



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, May 3, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Nomination and Election of Officers**
 - a. Nomination and Election of Chairperson
 - b. Nomination and Election of Vice-Chairperson
3. **Approval of the Minutes of the April 19, 2017 Meeting**
4. **Extraterritorial Certified Survey Map – Duggan Road and South Walters Road**

Review and consideration of a three-lot Certified Survey Map for the property located between Duggan Road and South Walters Road in the Town of Beloit
5. **Certified Survey Map – 1405 Madison Road and 1402 Townline Avenue**

Review and consideration of a four-lot Certified Survey Map for the properties located at 1405 Madison Road and 1402 Townline Avenue in the City of Beloit
6. **Zoning Map Amendment – 3375 Prairie Avenue**

Public hearing, review and consideration of a Zoning Map Amendment from R-1A, Single-Family Residential District to C-3, Community Commercial District, for the property located at 3375 Prairie Avenue
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

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

Notice Mailed: April 28, 2017

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, April 19, 2017 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 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor Leavy were present.

2. Approval of the Minutes of the April 5, 2017 Meeting

Commissioner Finnegan moved to approve the minutes from the April 5, 2017 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Street Vacation – Penny Lane

Public hearing, review and consideration of a petition to vacate and discontinue all of Penny Lane as a public right-of-way

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

Tom Dolan, 1981 Bootmaker Drive, explained that he submitted the petition for vacation of a public right-of-way so he can build a garage. Mr. Dolan also mentioned that the other applicant, Eric Gonstead, has no interest in owning his half of the right-of-way.

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

4. Conditional Use Permit – 2100 Newark Road – Contractor Office Use

Public hearing, review and consideration of a Conditional Use Permit amendment to allow an expanded contractor office use in a DH, Development Holding District, for the property located at 2100 Newark Road in the City of Beloit

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

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

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

Ms. Christensen stated the easement for American Transmission Company over a portion of Eagles Ridge Park was approved on Monday.

Councilor Leavy, Council President, indicated that he is thinking about being reappointed as Plan Commission representative.

Ms. Christensen provided information on the Beloit Memorial High School Campus Master Plan. She provided background information regarding future campus land uses and how the City of Beloit will potentially be involved, both financially and in other ways. Ms. Christensen stated that the plans are still in the development stage and will not be made public until May 15, 2017. Commissioner Johnson asked if the campus master plan is part of the Fourth Street corridor plan. Ms. Christensen said that it is separate, and they felt that the top priority at this point is the campus master plan.

6. **Adjournment**

The meeting adjourned at 7:31 pm.

Minutes respectfully submitted by Amber DesRoberts

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: May 3, 2017

Agenda Item: 4

File Number: CSM-2017-04

Applicant: R.H. Batterman & Company

Owner: Town of Beloit

Location: Property located Between Duggan Road & South Walters Road, South of Townline Road, Parcel No. 6-2-15A

Existing Zoning: A-1, Agriculture

Existing Land Use: Vacant Land

Total CSM Area: 6,859,828.8 SF (157.48 AC)

Request Overview/Background Information:

R.H. Batterman & Co., on behalf of the Town of Beloit, has submitted an Application for the Review of a Minor Subdivision and a 3-Lot Certified Survey Map (CSM) for the property located between Duggan Road & South Walters Road, south of Townline Road, in the Town of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City of Beloit's extraterritorial jurisdiction where there is no dedication of land to the City.

Key Issues:

- The proposed lots are currently zoned A-1 and the zoning will be changed as follows: Lot 1 will be changed to I-1, Light Industrial, Outlot 1 will be changed to C-1, Conservancy, and Lot 2 will be changed to R-1, Single Family Residential.
- Lot 1 will have 2,431.16 feet of frontage on Duggan Road and will be approximately 58.63 acres.
- Outlot 1 will have 157.01 feet of frontage on Duggan Rd and 157.01 feet of frontage on South Walters Road and will be approximately 7.43 acres. Outlot 1 will be dedicated to the public for landscape buffer and recreation purposes.
- Lot 2 will have 661.95 feet frontage on Duggan Road and 1,827.91 feet of frontage on South Walters Road and will be approximately 91.42 acres.
- Lot 1 will have a 100' utility easement running through it from east to west.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.

Consistency with Comprehensive Plan and Strategic Plan:

N/A

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 3-Lot Certified Survey Map (CSM) for the property located Between Duggan Road & South Walters Road, south of Townline Road, in the Town of Beloit, subject to the following condition:

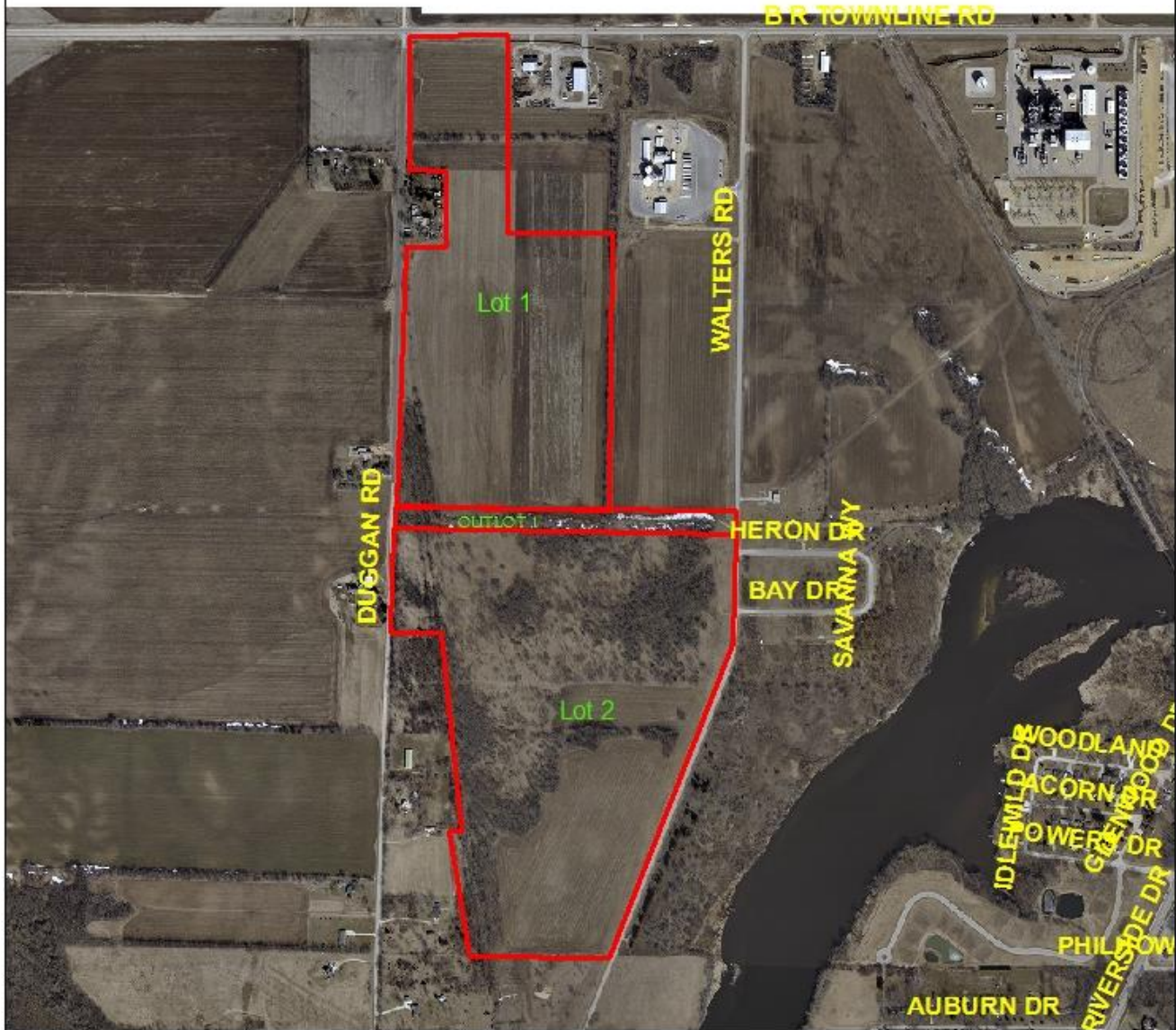
1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, CSM, Application, and Resolution

Location & Zoning Map

Lot Located Between Duggan Road and South Walters Road CSM-2017-05



1 inch = 933 feet

0 14080 560 840 Feet

Legend

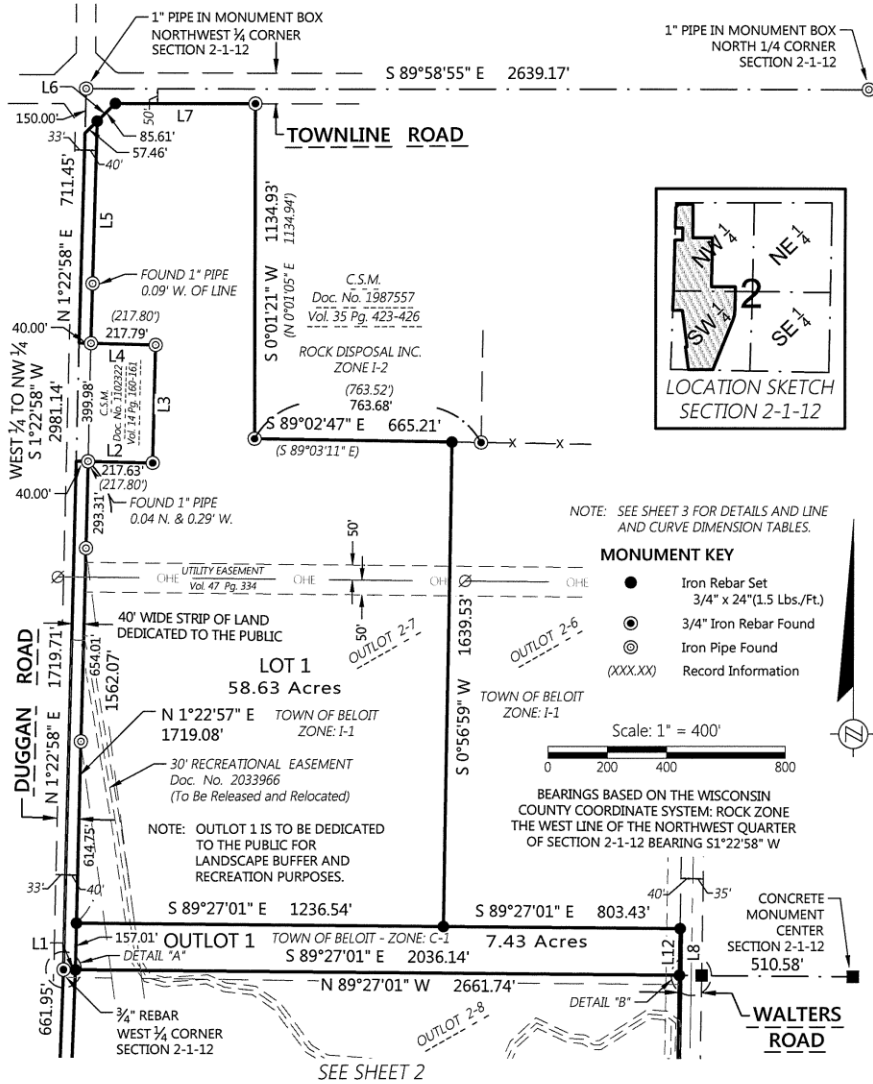
 Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: April 21
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

PARTS OF OUTLOT 2-6, 2-7, 2-8 AND 2-9 OF THE ASSESSOR'S PLAT OF
BELOIT TOWNSHIP BEING LOCATED IN PART OF PART OF THE NW 1/4,
SW 1/4 AND SE 1/4 OF THE NW 1/4 AND ALSO PART OF THE NE 1/4,
NW 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 2,
ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT,
ROCK COUNTY, WISCONSIN.

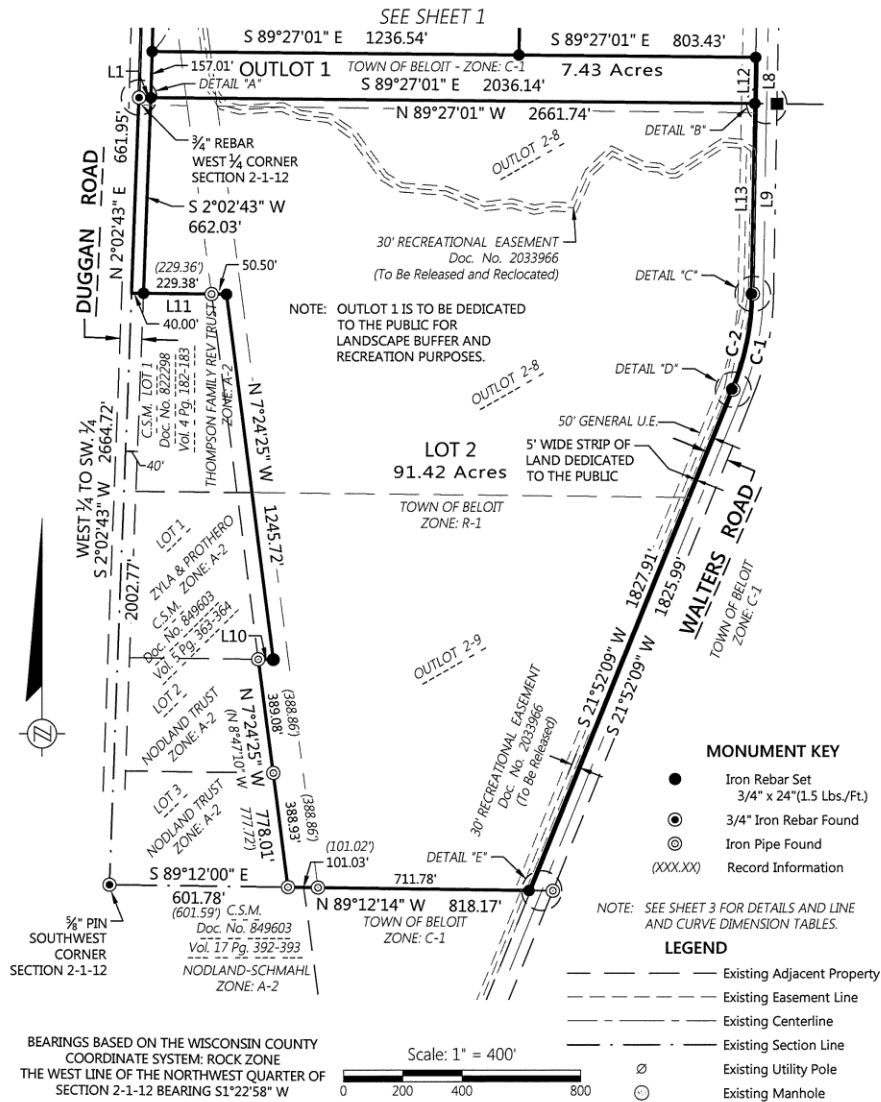


ORDER NO: 32663 BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: DGM SHEET 1 OF 3	FOR THE EXCLUSIVE USE OF: TOWN OF BELOIT 2871 S AFTON ROAD BELOIT, WI 53511	<div style="display: flex; align-items: center;"> <div> Batterman engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com </div> </div>
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File Name: J:\32600-32699\32663 - TOB 2 Lot CSM Walters Rd\SURVEY\RH B DRAWING FILES

PRELIMINARY CERTIFIED SURVEY MAP

PARTS OF OUTLOT 2-6, 2-7, 2-8 AND 2-9 OF THE ASSESSOR'S PLAT OF
BELOIT TOWNSHIP BEING LOCATED IN PART OF PART OF THE NW 1/4,
SW 1/4 AND SE 1/4 OF THE NW 1/4 AND ALSO PART OF THE NE 1/4,
NW 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 2,
ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT,
ROCK COUNTY, WISCONSIN.

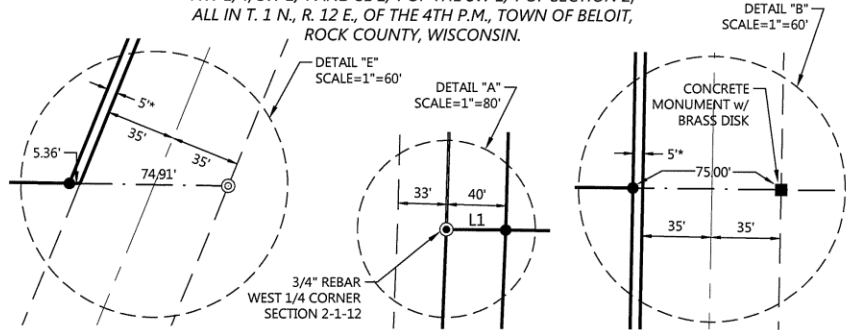


ORDER NO: 32663 BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: DGM SHEET 2 OF 3	FOR THE EXCLUSIVE USE OF: TOWN OF BELOIT 2871 S AFTON ROAD BELOIT, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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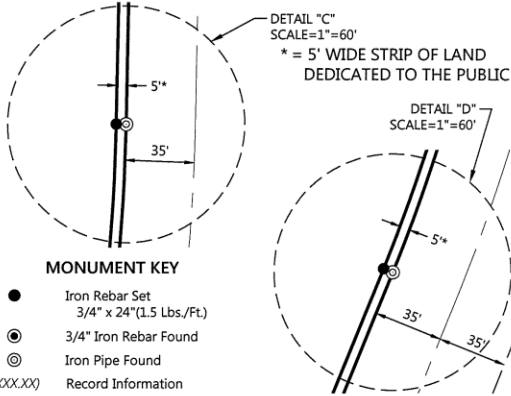
File Name: J:\32600-32699\32663 - TOB 2 Lot CSM Walters Rd\SURVEY\RH8 DRAWING FILES

PRELIMINARY CERTIFIED SURVEY MAP

PARTS OF OUTLOT 2-6, 2-7, 2-8 AND 2-9 OF THE ASSESSOR'S PLAT OF
BELOIT TOWNSHIP BEING LOCATED IN PART OF PART OF THE NW 1/4,
SW 1/4 AND SE 1/4 OF THE NW 1/4 AND ALSO PART OF THE NE 1/4,
NW 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 2,
ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT,
ROCK COUNTY, WISCONSIN.



Line Table		
Line #	Length	Direction
L1	40.01	S 89°27'01" E
L2	257.63	S 88°33'28" E
L3	400.09	N 01°23'53" E
L4	257.73	N 88°34'50" W
L5	752.58	N 01°23'52" E
L6	143.07	N 45°42'12" E
L7	472.05	N 89°58'34" W
L8	157.00	S 00°57'06" W
L9	643.42	S 00°56'09" W
L10	50.52	N 89°12'30" W
L11	319.89	N 89°19'43" W
L12	157.40	N 00°57'06" E
L13	643.39	S 00°56'09" W



Recorded Line Table		
Line #	Length	Direction
L2	(257.80')	(S 88°38'07" E)
L3	(400.00')	(N 01°21'53" E)
L4	(257.80')	(N 88°38'07" W)

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	20°55'36"	912.62'	333.33'	S 11°25'37" W	331.48'
C-2	20°55'36"	907.62'	331.50'	S 11°25'38" W	329.66'

ORDER NO: 32663 BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: DGM SHEET 3 OF 3	FOR THE EXCLUSIVE USE OF: TOWN OF BELOIT 2871 S AFTON ROAD BELOIT, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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File Name: J:\32600-32699\32663 - TOB 2 Lot CSM Walters Rd\SURVEY\RH B DRAWING FILES

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-2017-04

1. Address of property: S. Walters Road, Duggan Road, Townline Road
2. Tax Parcel Number(s): 6-2-20 & 6-2-15A
3. Property is located in (circle one): City of Beloit or Town of: Turtle, Beloit, Rock or LaPrairie
In the W.1/2 Quarter of Section 2, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Town of Beloit Phone: 608-364-2980

<u>2871 S. Afton Road</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
5. Surveyor's name: R.H. Batterman Phone: 608-365-4464

<u>2857 Bartells Drive</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
6. Number of new lots proposed with this land division is three (total) lot(s).
7. Total area of land included in this map: 158 +/- Acres
8. Total area of land remaining in parent parcel: 0 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-1
11. Is the proposed use permitted in this zoning district: Yes but rezoning to I-1, C-1 & R-1
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;** a pre-application meeting was held on 2/21/2017 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.

Kristin Belongia / Kristin Belongia / 4/12/17
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u> Amount paid: <u>\$180</u>
Scheduled meeting date: _____
Application accepted by: <u>Rudolf Mounis</u> Date: <u>4/12/17</u>

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: S. Walters Road, Dugan Road & Townline Road

Property owner's name: Town of Beloit

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)		X
B. A landform or topographical feature including perennial streams?		X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		X
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"?		X
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?		X
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?		X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"		X
H. Prevention of future gravel extraction?		X
I. A drainage-way with a tributary area of 5 or more acres?		X
J. Lot coverage of more than 50 percent impermeable surfaces?		X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		X
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		X
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		X
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		X
C. The use of septic systems for on-site wastewater disposal?		X
D. Lowering of water table by pumping or drainage?		X
E. Raising of water table by altered drainage?		X
F. Frontage on a lake, river, or other navigable waterway?		X
III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		X
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		X

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?		X
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?		X
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?		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=	

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 THREE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED BETWEEN DUGGAN ROAD & SOUTH WALTERS
ROAD**

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 between Duggan Road & South Walters Road, south of Townline Road, containing 157.48 acres, more or less, is located within the jurisdiction of the Town of Beloit; and

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

PARTS OF OUTLOT 2-6, 2-7, 2-8, AND 2-9 OF THE ASSESSOR’S PLAT OF
BELOIT TOWNSHIP BEING LOCATED IN PART OF THE NW ¼, SW ¼,
AND SE ¼ OF THE NW ¼ AND ALSO PART OF THE NE ¼, NW ¼, SW ¼,
AND SE ¼ OF THE SW ¼ OF SECTION 2, ALL IN T. 1 N., R. 12 E., OF THE
4TH P.M., TOWN 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 three-lot Certified Survey Map for the property located between Duggan Road & South Walters Road, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 3rd day of May, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: May 3, 2017

Agenda Item: 5

File Number: CSM-2017-05

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

Owner: Jeff Adleman

Location: 1405 Madison Road & 1402 Townline Avenue

Existing Zoning: PUD

Existing Land Use: Vacant

Total Area: 4 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 4-Lot Certified Survey Map (CSM) for the properties located at 1405 Madison Road & 1402 Townline Avenue.

Key Issues:

- The intent of the proposed CSM is to reconfigure two existing parcels into four new lots in advance of Jeff Adleman's proposed storage unit and duplex redevelopment project that was approved by the City Council as a Planned Unit Development (PUD) on February 6, 2017.
 - The approved PUD consists of up to three buildings containing up to 140 self-storage units and two duplexes along Whipple Street, and was approved subject to a condition requiring the attached CSM.
 - The proposed CSM creates a 2.723-acre lot (proposed Lot 4) for the storage unit development that includes the existing 1405 Madison Road parcel, which has 100 feet of frontage on Madison Road. Proposed Lot 4 also includes a 2,200 square-foot, triangle-shaped piece of land being purchased from the adjacent gas station property for driveway access. Proposed Lots 1-3 consist of two duplex lots and a lot devoted to stormwater management.
 - In addition, the proposed CSM dedicates a 33-foot strip of land along the eastern edge as right-of-way for the future improvement of Townline Avenue, including the construction of sidewalks.
 - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Community Commercial uses of the subject properties. Consideration of this request supports City of Beloit Strategic Goal #3.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 4-Lot Certified Survey Map (CSM) for the properties located at 1405 Madison Road & 1402 Townline Avenue, subject to the following conditions:

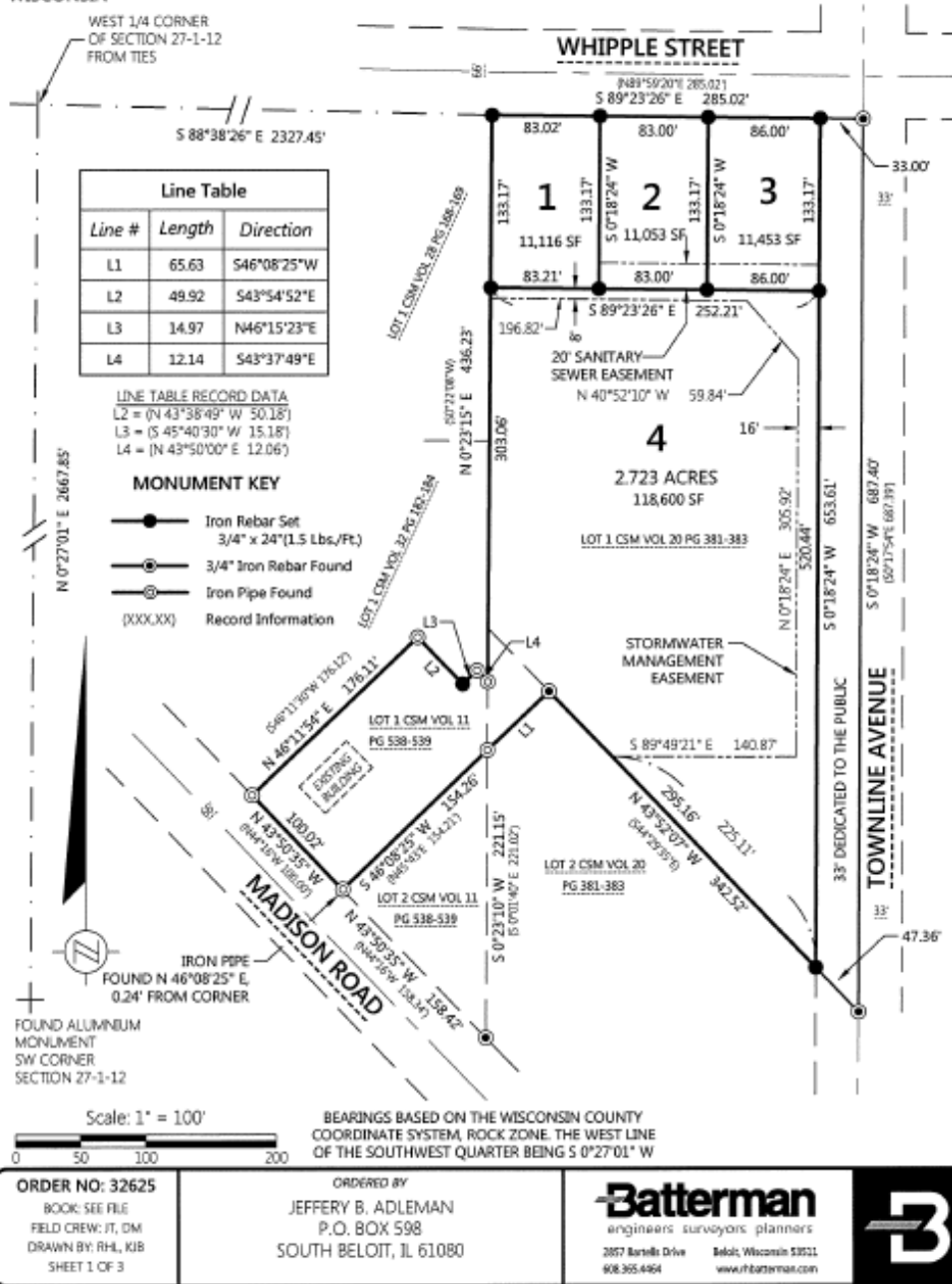
1. The applicant shall provide proof of ownership of all mapped lands prior to recording the CSM.
 2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.
-

Fiscal Note/Budget Impact: N/A

Attachments: CSM and Application

CERTIFIED SURVEY MAP

OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 1349992 AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGES 381-383, ALSO LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 991634 AS RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGES 538-539, AS SITUATED IN PART OF OUT-LOT 27-5 AND BEING ALL A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN



CERTIFIED SURVEY MAP

OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 1349992 AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGES 381-383, ALSO LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 991634 AS RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGES 538-539, AS SITUATED IN PART OF OUT-LOT 27-5 AND BEING ALL A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert H. Leuenberger, a Professional Land Surveyor, do hereby certify that I
County of Rock) ss. have surveyed and mapped Lot 1 and part of Lot 2 of Certified Survey Map
Document Number 1349992 as recorded in Volume 20 of Certified Survey Maps on Pages 381-383, also Lot 1
of Certified Survey Map Document Number 991634 as recorded in Volume 11 of Certified Survey Maps on
Pages 538-539, as situated in part of Out-Lot 27-5 and being all a part of the NE 1/4 of the SW 1/4 of Section
27, T. 1 N., R. 12 E. of the 4th P.M., City of Beloit, Rock County, Wisconsin

DESCRIBED AS FOLLOWS: Commencing at the Southwest corner of Section 27, aforesaid; thence North 0°27'01" East, 2667.85 feet to the West 1/4 corner of Section 27, aforesaid; thence South 88°38'26" East 2327.45 feet to the Northwest corner of Lot 1 of said Certified Survey Map Document No. 1349992 as recorded in Volume 20 on Pages 381-383, being the place of beginning; thence South 89°23'26" East 285.02 feet; thence South 0°18'24" West 687.40 feet; thence North 43°52'07" West 342.52 feet; thence South 46°08'25" West 65.63 feet; thence continuing South 46°08'25" West 154.26 feet to the Northerly right of way line of Madison Road; thence North 43°50'35" West 100.02 feet along said right of way line; thence North 46°11'54" West 176.11 feet; thence South 43°54'52" East 49.92 feet; thence North 46°15'23" East 14.97 feet; thence South 43°37'49" East 12.14 feet; thence North 0°23'15" East 436.23 feet to the place of beginning. Containing 174,301 square feet (4.001 acres) more or less.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Given under my hand and seal, this 19th day of April, 2017 at Beloit, Wisconsin.


Approved by the City Council of the City of
Beloit, this ___ day of _____, 2017.

By: _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent Parcel are current and have been paid as of _____, 2017.

Rock County Treasurer _____

ORDER NO: 32625 BOOK: SEE FILE FIELD CREW: JT, DM DRAWN BY: RHL, KJB SHEET 2 OF 3	ORDERED BY: JEFFERY B. ADLEMAN P.O. BOX 598 SOUTH БЕЛОИТ, IL 61080	Batterman engineers surveyors planners 2857 Bartlett Drive Beloit, Wisconsin 53511 608.365.4494 www.batterman.com	
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File Name: c:\3000-30999\32625-Adleman_CSM_Townline_Rd_Survey\1705-DRAWING FILES

CERTIFIED SURVEY MAP

OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 1349992 AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGES 381-383, ALSO LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 991634 AS RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGES 538-539, AS SITUATED IN PART OF OUT-LOT 27-5 AND BEING ALL A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

OWNERS CERTIFICATE

I Jeffery B. Adleman, Owner of the land described in the foregoing description, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map. We further certify that this Map is required by Sections 236.10 and .12 of the Wisconsin Statutes to be submitted to the following for approval or objection:
The City Council of the City of Beloit.

WITNESS the hands and seals of said Owner, this _____ day of _____, 2017.


State of Wisconsin) Personally came before me, this ____ day of _____, 2017, the above-named
County of Rock) ss Jeffery B. Adleman, to me known to be the persons who executed
the foregoing certificate and acknowledged the same.

Notary Public, Rock County, Wisconsin

My Commission Expires _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS ____ DAY OF _____ A.D. 2017 AT
____ O'CLOCK __M. AND RECORDED IN VOLUME _____, PAGES _____ OF CERTIFIED SURVEY
MAPS OF ROCK COUNTY, WISCONSIN.

_____ REGISTER OF DEEDS

ORDER NO: 32625 BOOK: SEE FILE FIELD CREW: JT, DM DRAWN BY: RHL, KIB SHEET 3 OF 3	ORDERED BY: JEFFERY B. ADLEMAN P.O. BOX 598 SOUTH БЕЛОИТ, IL 61080	Batterman engineers surveyors planners 2857 Benell Drive Beloit, Wisconsin 53511 608.365.4454 www.batterman.com	
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File Name: 132608-0369933025-Adleman CSM Townline Rd SURVEY\PHD DRAWING FILES

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: CSA-2017-05

1. Address of property: 1402 Townline Ave. & 1405 Madison Rd.
2. Tax Parcel Number(s): 12760010, 12760015, 12760020
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the SW1/4 Quarter of Section 27, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Jeff Adleman Phone: 608-289-6340
PO Box 598 South Beloit IL 61080
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 4 (Total) lot(s).
7. Total area of land included in this map: 4.001 ~~2.001~~ Ac.
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? Yes (Public R.O.W.)
10. The present zoning classification of this property is: PUD
11. Is the proposed use permitted in this zoning district: Yes

12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on 2/15/2017 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.

Kristin Belungia / Kristin Belungia / 4/12/17
(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>\$190.⁰⁰</u>
Scheduled meeting date: <u>May 3, 2017</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>4/12/17</u>

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: May 3, 2017

Agenda Item: 6

File Number: ZMA-2017-02

Applicant: Nicole Fischer

Owner: Kenneth & Judith Draeving

Location: 3375 Prairie Avenue

Current Zoning: R-1A
Proposed Zoning: C-3

Existing Land Use: Vacant Land

Parcel Size: 1.995 Acres

Request Overview/Background Information:

Nicole Fischer has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to C-3, Community Commercial District, for the property located at 3375 Prairie Avenue.

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 subject property is a vacant 2-acre parcel along Prairie Avenue/County Highway G, located immediately north of the YMCA Sports Complex.
- The applicant has made an accepted offer to purchase the subject property for future retail development. The current owner of record has signed the application. A wide range of retail sales & service uses are permitted in the C-3 district
- If this rezoning request is approved, the applicant may be submitting a separate request for a convenience store with a drive-through component. Drive-through uses require a Conditional Use Permit in all commercial districts.
- The applicant has not developed a site plan or architectural renderings at this time. A site plan would be a required component of an application for a Conditional Use Permit.
- The attached **Location & Zoning Map** shows the location of the subject property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: R-1A; Single-Family Dwellings
 - South: C-1, Office District; Athletic Fields
 - East: R-1A; Single-Family Dwellings
 - West: Town of Beloit
- Planning staff posted an informational sign on the subject property and mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **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 subject property is located on an arterial roadway that also serves as County Road G. Nearby land uses include the YMCA sports complex, heavy commercial (storage units), retail stores, and offices. If this site is developed, a Landscape Buffer will be required between the subject property and the adjacent residential parcels. The allowed retail sales & service uses in the C-3 district are compatible with the surrounding land uses.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The sports complex and vacant parcel to the south are zoned C-1, while the storage unit development further south was developed as a Planned Unit Development (PUD). There is an existing C-3 parcel approximately 500 feet to the south (Glitz & Go - 3311 Prairie Avenue).
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*
and
 - The subject property is suitable for the uses permitted in the R-1A district, although the high traffic volumes along Prairie Avenue may be inhibiting single-family development.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The property located at 3311 Prairie Avenue was rezoned from C-1 to C-3 in 2014 in order allow retail sales in the existing building at that location. Aside from that application, there has been very little development activity and few zoning map amendments in the immediate area

during the past decade. Ideally, the establishment of retail sales & service uses at this location may catalyze some redevelopment activity along the Prairie Avenue corridor. The Inman Parkway extension between Prairie Avenue and Shopiere Road is less than ½ mile south of the subject property, which may also spur nearby redevelopment activity.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map (#10) recommends Planned Mixed Uses and identifies the subject property as the northern limit of the Prairie Avenue Planned Mixed Use District. This recommendation is intended to guide future redevelopment of this area as a mixed-use center, so many plan recommendations regarding mixed-use buildings and prairie-style architecture are not exactly applicable to this specific rezoning request. However, the plan does recommend PUD or C-3 zoning for Planned Mixed Use areas. This proposed Zoning Map Amendment 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 #3.

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 R-1A, Single-Family Residential District to C-3, Community Commercial District, for the property located at 3375 Prairie Avenue.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Application, Public Notice, and Mailing List.

Location & Zoning Map

3375 Prairie Avenue

ZMA-2017-02



1 inch = 276 feet
0 4080 160 240 Feet

Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: April 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



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-2017-02

1. Address of subject property: 3375 Prairie Ave.

2. Legal description: Lot: _____ Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 2 acres.

3. Tax Parcel Number(s): 2077 0010

4. Owner of record: Ken & Judy Draeving Phone: _____
3236 Prairie Ave. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Nicole Fischer
1713 E. Williams Dr. Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) / (Cell Phone #) / (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:** (P-1A)
Change zoning district classification from: residential to: C3
All existing uses on this property are: N/A vacant land

7. All the proposed uses for this property are:
Principal use(s): retail - Convenience store - tobacco, alcohol, food, lottery

Secondary use(s): _____

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: _____

() Contractual, Nature of contract: _____

() Other, explain: _____

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

Name(s): _____ Phone: _____

_____ Beloit WI 53511
(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.

Kenneth M Draening KENNETH M DRAENING 3/29/17
(Signature of Owner) (Print name) (Date)

Nicole Fischer Nicole Fischer 3/29/2017
(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 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: May 3, 2017

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

Application accepted by: Drew Pisinger Date: 4/4/17

Date Notice Published: _____ Date Notice Mailed: _____



NOTICE TO THE PUBLIC

April 20, 2017

To Whom It May Concern:

Nicole Fischer has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to C-3, Community Commercial District, for the property located at:

3375 Prairie Avenue.

The subject property is a vacant 2-acre parcel along Prairie Avenue/County Highway G, located immediately north of the YMCA Sports Complex. The applicant has made an accepted offer to purchase the subject property for future commercial development.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, May 3, 2017, 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, May 15, 2017, 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.

Kenneth & Judith Draeving
3236 Prairie Ave
Beloit, WI 53511

Arthur Donaldson
P.O. Box 976
Beloit, WI 53512

Stateline Family YMCA
1865 Riverside Drive
Beloit, WI 53511

John & Cynthia Shickles
1928 Walton Lane
Beloit, WI 53511

Leffel King
1942 Walton Lane
Beloit, WI 53511

Decarlos & Michelle Nora
902 Randall Street
Beloit, WI 53511

Wayne & Tammy Sanda
1929 Walton Lane
Beloit, WI 53511

Lauren & Amy Hansberry
2007 Walton Lane
Beloit, WI 53511

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