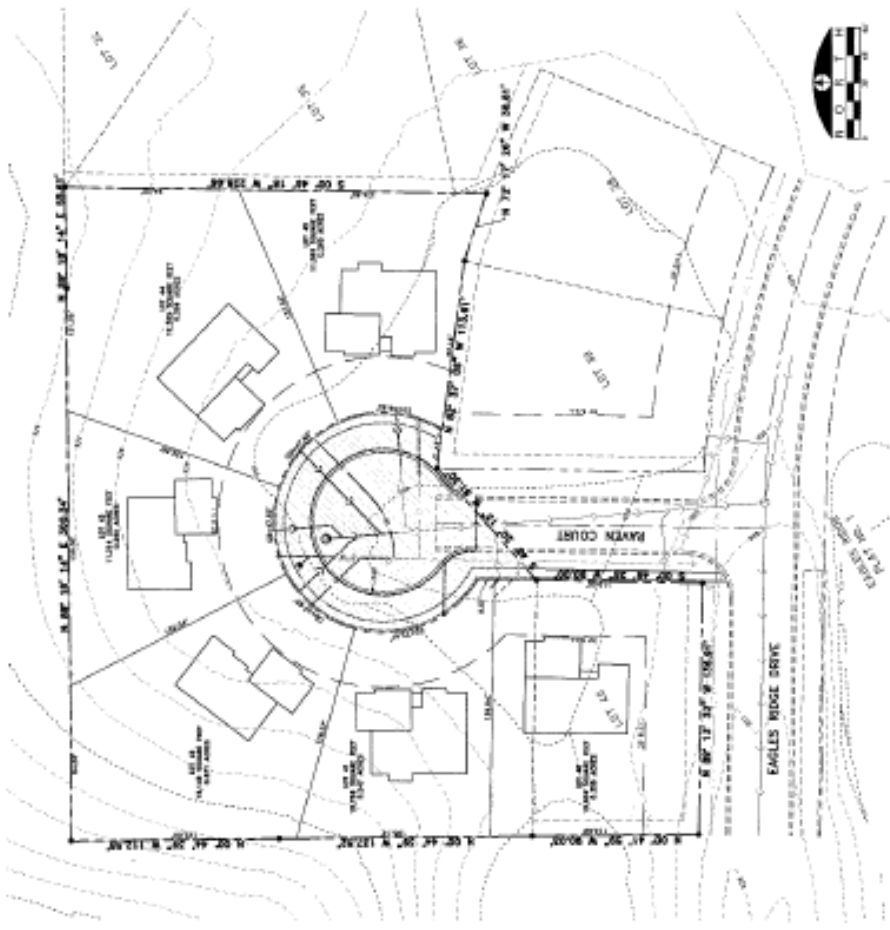
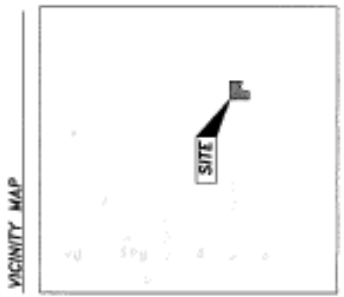


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PLAT DATA

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NOTICE TO THE PUBLIC

September 21, 2016

To Whom It May Concern:

New Leaf Homes LLC has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of Eagles Ridge No. 2, which includes the City-owned vacant land located at **1750 Raven Drive** and the previously platted residential lot located at **1710 Raven Drive**.

The applicant has made an accepted offer to purchase the 1.8-acre parcel at 1750 Raven Drive from the City, which was recently rezoned to R-1A, Single-Family Residential. The applicant previously acquired 1710 Raven Drive (Lot 40), and the proposed plat will widen this lot by approximately 20 feet along Raven Drive. Including the re-plat of Lot 40, the proposed plat includes six new single-family residential lots and proposes the completion of Raven Drive as a cul-de-sac to be renamed Raven Court. A map of the area is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, October 5, 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 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.

Chad & Kimberly Brosier
3620 Eagles Ridge Drive
Beloit, WI 53511

Joseph & Barbara Spencer
3610 Eagles Ridge Drive
Beloit, WI 53511

MLG/BRC Beloit LLC
Attn: Andy Bruce
13400 Bishops Ln Suite 270
Brookfield, WI 53005

James Mueller
3615 Eagles Ridge Drive
Beloit, WI 53511

Fadilovski Rev. Trust & D. Lena
3605 Eagles Ridge Drive
Beloit, WI 53511

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 Anderson
1770 Golden Eagle Ct
Beloit, WI 53511

Rolf Lund & Linda Lund Rev. Trust
1610 Townhall Road
Beloit, WI 53511

CITY of BELOIT

Planning & Building Services 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: PS-2016-02

1. Proposed subdivision name: Eagles Ridge No. 2

2. Address of property: ~~4601 Gateway Boulevard~~ 1710, 1750 Laren Drive

3. Tax Parcel Number(s): ~~22810010~~

4. 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.

5. Owner of record: City of Beloit Phone: _____
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

6. Applicant's Name: New Leaf Homes LLC
6551 E. Riverside Blvd., Suite 100 Rockford IL 61114
(Address) (City) (State) (Zip)
815-904-6006 / 615-978-4132 / JOHN@NEWLEAFREMODELING.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

7. The present zoning classification is: PL1

8. All existing uses on the property are: Vacant land

9. Proposed future zoning classification(s) is (are): R-1A

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 _____ 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.

[Signature] JOHN KNAB, MANAGER NEW LEAF HOMES LLC 9/6/16
(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: <u>\$500 plus \$15 per lot</u> Amount paid: <u>\$590.⁰⁰</u>
Scheduled meeting date: <u>Oct. 5, 2016</u>
Application accepted by: <u>[Signature]</u> Date: <u>9/6/16</u>

**RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
OF EAGLES RIDGE NO. 2 FOR THE PROPERTIES
LOCATED AT 1710 & 1725 RAVEN COURT**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on October 5, 2016 regarding the Preliminary Plat of Eagles Ridge No. 2 for the properties located at 1710 & 1725 Raven Court in the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Eagles Ridge No. 2 for the properties located at 1710 & 1725 Raven Court, 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. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 5th day of October, 2016.

By: _____
James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director