



MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, February 21, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the February 7, 2018 Meeting**
3. **Extraterritorial Certified Survey Map – 9520 South Clinic Road – Town of Turtle**
Review and consideration of a two-lot Certified Survey Map for the property located at 9520 South Clinic Rd in the Town of Turtle
4. **Status Report on Prior Plan Commission Items**
5. **Adjournment**

If you are unable to attend this meeting, please contact Amber DesRoberts in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Posted: February 16, 2018
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**



**Meeting Minutes
Beloit City Plan Commission
Wednesday, February 7, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, and City Councilor Leavy were present. Commissioners Haynes and Tinder were absent.

2. Approval of the Minutes of the January 17, 2018 Meeting

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

3. Extraterritorial Certified Survey Map – 8344 S Schroeder Road – Town of Turtle

Review and consideration of a one-lot Certified Survey Map for the property located at 8344 S Schroeder Rd in the Town of Turtle

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

Commissioner Weeden moved to approve the Extraterritorial Certified Survey Map, Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. Extraterritorial Certified Survey Map – 2844 W St. Lawrence Avenue

Review and consideration of a one-lot Certified Survey Map for the property located at 2844 W St. Lawrence Avenue in the Town of Beloit

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

Commissioner Johnson moved to approve the Extraterritorial Certified Survey Map, Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Street Vacation – Intersection of Maple Avenue and Fourth Street

Review and consideration of a petition to vacate a small part of Maple Avenue right-of-way west of Fourth Street adjacent to the property located at 1500 Fourth Street

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

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

6. Planned Unit Development – Welcome Center – 1500 Fourth Street

Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the construction of Beloit School District administrative offices and Welcome Center for the property located at 1500 Fourth Street

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

Councilor Leavy questioned if the developers were aware of some of the electrical wires that were underground when they redid the street years ago. Ms. Christensen stated that it would be in the right-of-way and not on the private property, and if it was in the vacated right-of-way that engineering would make note for it to be relocated, if necessary.

Commissioner Faragher questioned why the signage was included in the PUD and why there is a non-inclusion for an Electrically Variable Message sign for the Beloit School District Administrative Office. Ms. Christensen explained that the Zoning Ordinance allows for signs to be addressed as a part of the PUD. Ms. Christensen also indicated that having an EVM sign can be distracting to traffic on the corner, and the school district is not requesting one at this time.

Commissioner Weeden questioned if the City was approving the outdoor seating on the second floor rooftop as a part of the PUD or will they have to come back. Drew Pennington, Director of Planning and Building Services, indicated that it will be a part of the break room and will not have to come back to Plan Commission for review.

Bill Dorr, 836 Church Street, questioned what will be happening with the Kolak building. Ms. Christensen stated the City may be looking at the Kolak building reuse as a part of the Comprehensive Plan update. The City is currently in the process of updating the Comprehensive Plan. Ms. Christensen mentioned that having good facilities does make people want to come to Beloit and could increase enrollments.

Joe Stadelman, 2431 E Ridge Rd, representing Angus Young Associates, was in attendance to answer any questions about the project. Commissioner Weeden asked whether a Phase One had been completed yet and what the results were. Mr. Stadelman stated that the Beloit Foundation was the former owner of the property, and the site had contamination in the soil. The Beloit Foundation initiated the process for the Voluntary Property Limit Exemption (VPLE) and that process was completed after the property transferred the land to Beloit 2020. The DNR approved the VPLE so any contamination is managed through the VPLE program and under the insurance liability program. Commissioner Weeden asked if

there have been any evaluations of the groundwater and if there any contamination would flow into the river. Mr. Stadelman stated that he would have to get that information from the environmental engineer.

Mark Preschul, 1266 McKinley Avenue, asked how the PUD affects the plans for bike paths in the area. Ms. Christensen stated that it will not affect the plans for the future of the bike path, as they were not intended to be located on this property. Mr. Christensen mentioned that Phase 1 of the Campus Master Plan that was approved by the School Board has not been approved by the City Council at this point. The City Manager wants to have a joint City Council-School Board meeting to discuss the plan before bringing the plan to City Council for approval. This plan does include bike paths and pedestrian connections.

Jaymie Carpenter, 1821 Harrison Avenue, mentioned that she thinks the Welcome Center could be located in a different location and that the money could be used in a different area. She suggested using the vacant buildings already owned by the School District.

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

7. Zoning Map Amendment – 1500 Fourth Street

Public hearing, review and consideration of a Zoning Map Amendment from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the property located at 1500 Fourth Street

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

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

8. Final Plat – 2750 Rachel Terrace

Review and consideration of the Final Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace

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

Commissioner Johnson moved to approve the Final Plat at 2750 Rachel Terrace, Commissioner Ruster seconded the motion. The motion passed, voice vote.

9. Conditional Use Permit – 419 Pleasant Street

Review and consideration of an amendment to the original application for a Conditional Use Permit to allow a rooftop seating area and to amend the layout of an existing Drive-Up

Automated Teller Machine (ATM) in the CBD-1, Central Business District-Core, for the property located at 419 Pleasant Street

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

John Gackstetter, Hendricks Commercial Properties, outlined the plans and location of the new rooftop seating area as well as the layout of the drive-up ATM.

Commissioner Weeden moved to approve the Conditional Use Permit, Commissioner Johnson seconded the motion. The motion passed, voice vote.

10. Status Report on Prior Plan Commission Items

Drew Pennington, Director of Planning and Building Services, mentioned that the Comprehensive Plan Public Opinion survey has been out for a week and the steering committee will meet on February 15, 2018 at 4:15pm at the Beloit Public Library to discuss the results.

11. Adjournment

Commissioner Ruster moved to adjourn the meeting. Commissioner Weeden seconded the motion. Meeting adjourned at 7:58pm.

Minutes respectfully submitted by Amber DesRoberts.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 21, 2018

Agenda Item: 3

File Number: CSM-2018-02

Applicant: Combs & Associates, Inc.

Owner: Gary Gessner & Robert Eichmann

Location: 9520 South Clinic Road

Existing Zoning: A-E, Exclusive Agricultural (Town of Turtle Zoning)

Existing Land Use: Vacant, Agriculture

Total CSM Area: 7.3 Acres

Request Overview/Background Information:

Combs & Associates, Inc., on behalf of Gary Gessner & Robert Eichmann, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 9520 South Clinic Road in the Town of Turtle. 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.

Key Issues:

- The intent of this CSM is to subdivide the vacant 7.3-acre parcel into two buildable lots for the construction of single-family dwellings. The subject property is adjacent to the City limits.
- The subject property is currently zoned A-E, Exclusive Agricultural, and the zoning for proposed Lots 1 & 2 will be changed to A-G, General Agricultural, which allows 3-acre lot sizes (or greater).
- Proposed Lot 1 includes 320 feet of frontage on South Clinic Road and is 3.2 acres in area.
- Proposed Lot 2 includes 790 feet of frontage on South Clinic Road, a 20' wide drainage easement, and is 4.1 acres in area.
- Lots 1 & 2 will share an existing driveway which has access from South Clinic Road.
- 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.

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 two-lot Certified Survey Map (CSM) for the property located at 9520 South Clinic Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, CSM, Application, and Resolution

Location & Zoning Map

9520 South Clinic Road

CSM-2018-02



1 inch = 164 feet

0 25 50 100 150 Feet

Legend

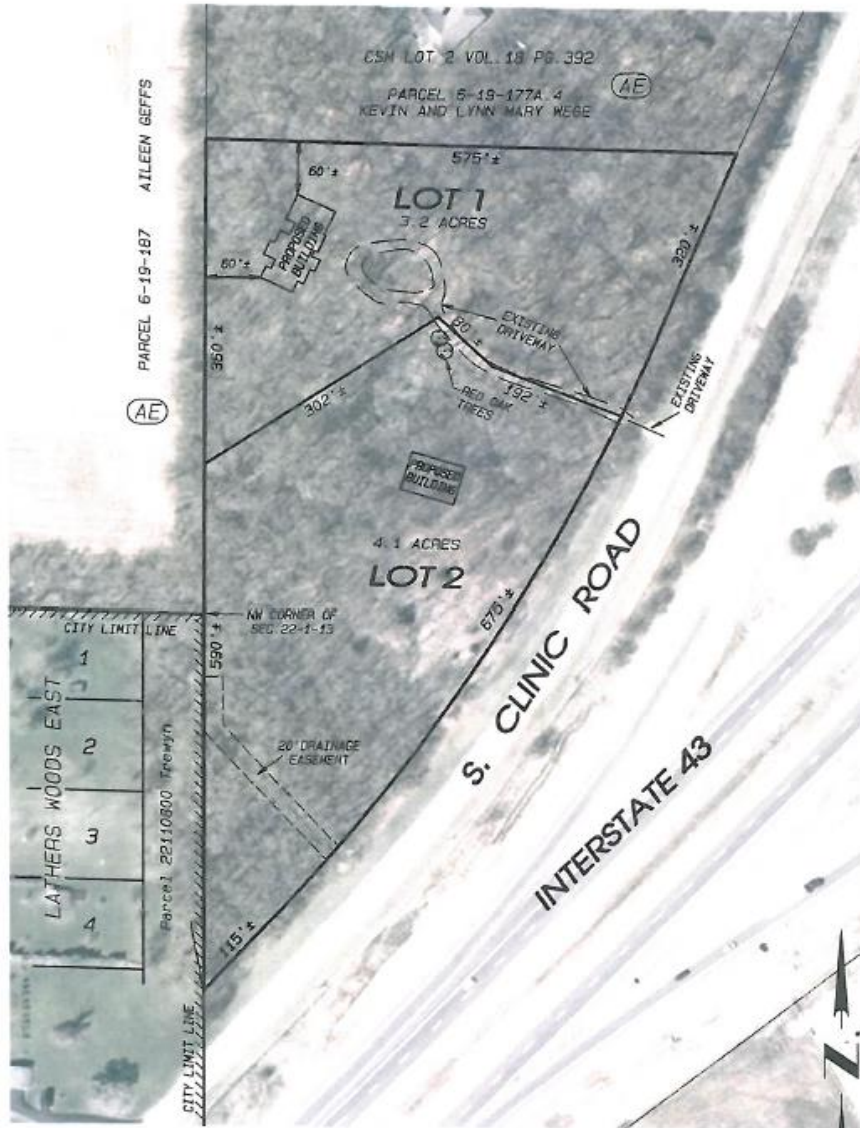
- Zoning District
- Proposed Boundary Change
- 20 ft. Wide Drainage Easement
- Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: Feb. 1, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

LOT ONE OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8, PAGES 354 AND 355 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 908455 AND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15 AND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117 - 277 For: EICHMANN

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534

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-2018-02

1. Address of property: 9520 S. Clinic Road
2. Tax Parcel Number(s): 6-19-177.1
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the ^{NW}SW Quarter of Section ²²15, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Gary Gessner/ Robert Eichmann Phone: 815-713-9184
365 Stone Rodge Lane, Cherry Valley, IL 61016-8800
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 608-752-0575
109 W. Milwaukee Street, Janesville, WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 7.3 Acres
8. Total area of land remaining in parent parcel: Ø
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
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.

Ronald J. Combs 1/31/18
(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: \$150 plus \$10 per lot Amount paid: \$170.00 4582
Scheduled meeting date: FEB. 21, 2018
Application accepted by: [Signature] Date: 1/18/18

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED 9520 SOUTH CLINIC 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 two-lot Certified Survey Map for the property located at 9520 South Clinic Road in the Town of Turtle, containing 7.3 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOT ONE OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8,
PAGES 354 AND 355 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY,
WISCONSIN, AS DOCUMENT NO. 908455 AND LOCATED IN THE SW ¼
OF THE SW ¼ OF SECTION 15, AND IN THE NW ¼ OF THE NW ¼ OF
SECTION 22, ALL IN T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF
TURTLE, 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 9520 South Clinic Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Adopted this 21st day of February, 2018.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director