



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, October 17, 2018**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the Minutes of the October 3, 2018 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for property located at 5021 W Noss Road in the Town of Rock
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. ADJOURNMENT

** 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, October 3, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

The meeting was called to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Finnegan, Ruster, Robson and City Councilor Preuschl were present.

2. Approval of the Minutes of the September 19, 2018 Meeting

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

3. Consideration of a Conditional Use Permit to allow a drive-in use in a CBD-2, Central Business District Fringe, for the properties located at 802, 810, and 816 Fourth Street.

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

Commissioner Faragher opened and closed the public hearing.

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

4. Status Report on Prior Plan Commission Items

Julie Christensen explained that there was a workshop held by City Council on the Comprehensive Plan on Monday October 1st at 6PM. City Council seemed supportive, and it will move forward for Public hearing on October 15th before City Council.

The Conditional Use Permit for Nicolas Lerma (2648 Prairie Avenue) was approved; the condition added by Planning Commission was omitted due to absence of supporting evidence. The liquor application submitted by the applicant does not include the sale of alcohol through the drive-through, and it is on the October 9th Alcohol Committee agenda for action. The item will return to Council on October 15th.

Truk't, Blue Collar Coffee House and Velvet Buffalo are open for business. A Certified Survey Map and Site Plans for Cannon Ball/ABC Building will come to board for approval on the next meeting.

Commissioner Weeden asked staff for guidance on how to interpret the evidence standard for conditional use permits. Ms. Christensen indicated that she has received approval from City Manager to facilitate on-site training from UWEX (University of Wisconsin – Stevens Point) to train and educate commissioners on how to apply this and other approving factors for challenging items brought to the board.

Commissioner Weeden asked staff if substantial evidence could be clearly identified in the staff reports. Ms. Christensen agreed that something could be done.

Commissioner Ruster stated that alcohol should be approved prior to reaching the Planning Commission. Ms. Christensen indicated that alcohol sales must be permitted by the Zoning Ordinance before anyone can apply for a liquor license. Ms. Christensen indicated that she is working with City Attorney Elizabeth Krueger on having alcohol sales removed as a conditional use in the zoning ordinance.

5. **Adjournment**

Commissioner Johnson moved to adjourn the meeting. Commissioner Ruster seconded the motion.

Meeting adjourned at 7:30pm.

Minutes respectfully submitted by Frank Fuerte.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 17, 2018

Agenda Item: 3a

File Number: CSM-2018-05

General Information

Applicant: Combs & Associates, 109 W. Milwaukee Street, Janesville, WI 53548

Owner: Hendricks Land Development LLC

Address/Location: 5021 W. Noss Road

Applicant's Request: The applicant is proposing to subdivide the property for the purpose of selling the buildings and 5 acres of land. The parent parcel is approximately 98 acres. The owner is proposing to divide one five-acre parcel off from the parent parcel.

Jurisdiction: Town of Rock

Staff Analysis

Existing Conditions: The property at 5021 W. Noss Road is located in the Town of Rock east of S. Baake Road. The 98-acre parcel contains several residential buildings. It is currently zoned AFP, Agricultural Farmland Preservation District. This zoning designation exclusively provides for agricultural uses and uses compatible with agriculture.

Surrounding Land Use and Zoning: This property is surrounded by AFP zoning, except the residential property located immediately adjacent to it, which is zoned R1. The land uses are a combination of large-lot residential and agricultural land uses.

Proposed Land Use and Zoning: The owner intends to rezone the new five-acre parcel A-3, Agricultural District 3. The minimum lot size in this district is three acres. The remaining acreage of the parent parcel will retain the AFP zoning classification, which has a minimum lot size of 35 acres. Therefore the proposed lot sizes comply with the Town of Rock's Zoning Ordinance.

City of Beloit Comprehensive Plan: The 98-acre parcel is located outside of the City of Beloit's Comprehensive Land Use Plan

Municipal Utilities: These properties are not served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Fire Department, Engineering Division, and Water Resources Division and Alliant Energy, AT&T and Charter. No comments or concerns were submitted by the review agents.

Additional Comments: A copy of the one-lot Preliminary Certified Survey Map is attached, which shows Lot 1 which will be five acres more or less excluding the right-of-way. The CSM also identifies the adjacent parcels and its zoning.

The Rock County Planning and Development Committee is currently in the process of reviewing of this CSM.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached one-lot Certified Survey Map (CSM) for the property located 5021 W Noss Road, in the Town of Rock, subject to the following condition:

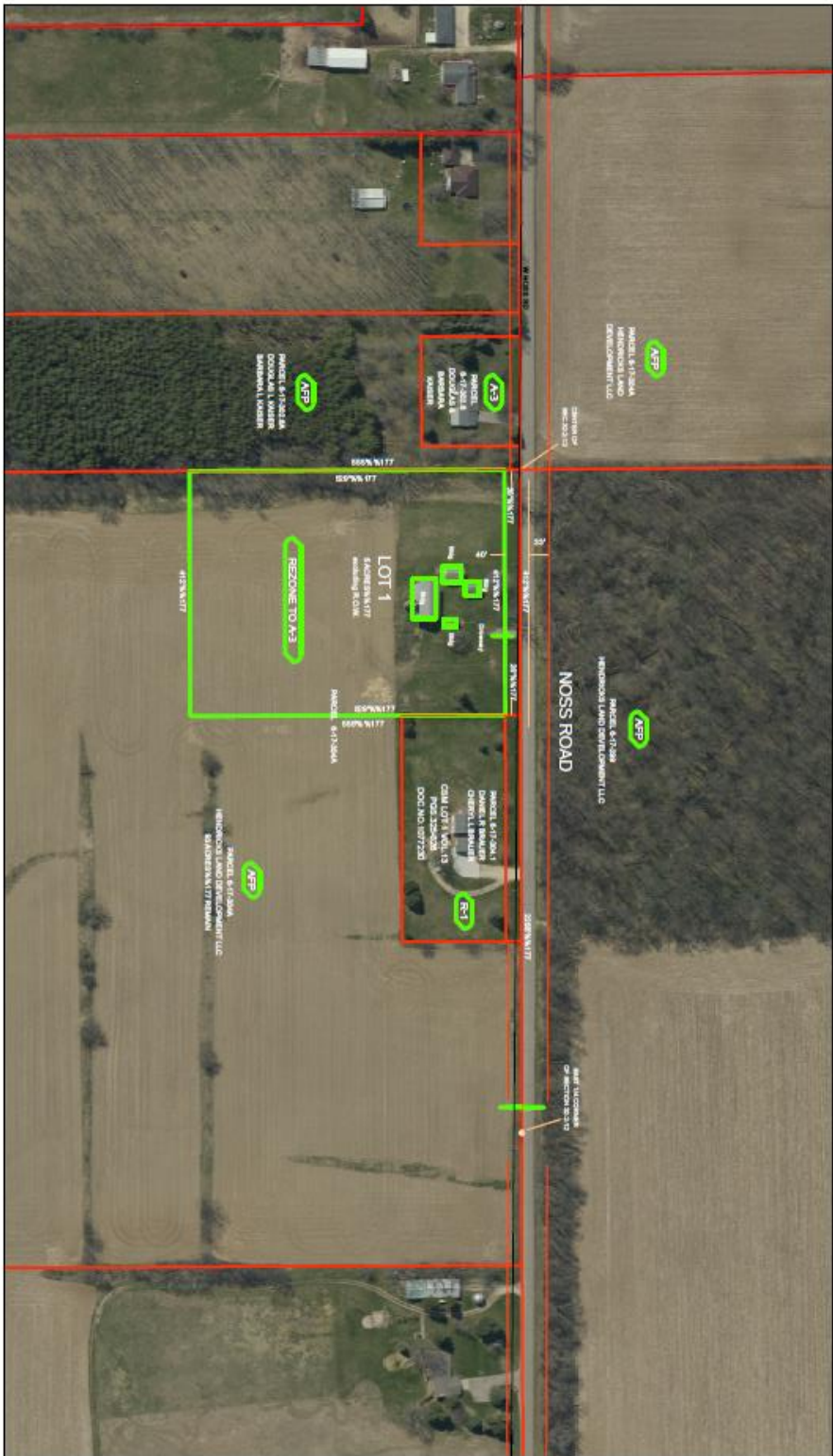
1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018 and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Preliminary Certified Survey Map, Rock County CSM application, City of Beloit CSM application, and Resolution

Location Map

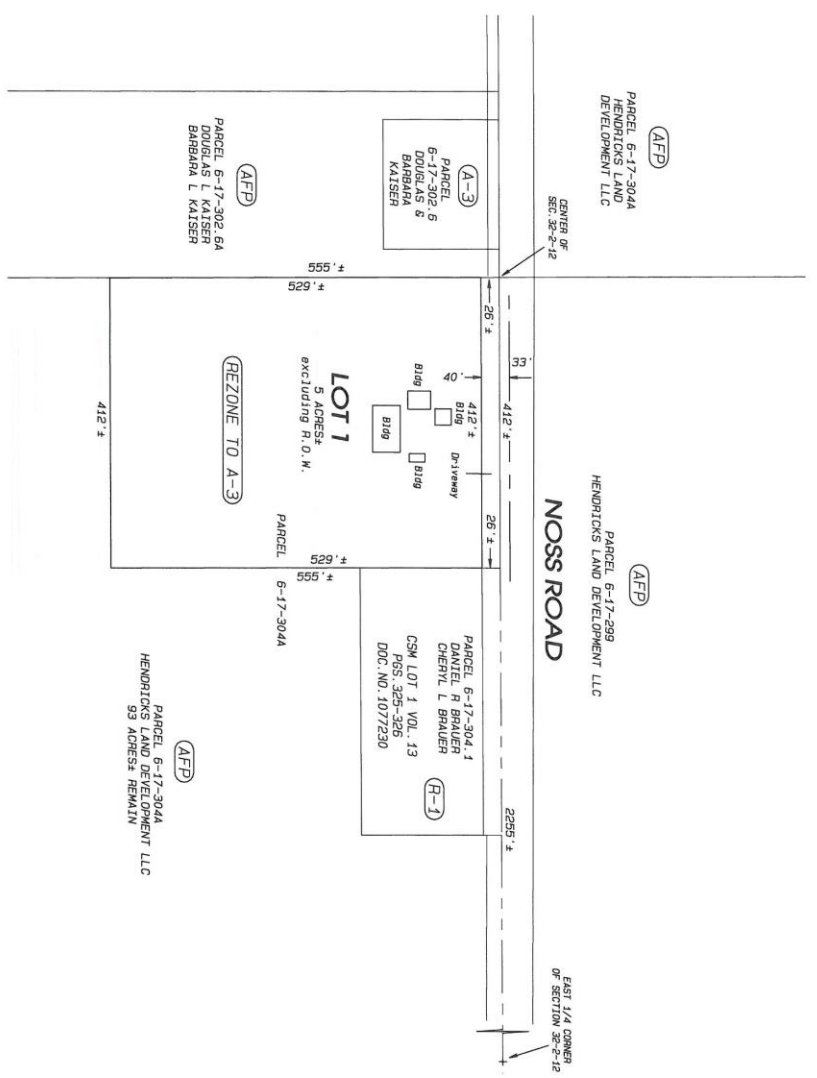
- Airport Height Zoning
- Farmland Preservation
- ETJ City of Beloit

LD2018 060 (Hendricks Land Development LLC)
 SE 1/4 of NW 1/4 of Section 32
 Town of Rock



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T.2N., R.12E.
OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN.



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

DATE: JULY 26TH, 2018
REVISED: OCTOBER 10TH, 2018

Project No. 118 - 343 For HENDRICKS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Jenewville, WI 53549
www.combsurvey.com

TEL: 608 792-0575
FAX: 608 792-0534

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

SEP 18 2018



ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 060

Received By - Date (MM/DD/YYYY): 9-18-18

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	HENDRICKS LAND DEVELOPMENT LLC		Telephone:		
Address:	525 3rd Street Suite 300	City:	BELOIT	State:	WI Zip: 53511
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC		Telephone:	752-0575	
Address:	109 W. MILWAUKEE STREET	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of ROCK SE 1/4 of NW 1/4
Section 32 Tax parcel number(s) - 6-17-304A

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of Be loit

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): <u>98 ACRES</u>	14. Land division area (Square feet or acres): <u>5</u>	15. Current zoning of land division area: <u>AFP</u>
16. Number of new/additional lots created by land division: <u>1</u>	17. Future zoning of new/additional lot(s) created by land division:	18. Future zoning of parent lot: <u>AFP</u>

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Rachel L. Smith DATE: 9/12/18
Agent

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

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-2018-05

1. Address of property: Noss Road, Rock Township
2. Tax Parcel Number(s): 6-17-304A 1034 08900301
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the SE Quarter of Section 32, Township 2 North, Range 12 East of the 4th P.M.
4. Owner of record: Hendricks Land Development, LLC Phone: _____
525 3rd Street, Suite 300, Beloit, WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates 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 1 lot(s).
7. Total area of land included in this map: 5 ±
8. Total area of land remaining in parent parcel: 93±
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of t. 's property is: AFP
11. Is the proposed use permitted in this zoning district: A-3
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 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>1100.00</u>
Scheduled meeting date: <u>10/17/2018</u>
Application accepted by: <u>Ailany Kottmann</u> Date: <u>10/11/2018</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 5021 W NOSS 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 one-lot Certified Survey Map for the property located at 5021 W Noss Road in the Town of Rock, containing 5 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 one-lot Certified Survey Map, which pertains to the following described land:

PART OF NW ¼ OF THE SE ¼ OF SECTION 32, T.2N., R.12E. OF THE 4TH P.M.,
TOWN OF ROCK, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 5021 W Noss Road in the Town of Rock, 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 17th day of October, 2018.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director