



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, June 7, 2017 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 May 17, 2017 Meeting**
3. **Extraterritorial Certified Survey Map – 10404–10406 S. Walker Road – Town of Turtle**  
Review and consideration of a Two-Lot Certified Survey Map for the property located at 10404-10406 S. Walker Rd in the Town of Turtle
4. **Certified Survey Map – 3022 Ford Street**  
Review and consideration of a Four-Lot Certified Survey Map for 3022 Ford Street in the City of Beloit
5. **Certified Survey Map – 1520 Madison Road**  
Review and consideration of a Two-Lot Certified Survey Map for 1520 Madison Road in the City of Beloit
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

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

Notice Mailed: June 2, 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, May 17, 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 7:01pm. Commissioners Weeden, Faragher, Ruster, Finnegan, Tinder were present. Commissioners Johnson, Haynes, and Councilor De Forest were absent.

**2. Approval of the Minutes of the May 3, 2017 Meeting**

Commissioner Tinder moved to approve the minutes from the May 3, 2017 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**3. Conditional Use Permit – 2667 Prairie Avenue – Car Wash**

Public hearing, review and consideration of a Conditional Use Permit to allow a Limited Vehicle Service use (car wash) on the property located at 2667 Prairie Avenue

Mr. Drew Pennington, Planning and Building Services Director, presented the staff report and recommendation.

Gerardo Castro, 1223 Ninth Street, stated that he would comply with everything when the City approves the opening of the Car Wash.

Commissioner Weeden asked how they were going to dry the cars. Mr. Castro stated they are drying the cars by hand with shammy towels after the cars are rinsed off.

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

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

The School District consultant team will be reaching out to Kolak neighborhood to engage them and start envisioning a process for redevelopment of the Kolak site.

SLATS is looking for volunteers to sit on a Bike and Pedestrian Plan Committee, with a handful of meetings over the next six months during day times.

The City Council gave a first reading of the Zoning Map Amendment from R-1A to C-3 for the property at 3375 Prairie Avenue.

5. **Adjournment**

The meeting adjourned at 7:13pm.

Minutes respectfully submitted by Amber DesRoberts.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** June 7, 2017

**Agenda Item:** 3

**File Number:** CSM-2017-06

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

**Owner:** Mecca & Austin

**Location:** 10404 & 10406 S. Walker Road, Town of Turtle

**Existing Zoning:** AE & RR (Town)

**Existing Land Use:** Rural Residential

**CSM Area:** 10.9 Acres

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### 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 a 2-Lot Certified Survey Map (CSM) for the properties located at 10404 & 10406 S. Walker Road in the Town of Turtle within the City's Extraterritorial Jurisdiction.

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### Key Issues:

- The intent of this CSM is to move the lot line between these parcels approximately 75 feet to the west.
  - Proposed Lot 1 will be enlarged to 3.045 acres and proposed Lot 2 will be reduced to 7.818 acres.
  - There is an existing ingress/egress easement for a shared driveway over a 50-foot strip of Lot 2 along Walker Road for the benefit of Lot 1.
  - Both lots include existing single-family dwellings served by private wells and septic systems.
  - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments or concerns.
- 

### Consistency with Comprehensive Plan:

This proposed CSM lies outside the limits of the City's Future Land Use Map.

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### Sustainability:

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

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the properties located at 10404 & 10406 S. Walker Road in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2017.
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**Fiscal Note/Budget Impact:** N/A

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

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# Location & Zoning Map

10404 & 10406 S. Walker Rd


CSM-2017-06



1 inch = 378 feet

0 55 110 220 330 Feet

### Legend

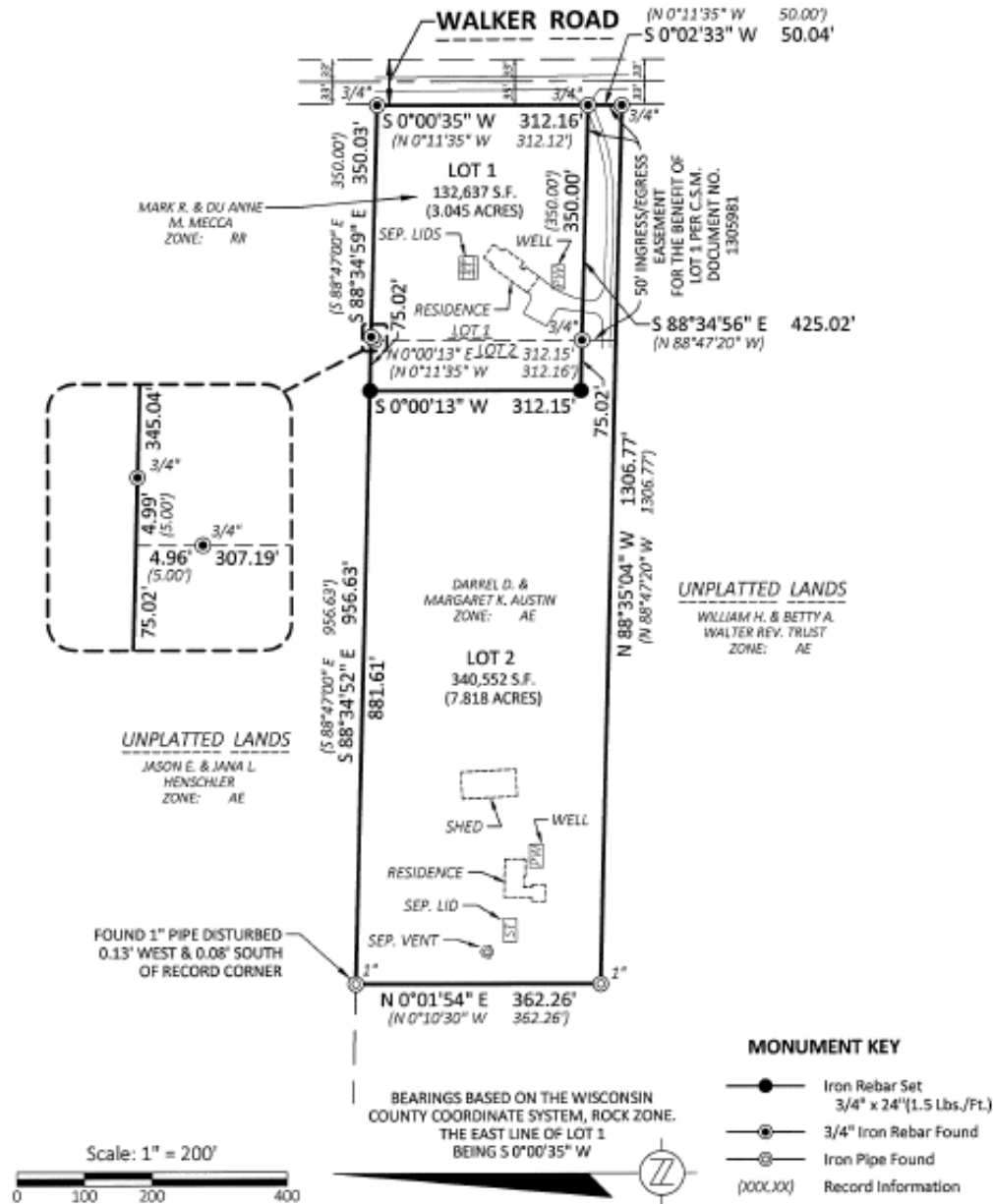
 Beloit & Turtle Parcels

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

## PLANNING & BUILDING SERVICES DIVISION

# PRELIMINARY CERTIFIED SURVEY MAP

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOCUMENT  
NO. 1305981 AS RECORDED IN VOLUME 19 ON PAGES  
330-331 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22,  
T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP,  
ROCK COUNTY, WISCONSIN.



<p><b>ORDER NO: 32703</b> BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: KJB SHEET 1 OF 3</p>	<p>FOR THE EXCLUSIVE USE OF: <b>MARK R. &amp; DU ANNE MECCA</b> 10404 S. WALKER RD. BELOIT, WI 53511</p>	<p><b>Batterman</b> engineers surveyors planners 2857 Barnetts Drive Beloit, Wisconsin 53511 908.565.4464 www.rhbatterman.com</p>
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File Name: J:\152700-32703\152703 - Mark Mecca\SURVEY\PH8 DRAWING FILES

**PRELIMINARY  
CERTIFIED SURVEY MAP**

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOCUMENT  
NO. 1305981 AS RECORDED IN VOLUME 19 ON PAGES  
330-331 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22,  
T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP,  
ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin }  
County of Rock } ss. I, Jeffrey R. Garde, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped Lots 1 and 2 of Certified Survey Map Document No. 1305981 as recorded in Volume 19 on Pages 330 through 331 of Certified Survey Maps, being also part of Southeast 1/4 of the Southeast 1/4 of Section 22, T. 1 N., R. 13 E., of the 4th P.M., Turtle Township, Rock County, Wisconsin.

Subject to any easements, agreements, covenants or restrictions recorded or unrecorded.

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, division 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, dividing and mapping the same.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2017 at Beloit, Wisconsin.

Approved by the Plan Commission of the City of Beloit, this \_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_

Approved by the Town Board of the Town of Turtle, this \_\_\_\_ day of \_\_\_\_\_, 2017.


By: \_\_\_\_\_

This Final Land Division No. 2017 XXX is approved, this \_\_\_\_ day of \_\_\_\_\_, 2017, pursuant to Chapter 4 of the Rock County Ordinance.

By: \_\_\_\_\_  
Rock County Planning, Economic and  
Community Development Department

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

\_\_\_\_\_  
Rock County Treasurer

<b>ORDER NO: 32703</b> BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: KJB SHEET 2 OF 3	FOR THE EXCLUSIVE USE OF: MARK R. & DU ANNE MECCA 10404 S. WALKER RD. BELOIT, WI 53511	<b>Batterman</b> engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4664 www.rhbatterman.com	
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File Name: J:\2700-32798\32703 - Mark Mecca\DWG\1\AMB-DRA\DWG FILES

**PRELIMINARY  
CERTIFIED SURVEY MAP**

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOCUMENT  
NO. 1305981 AS RECORDED IN VOLUME 19 ON PAGES 330-331 OF CERTIFIED SURVEY MAPS,  
BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22,  
T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP,  
ROCK COUNTY, WISCONSIN.

OWNERS'S CERTIFICATE

We, Mark R. Mecca and Du Anne M. Mecca, Owners of part of the land described in the foregoing description, do hereby certify that we have caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. We also certify that this plat is required by Sections 236.10 and 236.12 of the Wisconsin Statutes.

**WITNESS** the hand and seal of said Representative of said Owners, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mark R. Mecca, Owner

\_\_\_\_\_  
Du Anne M. Mecca, Owner

**State of Wisconsin } ss.** Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_,  
**County of Rock }** 2017, the above-named Mark R. Mecca and Du Anne M. Mecca, to me known to be  
the persons who executed the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

OWNERS'S CERTIFICATE

We, Darrel D. Austin and Margaret K. Austin, Representatives for Austin Family Trust, Owner, of part of the land described in the foregoing description, do hereby certify that we have caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. We also certify that this plat is required by Sections 236.10 and 236.12 of the Wisconsin Statutes.

**WITNESS** the hand and seal of said Representative of said Owners, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Darrel D. Austin, Representative for Austin Family Trust

\_\_\_\_\_  
Margaret K. Austin, Representative for Austin Family Trust


**State of Wisconsin } ss.** Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_,  
**County of Rock }** 2017, the above-named Darrel D. Austin and Margaret K. Austin, to me known to be  
the persons who executed the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ 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

<b>ORDER NO: 32703</b> BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: KJB SHEET 3 OF 3	FOR THE EXCLUSIVE USE OF: <b>MARK R. &amp; DU ANNE MECCA</b> 10404 S. WALKER RD. BELOIT, WI 53511	 <b>Batterman</b> engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4454 www.tbatterman.com
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File Name: J:\32700-32799\32703 - Mark Mecca\SURVEY\KJB DRAWINGS 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-2017-06

1. Address of property: 10404 & 10406 S. Walker Road, Beloit
2. Tax Parcel Number(s): 6-19-253.2A & 6-19-253.2B
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit: Rock or LaPrairie  
In the SE Quarter of Section 22, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Mark R. & Du Anne M. Mecca/Darrel D. & Margaret K. Austin Phone: 608-481-0713 (Mecca)  
10404/10406 S. Walker Rd. Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 808-365-4464  
2857 Bartells Dr. Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 (Land Transfer) lot(s).
7. Total area of land included in this map: 10.862 Ac.
8. Total area of land remaining in parent parcel: 0 Ac.
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE & RR (to be rezoned all to AE)
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 \_\_\_\_\_ with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] Mark R. Mecca 5-8-17  
(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>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>June 7, 2017</u>
Application accepted by: <u>Dee Penington</u> Date: <u>5/11/17</u>

*\* PLS send receipt*

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTIES LOCATED AT  
10404 & 10406 S. WALKER ROAD IN THE TOWN OF TURTLE**

**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 two-lot Certified Survey Map for the properties located at 10404 & 10406 S. Walker Road in the Town of Turtle is located within the extraterritorial jurisdiction of the City; and

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

Lots 1 & 2 of Certified Survey Map Document No. 1305981 as recorded in Volume 19 on Pages 330-331 of Certified Survey Maps, being a part of the SE ¼ of the SE ¼ of Section 22, T. 1N., R. 13E. of the 4<sup>th</sup> P.M., Town of Turtle, Rock County, Wisconsin.

**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 properties located at 10404 & 10406 S. Walker Road in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2017.

Adopted this 7<sup>th</sup> day of June, 2017.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen  
Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** June 7, 2017

**Agenda Item:** 4

**File Number:** CSM-2017-07

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

**Owner:** KDN Hospitality LLC

**Location:** 3022 Ford Street

**Zoning:** C-3, Community Commercial  
& MRO, Milwaukee Road Overlay

**Existing Land Use:** Vacant

**Total CSM Area:** 12 Acres

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### Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 4-Lot Certified Survey Map (CSM) for the property located at 3022 Ford Street in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### Key Issues:

- The intent of the proposed CSM is to subdivide the former lumberyard property in advance of a proposed redevelopment project involving the construction of a 6-story Holiday Inn Express hotel. The proposed CSM will also create three additional lots for future development potential. The existing buildings will be demolished.
- Note that the proposed CSM identifies two sections of land along the northern and eastern perimeter that will be acquired by WisDOT for the reconstruction and realignment of the I-90/39/43 interchange.
- The hotel will be constructed on proposed Lot 2, which is 3.3 acres and includes frontage on Ford Street and the interstate. Planning staff is reviewing site plans related to the construction of the hotel on Lot 2.
- In order to address the unique access challenges associated with this site, the CSM reserves a 66-foot cross-access and utility easement over the planned Ford Street driveway area on Lot 2, and reserves that area for a future right-of-way (see note "A"). The CSM also reserves a 66-foot utility easement over the shared lot line between Lots 3-4, and reserves the same area for a future right-of-way connection to the unimproved Ford Street right-of-way (see note "B").
- Proposed Lot 1 is 2.3 acres and includes frontage on Ford Street and the interstate. Proposed Lot 3 is 4.5 acres and includes frontage on the unimproved section of Ford Street and the interstate, but will have access via the cross-access easement and driveway over Lot 2. Proposed Lot 4 is 1.9 acres and includes frontage on the unimproved section of Ford Street, but will have access via the cross-access easement and driveway over Lot 2.
- All of the proposed lots comply with the minimum development standards in the C-3 zoning district.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections. Alliant Energy has requested electrical easements to be shown on the final CSM.

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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Community Commercial uses for the subject property. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goals #3 and #5.

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### Sustainability:

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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 4-Lot Certified Survey Map (CSM) for the property located at 3022 Ford Street in the City of Beloit, subject to the following conditions:

1. The final CSM shall include the easements requested by Alliant Energy.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

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

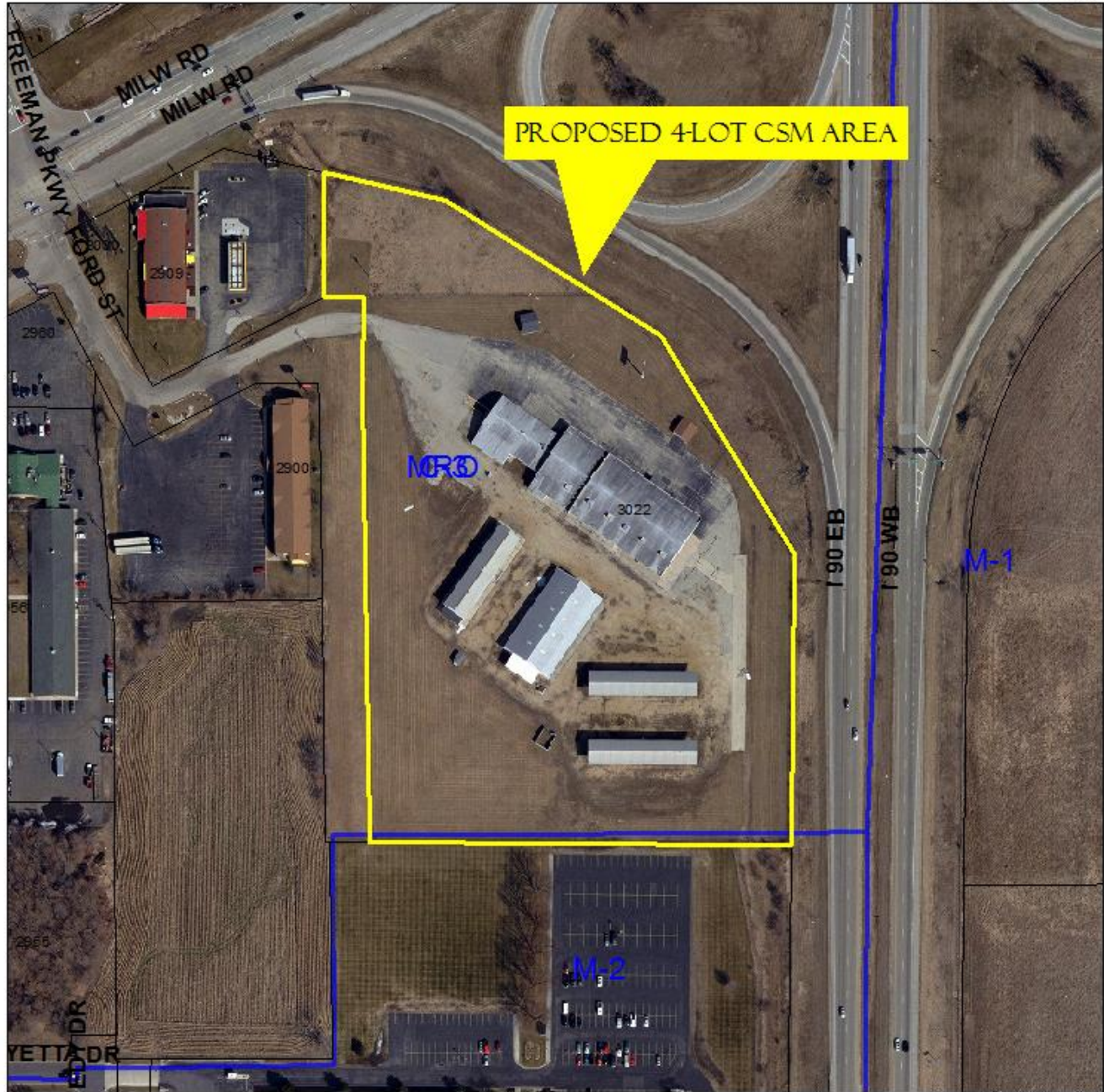
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**Attachments:** Location & Zoning Map, CSM, Application, and Resolution.

# Location & Zoning Map

3022 Ford Street



CSM-2017-07



1 inch = 213 feet

0 3060 120 180 Feet

## Legend

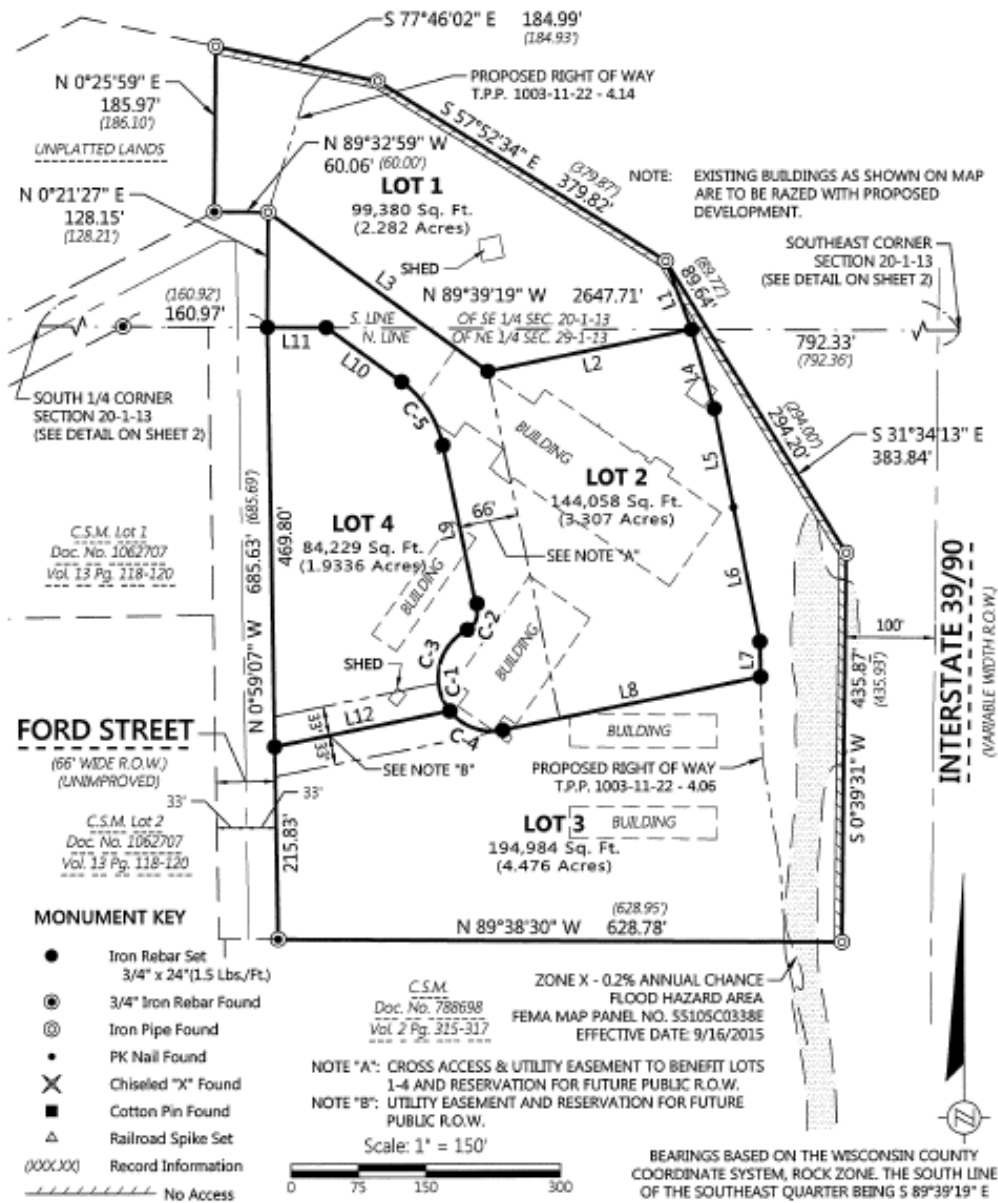
-  City Limits
-  Zoning District

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

# PLANNING & BUILDING SERVICES DIVISION

# CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 20, AND PART OF THE NORTHEAST OF THE  
NORTHEAST 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE  
4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



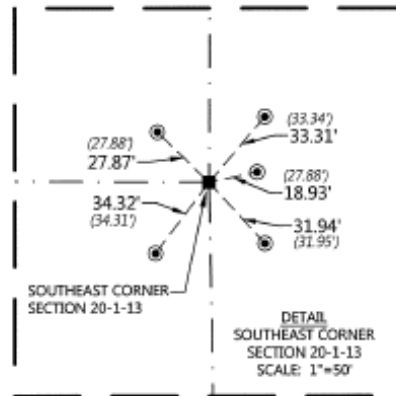
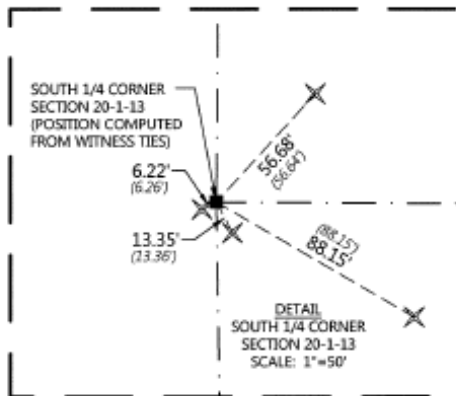
<p><b>ORDER NO: 32627</b>                  BOOK: SEE FILE                  FIELD CREW: SB, DM                  DRAWN BY: KJB                  SHEET 1 OF 4</p>	<p>FOR THE EXCLUSIVE USE OF:                  KDN HOSPITALITY, LLC                  616 MIDLAND ROAD                  JANESVILLE, WI 53546</p>	<p><b>Batterman</b>                  engineers surveyors planners                  2857 Batters Drive Beloit, Wisconsin 53521                  608.365.4464 www.batterman.com</p>
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# CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 20, AND PART OF THE NORTHEAST OF THE  
NORTHEAST 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE  
4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

Line Table		
Line #	Direction	Length
L1	N20°37'10"W	81.53
L2	S78°24'03"W	232.15
L3	N54°03'19"W	302.76
L4	S15°47'20"E	92.38
L5	S10°51'51"E	112.38
L6	S11°05'48"E	153.38
L7	S01°15'24"E	39.52
L8	S78°24'03"W	293.52
L9	N11°35'57"W	188.62
L10	N54°03'19"W	103.72
L11	N89°39'19"W	65.65
L12	S78°24'03"W	199.37

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	164°24'36"	60.00'	172.17'	N 19°23'39" W	118.89'
C-2	74°24'36"	20.00'	25.97'	N 25°36'21" E	24.19'
C-3	101°09'14"	60.00'	105.93'	N 12°14'02" E	92.70'
C-4	63°15'23"	60.00'	66.24'	S 69°58'16" E	62.93'
C-5	42°27'22"	117.00'	86.70'	N 32°49'38" W	84.73'



<b>ORDER NO: 32627</b> BOOK: SEE FILE FIELD CREW: SB, DM DRAWN BY: KIB SHEET 2 OF 4	FOR THE EXCLUSIVE USE OF: KDN HOSPITALITY, LLC 616 MIDLAND ROAD JANESVILLE, WI 53546	<b>Batterman</b> engineers surveyors planners 2857 Bertels Drive    Beloit, Wisconsin 53511 608.365.4464        www.batterman.com	
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File Name: J:\32627-32627-Walsh\SURVEY\HIS DRAWING FILES

# CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 20, AND PART OF THE NORTHEAST OF THE  
NORTHEAST 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE  
4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin }  
County of Rock } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped part of Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 20, and part of the Northeast 1/4 of the Northeast 1/4 of Section 29, T.1N., R.13E., of the 4th P.M., City of Beloit, Rock County, Wisconsin.

**DESCRIBED AS FOLLOWS:** Commencing at cotton pin found at the Southeast corner of said Section 20 (T.1N., R.13E.); thence North 89°39'19" West, 792.33 feet along the South line of the Southeast 1/4 of said Section 20 to the Westerly right-of-way line of Interstate 39/90 and place of beginning; thence along said right-of-way line, South 31°34'13" East, 294.20 feet; thence continue along said right-of-way line, South 0°39'31" West, 435.87 feet to the North line of Certified Survey Map Document No. 788698 recorded in Volume 2 on Pages 315-317 of Certified Survey Maps; thence along said North line, North 89°38'30" West, 628.78 feet to the Easterly right-of-way line of Ford Street; thence along said right-of-way line, North 0°59'07" West, 685.63 feet; thence continue along said right-of-way line, North 0°21'27" East, 128.15 feet to the Northerly right-of-way line of Ford Street; thence along said right-of-way line, North 89°32'59" West, 60.06 feet; thence North 0°25'59" East, 185.97 feet to the right-of-way line of Interstate 39/90; thence along said right-of-way line, South 77°46'02" East, 184.99 feet; thence continue along said right-of-way line, South 57°52'34" East, 379.82 feet; thence continue along said right-of-way line, South 31°34'13" East, 89.64 feet to the place of beginning. Containing 12.000 acres more or less.

Subject to any easements, agreements, covenants or restrictions recorded or unrecorded.

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, division and map by the direction of KDN Hospitality, LLC, owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this \_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_

<b>ORDER NO: 32627</b> BOOK: SEE FILE FIELD CREW: SB, DM DRAWN BY: KJB SHEET 3 OF 4	<b>FOR THE EXCLUSIVE USE OF:</b> KDN HOSPITALITY, LLC 616 MIDLAND ROAD JANESVILLE, WI 53546	<b>Batterman</b> engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464 www.batterman.com	
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File Name: J:\12020-12099\12027-Plotter\SURVEY\4th P.M. DRAWING FILES

**CERTIFIED SURVEY MAP**  
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
 OF SECTION 20, AND PART OF THE NORTHEAST OF THE  
 NORTHEAST 1/4 OF SECTION 29, T. 1 N., R. 13 E., OF THE  
 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE OF DEDICATION

I, KDN Hospitality, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided and mapped as represented on the plat.

OWNER does further certify that this plat is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Beloit.

**IN WITNESS WHEREOF**, the KDN Hospitality, LLC has caused these presents to be signed by Dan Weitzel, its representative, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Dan Weitzel, Representative for KDN Hospitality, LLC

*State of Wisconsin* } Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, Dan Weitzel of the  
*County of Rock* } ss. above-named corporation, to me known to be the persons who executed the foregoing  
 certificate, and to me known to be such representative of said corporation and acknowledged that they executed the foregoing  
 certificate as such officers as the deed of such corporation, by its authority.

\_\_\_\_\_  
 Notary Public, \_\_\_\_\_ 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

<b>ORDER NO: 32627</b> BOOK: SEE FILE FIELD CRGW: SR, DM DRAWN BY: KJB SHEET 4 OF 4	FOR THE EXCLUSIVE USE OF: KDN HOSPITALITY, LLC 616 MIDLAND ROAD JANESVILLE, WI 53546	<b>Batterman</b> engineers surveyors planners 2857 Bartlett Drive    Deloit, Wisconsin 53511 608.365.6464        www.tbatterman.com	
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File Name: I:\20100-32627-Weitzel\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-2017-07

1. Address of property: 3022 Ford Street
2. Tax Parcel Number(s): 22910015
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the Various Quarter of Section 20/29 Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: KDN Hospitality, LLC Phone: 608-289-2598  
616 Midland Road Janesville WI 53546  
(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 lot(s).
7. Total area of land included in this map: 12.00 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: C-3
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 March 2, 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 / 5/16/2017  
(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.<sup>00</sup></u>
Scheduled meeting date: <u>June 7<sup>th</sup>, 2017</u>
Application accepted by: <u>Don Pennington</u> Date: <u>5/17/17</u>

**RESOLUTION  
APPROVING A FOUR-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
3022 FORD STREET**

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

**WHEREAS**, the attached four-lot Certified Survey Map for the property located at 3022 Ford Street, containing 12.0 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

PART OF THE SW ¼ OF THE SE ¼ AND PART OF THE SE ¼ OF THE SE ¼  
OF SECTION 20, AND PART OF THE NE ¼ OF THE NE ¼ OF SECTION 29,  
T. 1 N., R. 13 E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY,  
WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached four-lot Certified Survey Map for the property located at 3022 Ford Street, subject to the following conditions:

1. The final CSM shall include the easements requested by Alliant Energy.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 7<sup>th</sup> day of June, 2017.

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

**ATTEST:**

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

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** June 7, 2017

**Agenda Item:** 5

**File Number:** CSM-2017-08

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

**Owner:** Premier Oil Holdings, LLC.

**Location:** 1520 Madison Road

**Existing Zoning:** C-3, Community  
Commercial District

**Existing Land Use:** Retail

**Total CSM Area:** 108,262 SF (2.50  
AC)

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### Request Overview/Background Information:

R.H. Batterman and Company, Inc., on behalf of Premier Oil Holdings, LLC., has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 1520 Madison Road. 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 where there is no dedication of land to the City.

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### Key Issues:

- This 108,262 Sq. ft. (2.5 acres) lot is currently zoned C-3, Community Commercial District, and the zoning for both proposed lots will not change when divided. The intent of this CSM is to create a separate parcel for commercial development.
- There will be a cross access & parking easement provided between the two proposed lots.
- Lot 1 will have 340.30 feet of frontage on Madison Road and will be approximately 1.21 acres.
- Lot 2 will have 185.45 feet of frontage on Madison Road and 408.84 feet of frontage on Whipple Street, and will be approximately 1.30 acres.
- Lot 2 will contain a 12' wide water service easement, 12' sanitary service easement, and 10' wide sanitary sewer easement. The locations of these easements are approximate.
- An address will have to be assigned to the newly created parcel.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Community Commercial uses for the subject property. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goals #3 and #5.

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### Sustainability:

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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 1520 Madison Road, subject to the following conditions:

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

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

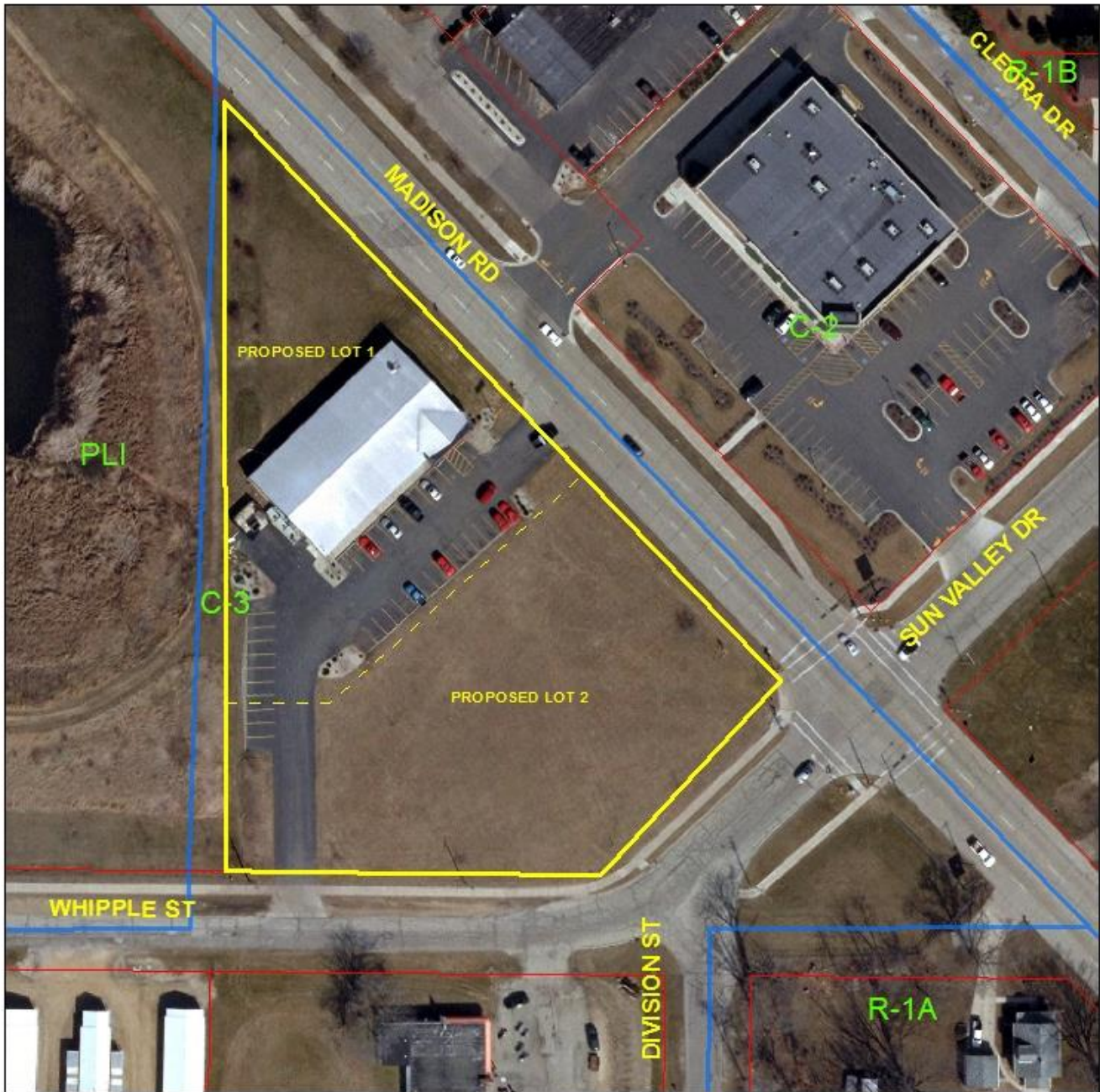
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**Attachments:** Location Map, CSM, Application, and Resolution

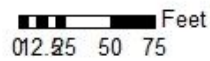
# Location & Zoning Map

1520 Madison Road

CSM-2017-08



1 inch = 93 feet



## Legend

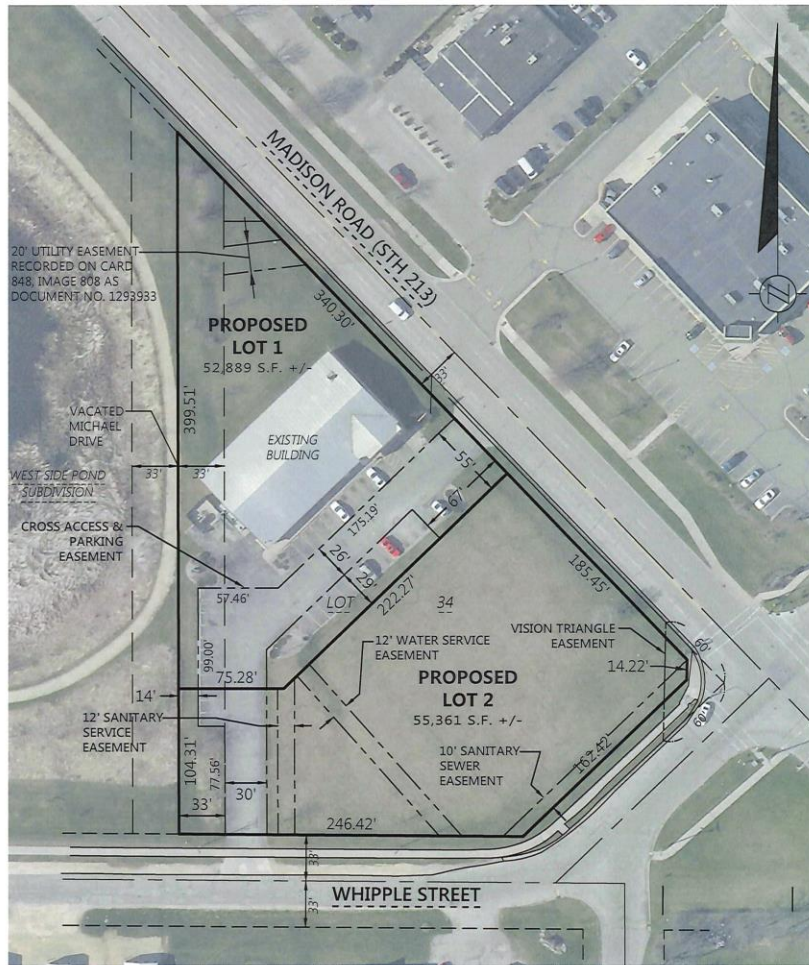
 Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II  
Date: May 19, 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION

## PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF LOT 34 OF McKEARN'S SECOND ADDITION  
AND PART OF VACATED MICHAEL DRIVE BEING PART OF  
THE SW 1/4 OF THE NW 1/4, PART OF THE SE 1/4 OF THE  
NW 1/4 OF SECTION 27, T. 1 N., R. 12 E., OF THE 4TH P.M.,  
CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



Scale: 1" = 80'

<p><b>ORDER NO: 32721</b>          BOOK: SEE FILE          FIELD CREW: XXX          DRAWN BY: KJB          DATE: MAY 18, 2017</p>	<p><small>FOR THE EXCLUSIVE USE OF:</small>  <b>PREMIER OIL HOLDINGS, LLC</b>          1415 ELBRIDGE PAYNE RD., STE. 285          CHESTERFIELD, MO 63017</p>	<p><b>Batterman</b>          engineers surveyors planners  <small>2857 Bartells Drive Beloit, Wisconsin 53511          608.365.4464 www.rhbatterman.com</small></p>
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File Name: J:\32700-32799\32721 - Premier Oil Holdings\SURVEY\RH8 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-2017-08

1. Address of property: 1520 Madison Road
2. Tax Parcel Number(s): 12770900
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NW Quarter of Section 27, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Premier Oil Holdings, LLC Phone: 636-534-5900 (x101)  
1415 Elbridge Payne Rd., Ste. 285 Chesterfield MO 63017  
(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 2 (net) lot(s).
7. Total area of land included in this map: 108,262 s.f.
8. Total area of land remaining in parent parcel: 0 s.f.
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-3
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 May 11, 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 / 5/16/2017  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u> Amount paid: <u>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>June 21, 2017</u>
Application accepted by: <u>Dore Pennington</u> Date: <u>5/17/17</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
1520 MADISON 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 City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 1520 Madison Road, containing 2.5 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

OF PART OF LOT 34 OF McKEARN’S SECOND ADDITION AND PART OF  
VACATED MICHAEL DRIVE BEING PART OF THE SW ¼ OF THE NW ¼ ,  
PART OF THE SE ¼ OF THE NW ¼ OF SECTION 27, T. 1 N., R. 12 E., OF  
THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 1520 Madison 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 7<sup>th</sup> day of June, 2017.

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

**ATTEST:**

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