



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, June 05, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the May 22, 2019 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of an amendment to a Planned Unit Development Master Land Use Plan for the property located at 2851 Milwaukee Road  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of an amendment to Plan Commission Resolution approving a site plan for the replacement and expansion of an office building at 3 ABC Drive/555 Lawton Avenue  
[Attachment](#)
  - 4.b. Consideration of a Resolution approving a two-lot Certified Survey Map at the property located at 2851 Milwaukee Road  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. 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, May 22, 2019 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, Finnegan, Ruster, Robson, and City Councilor Preuschl were present. Commissioner Haynes was absent.

**2. Approval of the Minutes of the May 8, 2019 Meeting**

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

**3. Public Hearings**

**a. Consideration of a Conditional Use Permit to allow an outdoor (rooftop) seating area including the possession, sale and consumption of alcoholic beverages in the CBD, Central Business District, for the property located at 648-658 Fourth St**

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

Commissioner Faragher opened the public hearing.

Commissioner Ruster asked the applicant, Peter Gabriele, what would be developed on the second floor of the building above the banquet hall.

Peter Gabriele, 2200 Riverside Drive, owner of 648-658 Fourth St, stated that they are making that into living space for possibly two apartments.

Commissioner Faragher asked what the condition of the roof is. Mr. Gabriele stated that the roof was installed about eight years ago by CCI. Commissioner Robson asked how Mr. Gabriele will keep people out of the staircase that leads to the rooftop. Mr. Gabriele stated that they can lock the gate at the top of the stairs, and they will be bringing back the brick and getting rid of the stucco finish. Commissioner Faragher asked if Mr. Gabriele is okay with the conditions and he stated that he was.

Commissioner Faragher closed the public hearing.

Commissioner Johnson moved to approve the Conditional Use Permit with the conditions in the staff report. Commissioner Ruster seconded the motion. Motion passed, voice vote.

- b. **Consideration of a Conditional Use Permit to allow warehouse and distribution in the C-3, Community Commercial District, for the property located at 1750 Branigan Road**  
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Faragher opened the public hearing.

Commissioner Robson asked the applicant of 1750 Branigan Rd what kind of products they will be making, and what kind of business they will be operating.

Stephan Kramer, 2924 Wyetta Drive, representing TRU Aseptic LLC, stated the company will be making and packaging high protein, dairy, and adult nutritional drinks. The company will be making the product sterile through heat treating that will extend shelf life for the drinks, and they will be sold to Walmart or nursing homes. Commissioner Faragher mentioned that they need the new expansion because the business is growing. Mr. Kramer stated that have been in the business for three years, and are looking to employ 150-175 employees within the next 18 months.

Commissioner Faragher closed the public hearing.

Commissioner Johnson moved to approve the Conditional Use Permit with the conditions in the staff report. Commissioner Robson seconded the motion. Motion passed, voice vote.

- c. **Consideration of an Exception to 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow three secondary on-premise signs larger than 30 square feet in area for the property located at 3022 Ford Street (Holiday Inn Express & Suites)**

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

Commissioner Faragher opened and closed the public hearing.

Commissioner Ruster stated that she does not agree with the proposed sign ordinance exception, and Milwaukee Road is becoming cluttered with signs.

Commissioner Johnson moved to approve the Exception. Commissioner Finnegan seconded the motion. Motion passed, voice vote. Commissioner Ruster voted against the motion because she does not approve of making exceptions against code.

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

Ms. Christensen indicated that all of 2426 Prairie Ave applications are delayed until the 30 day public review for the Comprehensive Plan Amendment is completed. The applications will be going to City Council for approval on July 1. The Conditional Use Permit for 2034 Liberty Ave was denied from City Council. Ironworks is in the process of reevaluating the directional signage and have requested a workshop with Plan Commission. Staff will be bringing the Plan Commission resolution approving the ABC site plan back for an amendment due to the timing and funding of the traffic signals.

**5. Adjournment**

Commissioner Johnson moved to adjourn the meeting. Commissioner Faragher seconded the motion. Motion passed, voice vote.

Meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts.



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** June 5, 2019

**Agenda Item:** 3.a.

**File Number:** PUD-2019-03

### **General Information**

---

**Applicant:** Cave Enterprises Operations LLC

**Owner:** Menards Inc. (Note: Applicant Provided Owner Consent)

**Address/Location:** 2851 Milwaukee Road (Lot 1 along Freeman Parkway)

**Applicant's Request/Proposal:** Cave Enterprises Operations LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan Amendment for a proposed development of a Burger King drive-thru restaurant on the on the southeastern part of the property along Freeman Parkway. The applicant is seeking an amendment to the PUD in order to add a new use.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan. The final plan is reviewed and approved by staff.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final Plan is the document upon which building permits and other applicable approvals are issued. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

### **Staff Analysis**

---

**Existing Site Conditions:** The site is comprised of a large big box retailer (Menards) and vacant land located on the southeastern portion of a property. The vacant land has been designated for a future development since the original PUD was approved in 2005. An amendment was made to expand an accessory lumbar/warehouse space for Menards in 2016.

**Surrounding Land Use and Zoning:** North of the subject property are vacant parcels that are zoned R-3, Low Density Multi-Family Residential and C-3, Community Commercial. To the east, south, and west of the subject property are commercial land uses with C-3, Community Commercial and MRO, Milwaukee Road Overlay District zoning.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan’s Future Land Use Map recommends Community Commercial; this category includes large-scale recreational, commercial, and office land uses, including national and regional retailers, which serve the entire community and people from nearby communities on the public water and other urban services and infrastructure. This request supports Strategic Goals #3 by creating economic growth.

**Zoning Ordinance Requirements:**

Allowed Uses: The permitted uses within the PUD would include: a drive-thru restaurant and C-3, Community Commercial District, zoning uses.

Building Design and Standards: The proposed building is one story in height. The proposed exterior walls are brick and fiber cement panels in two different colors as shown on the rendering. The restaurant front will face east towards Freeman Parkway, and will include an aluminum storefront door/window system and a cedar panel entry feature with signage. The development must maintain a 30 foot setback from the PUD District Boundaries and designed in accordance with the MRO, Milwaukee Road Overlay District. The applicant has submitted preliminary sign renderings, as the Sign Code is based upon conventional zoning districts and sign allowances must be approved for PUDs on a case-by-case basis.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinance, Retail Sales and Service (Entertainment-Oriented) must provide at least 1 parking stall per 150 square feet, which equates to 21 parking stalls for the proposed development. The site currently exceeds the minimum number of parking spaces with 22 spaces. According to Section 8-112 of the Zoning Code, A restaurant drive-through must provide a minimum of 5 stacking spaces from the order box and 3 stacking spaces between order box and pickup window. Staff will review the stacking space requirement during the final plan review.

**Other Requirements:** In lieu of a Conditional Use Permit for a drive-thru use in a Commercial District, the drive-thru is included in the PUD Amendment parameters.

The Water Resources Director stated a Storm Water Maintenance Agreement must be entered into with the City and recorded with Rock County for the existing retention pond on the Menards property, the new Burger King site must drain to the existing pond.

**PUD Master Land Use Plan Review Criteria:** Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**  
Amending the current Master Land Use Plan will allow for development of vacant underutilized land and contribute to infill development.
2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**  
The proposed PUD will provide for efficient use of public utilities and vacant land, and will be an attractive addition to the existing Milwaukee Road Corridor.
3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**  
Utilities are present on site, any relocation/replacement costs will be borne by the applicant.
4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**  
The Comprehensive Plan's Future Land Use Map recommends Community Commercial; this category includes large-scale recreational, commercial, and office land uses, including national and regional retailers, which serve the entire community and people from nearby communities on the public water and other urban services and infrastructure. The purposed PUD fosters economic growth.
5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**  
The plan will develop a property that has been vacant for some time and will comply with all of the City's current site, building, lighting, and landscaping standards.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan Amendment for the property located at 2851 Milwaukee Road, subject to the following conditions:

1. This approval authorizes the following land uses: C-3 Community Commercial District uses and a drive-thru use. A separate Conditional Use Permit is not required for the proposed drive-thru use.
2. A Certified Survey Map (CSM) must be recorded creating a standalone lot for the new development prior to permits being issued.
3. This approval authorizes the development of the new lot with a 3,249 square-foot restaurant, off-street parking lot, and numerous site improvements. Only one primary building may be constructed with a maximum coverage of 5,000 square feet. The minimum building setbacks shall be 30 feet on all sides and the maximum height shall be one story.
4. Parking capacities must comply with Retail Sales and Service (Entertainment-Oriented) Code requirements of 1 parking stall per 150 square feet of building area. Off-street stacking spaces must comply with restaurant drive-through requirements 5 stacking spaces from order box and 3 between order box and pick-up window.

5. This PUD amendment may have (1) one primary sign up to 50 feet in height and 150 square feet in area and up to (5) five secondary wall signs totaling no more than 200 square feet for all signs combined.
6. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
7. A Storm Water Maintenance Agreement must be entered into with the City and recorded with Rock County.
8. Conditions from previous PUD approvals remain applicable.
9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

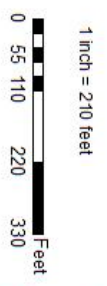
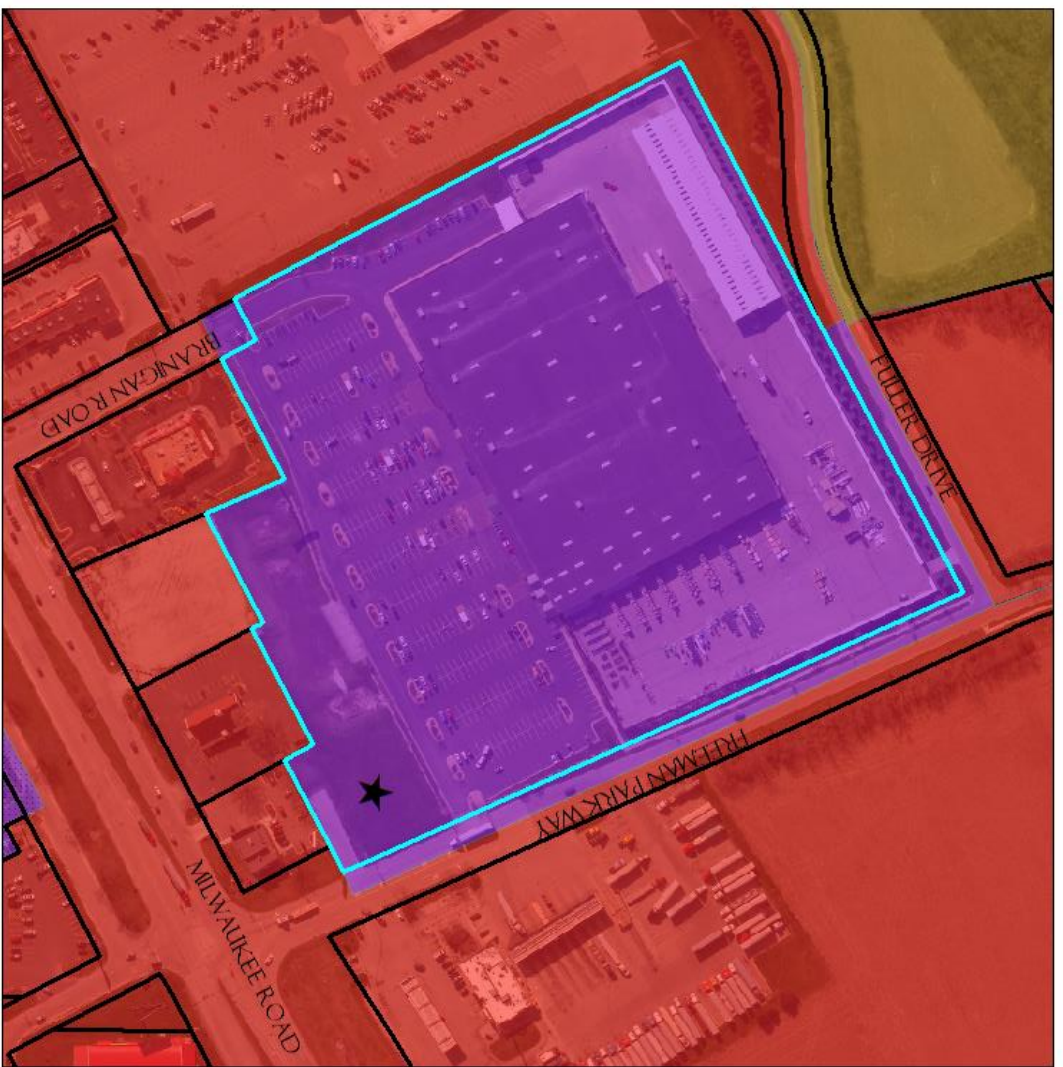
**ATTACHMENTS:** Map, Master Land Use Plan, Building Design, Application, Notice, and Mailing List.



# Location & Zoning Map

PUD-2019-03

2851 Milwaukee Road



**Legend**  
 Parcel Poly  
 City Limits (Corp Poly)

Map prepared by: Hilary Rotman  
 Date: Mar 2019  
 For: City of Beloit Planning & Building  
 Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

## Legend

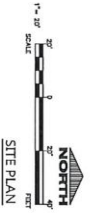
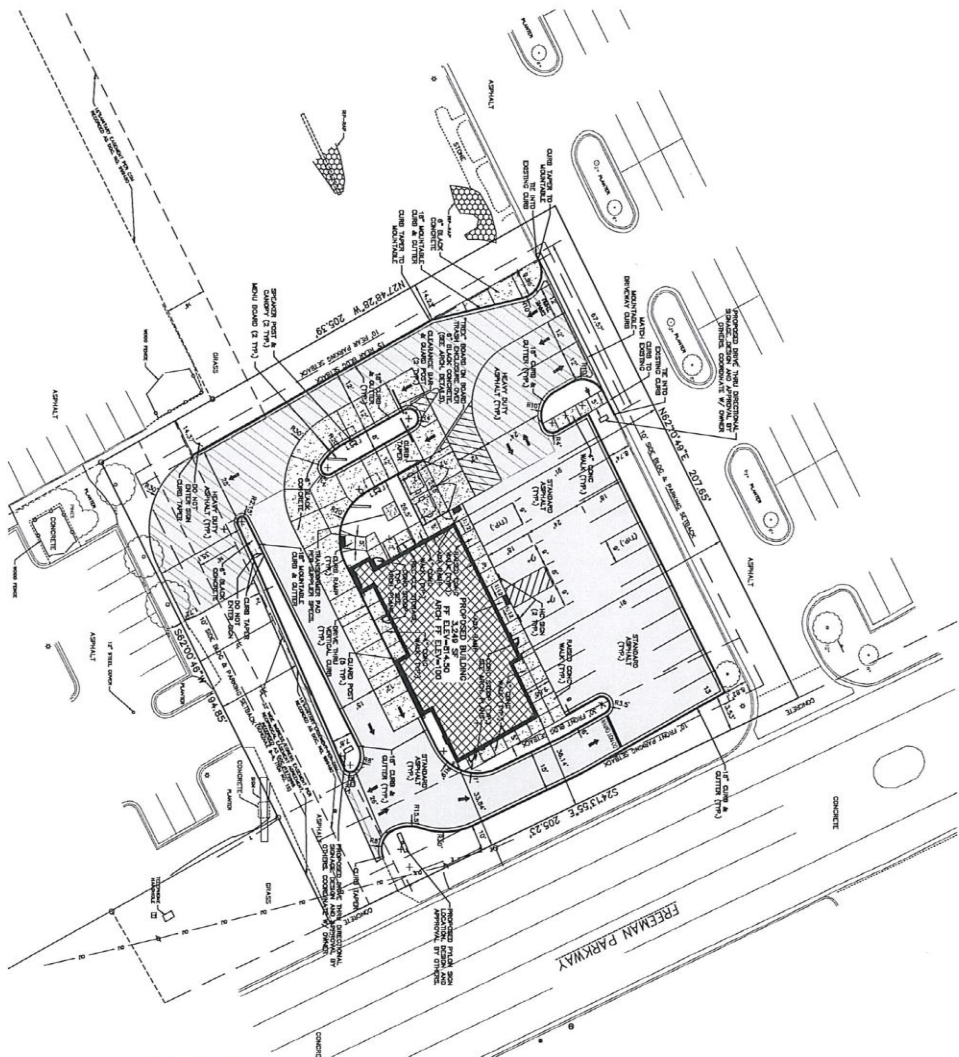
Zoning Classification

<all other values>

## REGULATIONCLASSIFICATION

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

# Proposed PUD – Master Land Use Plan



**PAVING LEGEND:**

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT

EXISTING SITE DATA		AREA 142		AREA 197		AREA 198	
PROJECT SITE	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
EXISTING FLOOR AREA	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
PROPOSED FLOOR AREA	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
UNDEVELOPED OPEN SPACE	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
PROPOSED SITE DATA							
PROJECT SITE	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
EXISTING FLOOR AREA	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
PROPOSED FLOOR AREA	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00
UNDEVELOPED OPEN SPACE	1,277.00	530.00	41.00	41.00	0.00	0.00	0.00

**SITE INFORMATION:**

PROPERTY AREA: AREA = 41,279 S.F. (0.948 ACRES).

EXISTING ZONING: C-3 W/10 PUD

PROPOSED ZONING: C-3 W/10 PUD

PROPOSED USE: RESTAURANT WITH DRIVE THRU

AREA OF SITE OBTAINED: 0.53 AC.

**SETBACKS:**

BUILDING: FRONT = 10', SIDE = 10', REAR = 15'

PARKING: FRONT = 10', SIDE = 10', REAR = 15'

**PROPOSED BUILDING HEIGHT 24'-0" (MAX. HEIGHT ALLOWED: 35')**

**PARKING PROVIDED: 1 SPACE PER 100 S.F. (22 SPACES REQ.)**

**PARKING PROVIDED: 22 SPACES (2 H.C. ACCESSIBLE)**

**HANDICAP STALLS REQUIRED: 2 HANDICAP STALLS PROVIDED: 2**

**C1.2**

**JOB NUMBER:** 1865950

**DATE:** MAY 9, 2019

**NOT FOR CONSTRUCTION**

**PROPOSED BURGER KING FOR:**

**CAVE ENTERPRISES**

BELOIT, WI. 53511









① VIEW FROM ENTRY CORNER



② VIEW FROM DRIVE-THRU CORNER

NOTE: THESE DRAWINGS ARE FOR ILLUSTRATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGES OR INJURIES THAT MAY OCCUR AS A RESULT OF USING THESE DRAWINGS FOR ANY OTHER PURPOSES. CONTACT THE ARCHITECT FOR ANY QUESTIONS.



**KOMA**

FOR THE ARCHITECT'S USE ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGES OR INJURIES THAT MAY OCCUR AS A RESULT OF USING THESE DRAWINGS FOR ANY OTHER PURPOSES. CONTACT THE ARCHITECT FOR ANY QUESTIONS.

**REFERENCE 3D VIEWS**

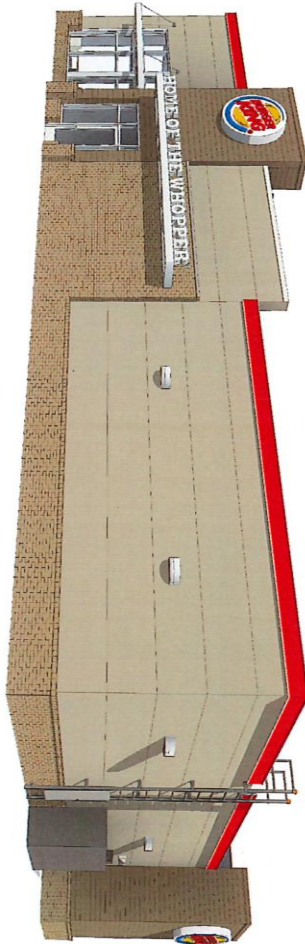
**BURGER KING**  
2821 MILWAUKEE RD  
BELOIT, WI 53511

PROJECT: 18094  
DRAWN BY: LAY/COB  
DATE: 05/01/2013  
REVISIONS:

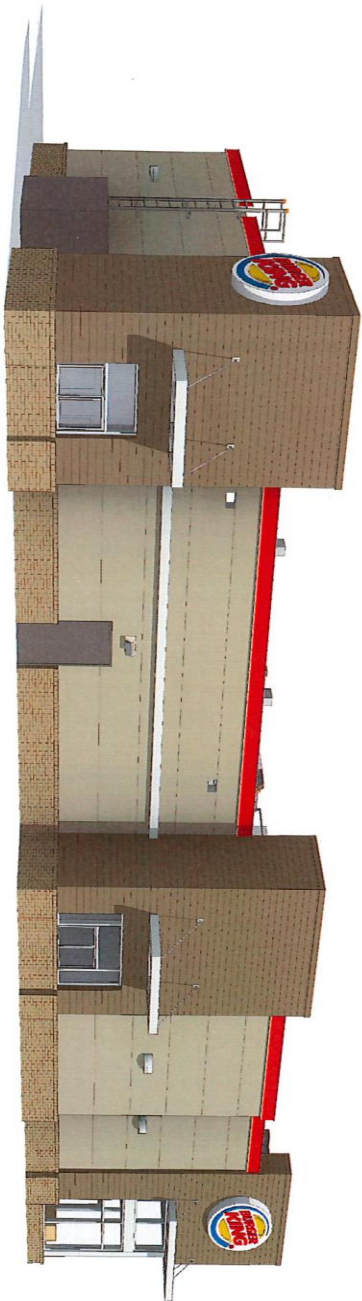
PRELIMINARY:  
NOT FOR  
CONSTRUCTION

**A31**





① VIEW FROM REAR ENTRY CORNER



② VIEW FROM REAR DRIVE-THRU CORNER

NOTE: THESE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND NOTED ON THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



**KOMA**

COMMERCIAL ARCHITECTURE & INTERIORS  
 2000 W. WISCONSIN AVENUE, SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 WWW.KOMAARCHITECTS.COM

**REFERENCE 3D VIEWS**

**BURGER KING**  
 2921 MILWAUKEE RD  
 BELOIT, WI 53511

PROJECT: 15894  
 DRAWN BY: LAF/MD  
 CHECKED BY: ST  
 DATE: 06/21/2018  
 REVISIONS:

PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION

**A32**

# CITY of BELOIT

## Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2019-03

1. Address of subject property: Part of 2851 Milwaukee Rd
2. Legal description: See attached proposed CSM  
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 0.95
4. Tax Parcel Number(s): Part of 22051100 (CSM submittal in process)
5. Owner of record: Menard Inc Phone: 715-876-2368  
4777 Menard Dr Eau Claire WI 54703  
(Address) (City) (State) (Zip)
6. Applicant's Name: Cave Enterprises Operations LLC  
1624 West 18th St Chicago IL 60608  
(Address) (City) (State) (Zip)  
312-829-4000 x230 / 708-204-4503 / john@caveenterprises.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: Vacant
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT / Master Land Use Plan**: in a(n) C-3 MRO PUD **Zoning District**.
9. A Preapplication Conference was held on: 02/07/2019
10. All the proposed use(s) for this property will be:  
Principal use(s): Burger King quick-serve restaurant with drive-thru.  
Secondary use(s): \_\_\_\_\_
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. The PUD amendment is required to allow the development of a quick-serve restaurant with drive-thru on the subject property. The PUD allows the proposed quick-serve restaurant as a permitted use; however, the drive-thru is not listed as a permitted use; for this reason, the amendment is required.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. The proposed development is compatible with the existing commercial neighborhood. The Burger King development will be a safe and attractive property with adequate site lighting to ensure safety, traffic patterns that promote safe pedestrian and vehicular access and attractive landscaping that will be aesthetically pleasing.

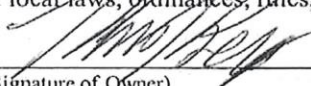
**13. Project timetable:** Start date: 07/15/19 Completion date: 11/15/19

**14. 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: Offer to Purchase
- Other, explain: \_\_\_\_\_

**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.


Menard, Inc. by  
Theron J. Gery, Real Estate Mgr. / 5/9/19  
 (Signature of Owner) (Print name) (Date)

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 (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 Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 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 these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <b>\$200.00</b>	Amount paid: <u>\$200.00</u>	Meeting date: <u>6/5/2019</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Delany Lottman</u>	Date: <u>5/10/2019</u>	



13. Project timetable: Start date: 07/15/19 Completion date: 11/15/19

14. 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: Offer to Purchase
- Other, explain: \_\_\_\_\_

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.

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
<i>John Kayser</i>	JOHN KAYSER	5/9/19
_____ (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 Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 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 these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <u>\$200.00</u>	Amount paid: <u>\$200.00</u>	Meeting date: <u>6/5/2019</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <i>Melany Kattman</i>	Date: <u>5/10/2019</u>	



## **NOTICE TO THE PUBLIC**

May 22, 2019

To Whom It May Concern:

Cave Enterprises Operations LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan Amendment for the development for the subject property:

### **2851 Milwaukee Road**

The applicant is seeking approval of a PUD Amendment to construct a Burger King drive-thru restaurant on Outlot One along Freeman Parkway. The original PUD for 2851 Milwaukee road was approved back in 2004, which changed the zoning from C-3 Community Commercial District to PUD, Planned Unit Development. This proposal also includes a 1-Lot CSM to create a standalone lot for the development. A copy of the proposed plan is attached.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, June 5, 2019, 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, June 17, 2019, 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.

*For additional information, please contact Hilary Rottmann in the Planning & Building Services Division at (608) 364-6708 . Comments will be accepted via telephone, email, and U.S. Mail.*

MY THREE KIDS INC  
2104 BELOIT AVE  
JANESVILLE WI 53546

WALMART REAL ESTATE BUSINESS  
TRUST  
P O BOX 8050 MS 0555  
BENTONVILLE AR 727128050

TURTLE CREEK DEVELOPMENT LLC  
525 THIRD ST STE 300  
BELOIT WI 535116225

SHIRLEY M CARLSON REV TRUST  
8829 S LATHERS RD  
BELOIT WI 53511

MCGUIRE PROPERTIES INC  
400 MIDLAND CT STE 101  
JANESVILLE WI 53546

C/O PILOT TRAVEL CENTERS LLC  
CANTERBURY JOINT VENTURE #289  
P O BOX 54470  
LEXINGTON KY 40555

C/O GEORGE GRITSONIS GGJ  
INVESTMENTS LLC  
1349 LUTHER LN  
ARLINGTON HTS IL 600044688

FILE #	8185
SEP 6 2005	

**RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE PLAN TO ALLOW A RETAIL COMMERCIAL DEVELOPMENT IN A C-3, AND AN MRO ZONING DISTRICTS**

**WHEREAS**, the application of Turtle Creek Development LLC, Inc. for approval of a Planned Unit Development (PUD) Master Land Use Plan to allow a retail commercial development with an outdoor storage yard area in a C-3, Community Commercial District, and an MRO, Milwaukee Road Overlay District, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW THEREFORE IT IS HEREBY RESOLVED** that the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the proposed PUD Master Land Use Plan to allow a retail commercial development with an outdoor storage yard area on property located at 1900 Freeman Parkway and 2851 Milwaukee Road in the City of Beloit, for the following described premises:

Lot 2 of Certified Survey Maps, Volume 16, Pages 75 & 76 and Lot 2 of Certified Survey Maps, Volume 19, Pages 280-285 City of Beloit, Rock County, Wisconsin. Containing 19.25 acres, more or less. (Also known as 1900 Freeman Parkway and 2851 Milwaukee Road)

As a condition of granting the PUD Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

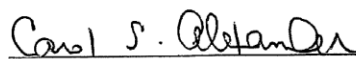
1. The applicant shall construct one retail building not to exceed 163,000 square feet of gross floor area and unheated overhang area not to exceed 41,000 square feet. The accessory lumber/warehouse building shall not exceed 27,000 square feet in size. The applicant shall also combine the parcels of 1900 Freeman Parkway and 2851 Milwaukee Road into one lot.
2. The proposed freestanding sign shall not exceed 75 feet in height, with a maximum of 300 square feet of sign area per side. The proposed sign shall be relocated to a new location approved by staff. The "Harvey House" sign shall be removed prior to issuance of a Certificate of Occupancy. The proposed fence for the outdoor storage area shall not exceed 14 feet in height
3. The portion of the property south of the "future development lot" shall be dedicated to the public to allow for right-of-way improvements. Roadway access to this site shall be as indicated on the PUD Final Plan or as otherwise approved by the City Engineer.
4. The applicant shall submit a detailed landscaping plan, color elevation drawings, drawings of the proposed fence and building material samples as part of the *PUD Final Plan*.
5. The exterior architectural appearance of the buildings must be of a design and materials to be in keeping with concept elevation drawings and regulations of the Milwaukee Road Overlay District and Architectural Review and Landscape Ordinance.
6. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

Adopted this 6th day of September, 2005.

**BELOIT CITY COUNCIL**

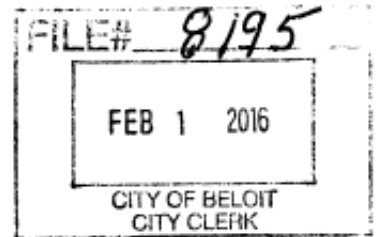
  
 \_\_\_\_\_  
 Martin Densch, Council President

ATTEST:

  
 \_\_\_\_\_

Carol S. Alexander, CMC, City Clerk

PUD-05-04, 1900 Freeman & 2851 Milwaukee



**RESOLUTION**  
**AUTHORIZING AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) MASTER**  
**LAND USE PLAN FOR THE PROPERTY LOCATED AT 2851 MILWAUKEE ROAD**

**WHEREAS**, the application of Tyler Edwards, on behalf of Menard, Inc., for approval of an amended Planned Unit Development (PUD) - Master Land Use Plan for the property located at 2851 Milwaukee Road, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW, THEREFORE, IT IS HEREBY RESOLVED THAT**, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the attached amended PUD - Master Land Use Plan for the property located at 2851 Milwaukee Road in the City of Beloit, for the following described premises:

LOT 1 OF A CSM AS RECORDED IN VOLUME 19, PGS 280-285, AND LOT 2 OF A CSM AS RECORDED IN VOLUME 16, PGS 194-197 (RE-RECORDED), EXCEPT THAT PART PLATTED FOR ROW PURPOSES (DOCUMENT NUMBER 1757723), ALL SITUATED IN THE CITY OF БЕЛОIT, COUNTY OF ROCK, STATE OF WISCONSIN (ALSO KNOWN AS 2851 MILWAUKEE ROAD, PARCEL NUMBER 22051100). Said parcel contains 19.23 acres, more or less.

As a condition of approving the amended PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

1. This approval authorizes up to 50,000 sq. ft. of accessory lumber/warehouse space rather than up to 27,000 sq. ft. as allowed by the original PUD – Master Land Use Plan approved in 2005.
2. Prior to the issuance of a Building Permit for the warehouse expansion, the applicant shall address the Fire Inspector’s concerns with regards to the removal of exits, sprinklers, and compactor relocation.
3. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Adopted this 1<sup>st</sup> day of February, 2016.

**BELOIT CITY COUNCIL**

  
\_\_\_\_\_  
Charles M. Haynes, Council President

ATTEST:

  
\_\_\_\_\_  
Lorena Rae Stottler, City Clerk



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 5, 2019

**Agenda Item:** 4(a)

**File Number:** SPR-2019-02

### **General Information**

---

**Applicant:** R. H. Batterman, on behalf of American Builders & Contractors (ABC) Supply Company Inc.

**Owner:** American Builders & Contractors Supply Co Inc. C/O Real Estate Department

**Address/Location:** 3 ABC Drive/555 Lawton Ave

**Applicant's Request/Proposal:** Consideration of an Amended Resolution approving a site plan subject to conditions requiring traffic improvements.

### **Staff Analysis**

---

**Background Info:** City Council Resolution 2018-081 granted approval of a conditional use permit allowing for replacement and expansion of an office building. Condition #4 requires that the site plan be approved by the Plan Commission prior to issuance of a building permit. The Plan Commission approved said Resolution on February 6, 2019, subject to 3 conditions of approval.

**Proposed Land Use and Zoning:** A four story office building with a 33,855 square foot footprint for office use for ABC Supply is proposed for this site. Phase one includes a build out of floors 1 and 2 of the office building. Phase 2 includes build out of floors 3 and 4 with additional parking

**City of Beloit Comprehensive and Strategic Plan:** The City's Comprehensive Plan recommends *General Industrial Use* for the subject property. This request and the underlying M-2 zoning classification are consistent with this recommendation.

**Site Plan Review Status:** The site plans are under review and nearing approval. The applicant's contractor has started working with Footings & Foundation Permit.

**Traffic Signal Condition #2:** A traffic Impact Analysis (TIA) was completed December 10, 2018 and recommended, a new traffic signal be installed at White Avenue/STH 81 and Prince Hall Drive. Also the northbound left turn lane on Park Avenue shall be extended before the Park Avenue & White Avenue intersection. The Plan Commission Resolution approved in February

explicitly stated that the applicant would pay for the cost of the improvements. However, the applicant has approached the City about partnering on an application for TEA Grant funding through the Department of Transportation, which would make the City the lead agency on the project and delay signal implementation until 2020. As a result, the applicant is seeking Plan Commission's approval of an amended Resolution as it relates to the traffic signal cost responsibilities and occupancy timelines. The City and applicant are currently negotiating the Development Agreement. Changes since the February approval are shown in marked-up format on the attached Resolution.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached Site Plan for the property located 555 Lawton Avenue/ 3 ABC Drive, subject to the following condition(s):

1. Prior to issuance of a full Building Permit for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicant's responsibilities with respect to abandoning, relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.
2. As recommended by the applicant's Traffic Impact Analysis (TIA) dated December 10, 2018, a new traffic signal shall be installed ~~at the applicant's cost~~ at the intersection of White Avenue/STH 81 and Prince Hall Drive prior to **final** building occupancy. **A temporary Certificate of Occupancy may be issued if the signal has been ordered and is within six (6) months of installation and operation.** In addition, the northbound left turn lane on Park Avenue shall be extended before the Park Avenue & White Avenue intersection as recommended by the TIA. The details and responsibilities for these improvements shall be outlined in the Development Agreement.
3. Prior to issuance of a Certificate of Occupancy for the new office building, the applicant shall provide access to at least one off-street parking stall per 250 square feet of office space as shown on the off-street parking phasing plan.

**ATTACHMENTS:** Amended Resolution, Location & Zoning Map, Site Plan, Approved Resolutions

**AMENDED  
RESOLUTION  
APPROVING A SITE PLAN FOR REPLACEMENT AND EXPANSION OF OFFICE BUILDING  
AT 555 LAWTON AVENUE / 3 ABC DRIVE**

**WHEREAS**, R.H. Batterman, on behalf of American Builders & Contractors (ABC) Supply Company Inc., has requested Plan Commission review and approval of a site plan for the replacement office building on the manufacturing property located at 555 Lawton Avenue/3 ABC Drive; and

**WHEREAS**, resolution 2018-081 stipulates that the Plan Commission shall approve the site plan; and

**WHEREAS**, the four story office building will comply with all applicable codes and regulations; and

**WHEREAS**, a full set of civil site plans will be reviewed and approved by City staff and the Review Agents prior to issuance of a Building Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby approves the site plan for replacement and expansion of the office building at 555 Lawton Avenue /3 ABC Drive, subject to the following conditions:

1. Prior to issuance of a full Building Permit for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicant's responsibilities with respect to abandoning, relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.
2. As recommended by the applicant's Traffic Impact Analysis (TIA) dated December 10, 2018, a new traffic signal shall be installed ~~at the applicant's cost~~ at the intersection of White Avenue/STH 81 and Prince Hall Drive prior to **final** building occupancy. **A temporary Certificate of Occupancy may be issued if the signal has been ordered and is within six (6) months of installation and operation.** In addition, the northbound left turn lane on Park Avenue shall be extended before the Park Avenue & White Avenue intersection as recommended by the TIA. The details and responsibilities for these improvements shall be outlined in the Development Agreement.
3. Prior to issuance of a Certificate of Occupancy for the new office building, the applicant shall provide access to at least one off-street parking stall per 250 square feet of office space as shown on the off-street parking phasing plan.

Adopted this 5<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
James Faragher, Chairman

**ATTEST:**

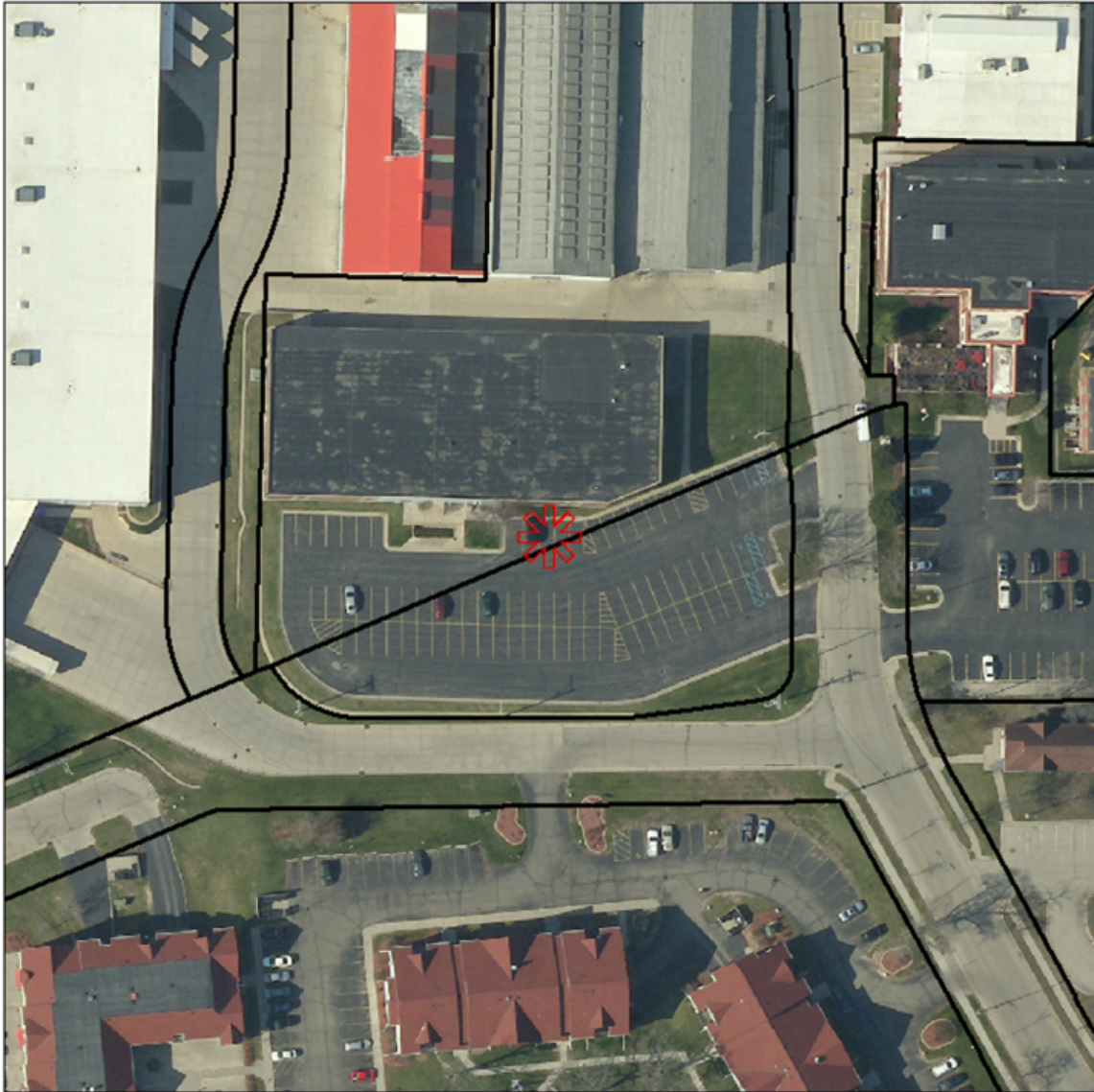
\_\_\_\_\_  
Julie Christensen,  
Community Development Director



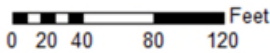
# Location & Zoning Map

555 Lawton Drive / 3 ABC Drive



SPR-2019-02



1 inch = 84 feet

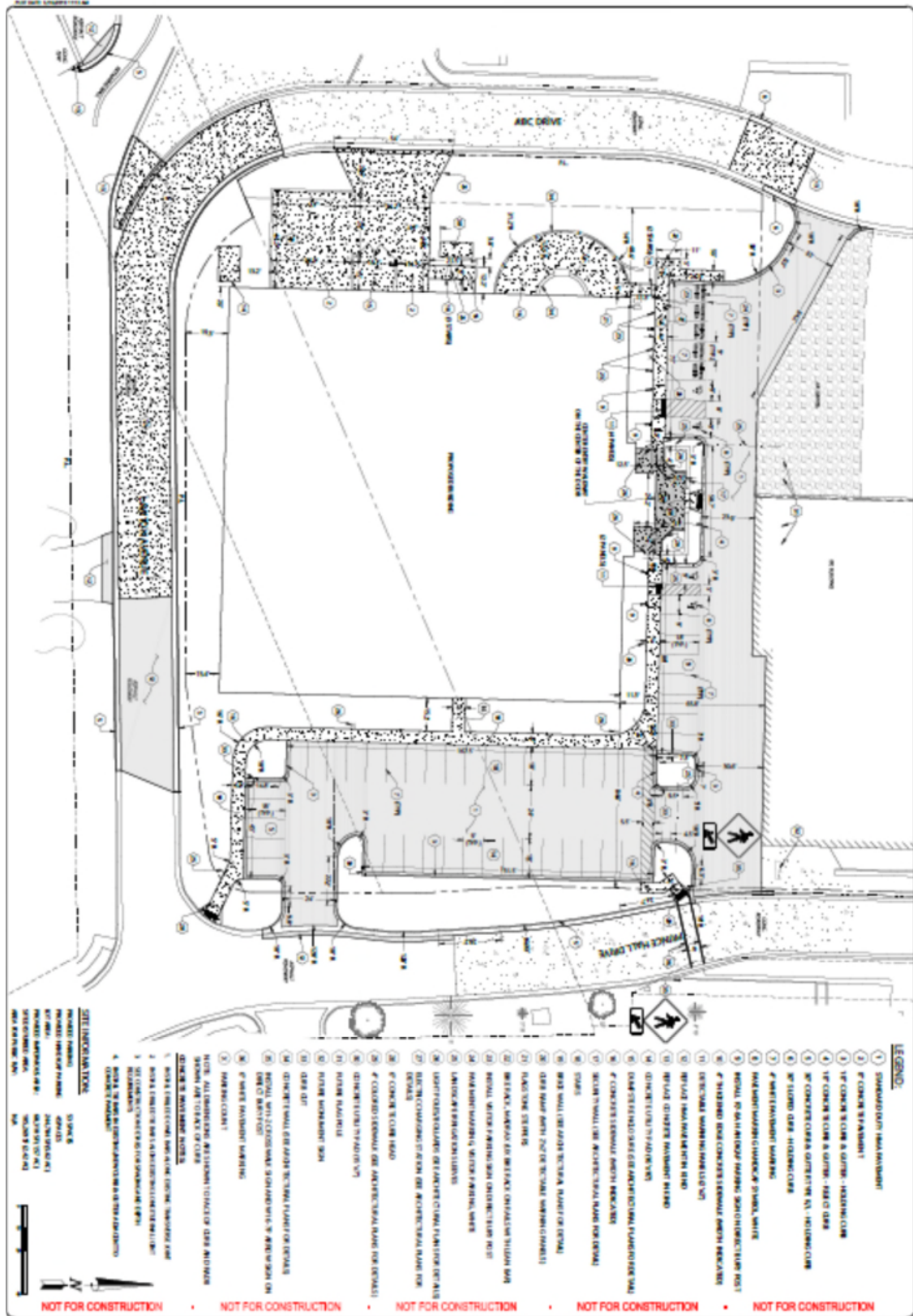


### Legend

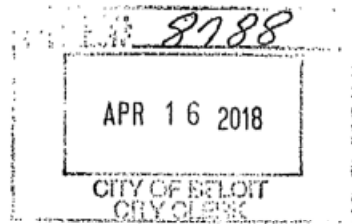
-  Parcel Poly
-  City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: January 2019  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

## PLANNING & BUILDING SERVICES DIVISION



5 OF 18 SHEET TOTAL	PROJECT: ABC LOCATION: ABC DATE: 10/10/18 DRAWN BY: JH CHECKED BY: JH	<b>ABC OFFICE BUILDING CANNOBALL REPLACEMENT CITY OF MILLOT ROCK COUNTY, WISCONSIN</b> 2022 - 1" = 10' LAYOUT PLANNING	<b>SITE LAYOUT PLAN</b>	REVISIONS NO. DATE BY DESCRIPTION 1 10/10/18 JH INITIAL DESIGN 2 10/10/18 JH REVISIONS TO LEGEND 3 10/10/18 JH REVISIONS TO LEGEND 4 10/10/18 JH REVISIONS TO LEGEND 5 10/10/18 JH REVISIONS TO LEGEND	<b>Batterman</b> engineers surveyors planners 2077 North Creek Rock, Wisconsin 53151 608.785.4444 www.batterman.com	
	<small>NOTE: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.</small>					



**RESOLUTION 2018-081**

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW THE REPLACEMENT AND EXPANSION OF AN OFFICE BUILDING FOR THE PROPERTY LOCATED AT 555 LAWTON AVENUE**

**WHEREAS**, the application of Angus Young Associates, for a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue in the City of Beloit, for the following described premises:

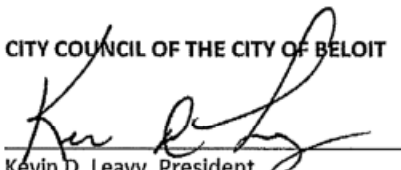
Lot 4 of the ABC Industrial Park Subdivision, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 4.86 acres, more or less.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

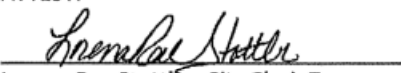
1. This approval authorizes the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue.
2. The property owner shall combine the parcels located at 555 Lawton Avenue and 1132 Prince Hall Drive, and a shared parking agreement shall be required to provide the number of parking stalls needed for the proposed office use expansion.
3. The applicant shall obtain a Certificate of Zoning Compliance and a Building Permit prior to beginning construction of this project.
4. Site Plans shall be submitted for Plan Commission approval prior to issuance of a Building Permit.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Approved this 16<sup>th</sup> day of April, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

  
Kevin D. Leavy, President

ATTEST:

  
Lorena Rae Stottler, City Clerk-Treasurer

**RESOLUTION**  
**APPROVING A SITE PLAN FOR REPLACEMENT AND EXPANSION OF OFFICE BUILDING AT 555**  
**LAWTON AVENUE / 3 ABC DRIVE**

**WHEREAS**, R.H. Batterman, on behalf of American Builders & Contractors (ABC) Supply Company Inc., has requested Plan Commission review and approval of a site plan for the replacement office building on the manufacturing property located at 555 Lawton Avenue/3 ABC Drive; and

**WHEREAS**, Resolution 2018-081 stipulates that the Plan Commission shall approve the site plan; and

**WHEREAS**, the four story 135,420 square foot office building will be required to comply with all applicable codes and regulations; and

**WHEREAS**, a full set of civil site plans will be reviewed by Review Agents and approved by City Staff prior to issuance of a Building Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby approves the site plan for replacement and expansion of the office building at 555 Lawton Avenue /3 ABC Drive, subject to the following conditions:

1. Prior to issuance of a full Building Permit for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicant's responsibilities with respect to abandoning, relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.
2. As recommended by the applicant's Traffic Impact Analysis (TIA) dated December 10, 2018, a new traffic signal shall be installed at the applicant's cost at the intersection of White Avenue/STH 81 and Prince Hall Drive prior to building occupancy. In addition, the northbound left turn lane on Park Avenue shall be extended before the Park Avenue & White Avenue intersection as recommended by the TIA. The details and responsibilities for these improvements shall be outlined in the Development Agreement.
3. Prior to issuance of a Certificate of Occupancy for the new office building, the applicant shall provide access to at least one off-street parking stall per 250 square feet of office space as shown on the off-street parking phasing plan, or enter into a parking agreement to provide adequate parking located within 500 feet of the main entrance of the building.

Adopted this 6<sup>th</sup> day of February, 2019.

  
James Fajagher, Chairman

**ATTEST:**

  
Drew Pennington,  
Director of Planning & Building Services





## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 5, 2019

**Agenda Item:** 4.b.

**File Number:** CSM-2019-04

### **General Information**

---

**Applicant:** Cave Enterprises Operations LLC

**Owner:** Menard Inc.

**Address/Location:** 2851 Milwaukee Road

**Applicant's Request:** Cave Enterprises Operations LLC has submitted an application for a 2-Lot Certified Survey Map to create a standalone lot for a fast food restaurant development. The parent parcel is approximately 19.25 acres; the divided portion will be 0.948 acres.

### **Staff Analysis**

---

**Existing Conditions:** As shown on the attachment, the subject property is 19.25 acres and currently has a large retail store, a parking lot, and undeveloped land along the south side of the parcel.

**Proposed Land Division:** The intent of the proposed CSM is creating a standalone lot to be developed into a Burger King drive-thru restaurant. This application is in connection with PUD-2019-03 which would amend the original PUD for 2851 Milwaukee road that was approved in 2005 for the development of Menards and amended in 2016. Proposed Lot 1 is 0.948 acres in area and includes frontage on Freeman Parkway. Proposed Lot 2 is 18.4 acres and includes the Menard's Store and parking.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Community Commercial uses for the subject property and the surrounding properties. This request supports Strategic Goal #3 by creating economic growth.

**Review Agent Comments:** The Water Resources Director stated that along the western edge of Lot 1, a storm water easement needs to be created to ensure volume of the retention pond is not reduced. Planning staff is proposing a condition that will require site plan approval before the certified survey map is signed.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 2851 Milwaukee Road in the City of Beloit, subject to the following conditions:

1. A Site Plan must be approved for Lot 1 prior to Planning Staff signing the Certified Survey Map.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Site Overview, Preliminary Certified Survey Map, Application, and Resolution

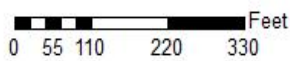
# Location Map

CSM-2019-04

2851 Milwaukee Road



1 inch = 210 feet



### Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: May 2019  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

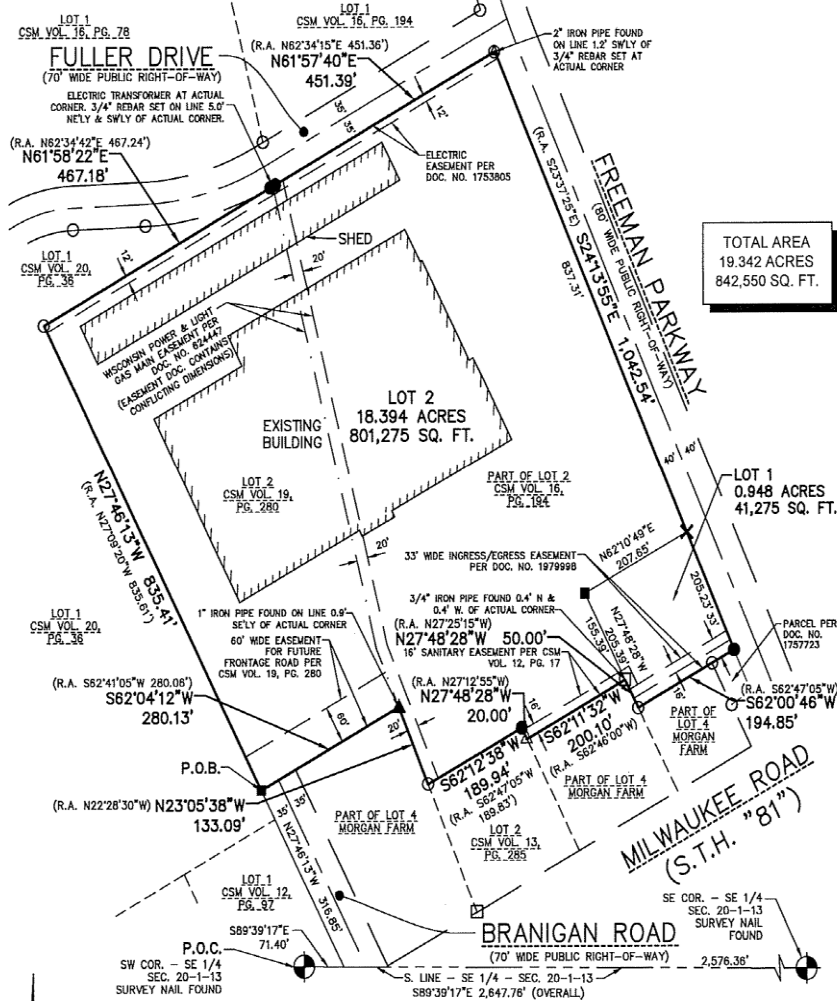
## PLANNING & BUILDING SERVICES DIVISION



# CERTIFIED SURVEY MAP

FOR  
MENARD, INC.

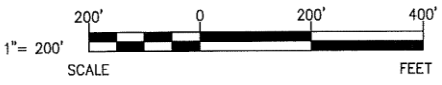
PART OF LOT 2, CSM VOL. 16, PG. 194-197 & LOT 2, CSM VOL. 19, PG. 280-285, BEING A PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.




TOTAL AREA  
19.342 ACRES  
842,550 SQ. FT.

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - ▲ - 1" IRON PIPE FOUND
  - ✕ - CUT "X" SET IN CONCRETE
  - ⊙ - 2" IRON PIPE FOUND
  - - MAG NAIL SET IN ASPHALT
  - △ - MAG NAIL FOUND
  - - 3/4" REBAR FOUND
  - ⊕ - SECTION CORNER MONUMENT FOUND
  - - 3/4" IRON PIPE FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20 HAS A BEARING OF SOUTH 89°-39'-17" EAST.



OWNER:  
MENARD, INC.  
5101 MENARD DRIVE  
EAU CLAIRE, WI 54703  
SHEET 1 OF 4 SHEETS



**EXCEL**  
ENGINEERING, INC.  
SURVEYING GROUP  
PROJECT NO. 1866960

Always a Better Plan  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54635  
PHONE: (920) 926-9000  
FAX: (920) 926-9001

**CERTIFIED SURVEY MAP**

PART OF LOT 2, CSM VOL. 16, PG. 194-197 & LOT 2, CSM VOL. 19, PG. 280-285, BEING A PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Menard, Inc. bounded and described as follows:

Part of Lot 2 of Certified Survey Map recorded in Volume 16 of Certified Survey Maps on Pages 194-197 in the Rock County Register of Deeds Office as Document No. 1185590 and Lot 2 of Certified Survey Map recorded in Volume 19 of Certified Survey Maps on Pages 280-285 in the Rock County Register of Deeds Office as Document No. 1303363, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 1 North, Range 13 East, City of Beloit, Rock County, Wisconsin being more particularly described as follows:

Commencing at Southwest corner of the Southeast 1/4 of said Section 20; thence South 89°-39'-17" East along the South line of said Southeast 1/4, a distance of 71.40 feet to the Southeasterly extension of the Westerly line of Lot 2, Certified Survey Map Vol. 19; thence North 27°-46'-13" West along said Southeasterly extension, a distance of 316.85 feet to the Southwest corner of said Lot 2, said point being the point of beginning; thence continuing North 27°-46'-13" West along said Westerly line, a distance of 835.41 feet to the Northwest corner of said Lot 2; thence North 61°-58'-22" East along the North line of said Lot 2, a distance of 467.18 feet to the Northeast corner of said Lot 2; thence North 61°-57'-40" East along the North line of Lot 2, Certified Survey Map Vol. 16, a distance of 451.39 feet to the Westerly right-of-way line of Freeman Parkway; thence South 24°-13'-55" East along said Westerly line, a distance 1,042.54 feet to the Northeast corner of lands described per Document No. 1757723; thence South 62°-00'-46" West along the Northerly line of said lands and a Southerly line of Lot 2, Certified Survey Map Vol. 16, a distance of 194.85 feet to a Southerly corner of said Lot 2; thence North 27°-48'-28" West along a Southerly line of said Lot 2, a distance of 50.00 feet to a Southerly corner of said Lot 2; thence South 62°-11'-32" West along a Southerly line of said Lot 2, a distance of 200.10 feet to a Southerly corner of said Lot 2; thence North 27°-48'-28" West along a Southerly line of said Lot 2, a distance of 20.00 feet to a Southerly corner of said Lot 2; thence South 62°-12'-38" West along a Southerly line of said Lot 2, a distance of 189.94 feet to the Southwest corner of said Lot 2; thence North 23°-05'-38" West along a Westerly line of said Lot 2, a distance of 133.09 feet to the Southeast corner of Lot 2, Certified Survey Map Vol. 19; thence South 62°-04'-12" West along the Southerly line of said Lot 2, a distance of 280.13 feet to the point of beginning and containing 19.342 acres (842,550 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Beloit in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 1866960

**CERTIFIED SURVEY MAP**

PART OF LOT 2, CSM VOL. 16, PG. 194-197 & LOT 2, CSM VOL. 19, PG. 280-285, BEING A PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

Menard, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Menard, Inc., does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Beloit

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Menard, Inc.

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY )SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CERTIFIED SURVEY MAP**

PART OF LOT 2, CSM VOL. 16, PG. 194-197 & LOT 2, CSM VOL. 19, PG. 280-285, BEING A PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**CITY OF БЕЛОIT APPROVAL CERTIFICATE**

Approved by the City Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Secretary

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
City Clerk

Recording Data

No. \_\_\_\_\_ received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_M., and recorded in Volume \_\_\_\_\_, Pages \_\_\_\_\_ and \_\_\_\_\_ of Certified Survey Maps of Rock County, Wisconsin.

\_\_\_\_\_  
Register of Deeds

SHEET 4 OF 4 SHEETS

**CITY of BELOIT**  
**Neighborhood Planning Division**

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

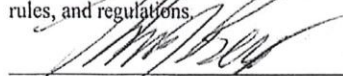
**Application for Review of a Minor Subdivision**

(Please Type or Print)

File Number: CSM-2019-04

1. Address of property: Part of 2851 Milwaukee Rd
2. Tax Parcel Number(s): Part of 22051100
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the <sup>SW</sup>SE Quarter of Section 20, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Menard Inc Phone: 715-876-2368  
4777 Menard Dr Eau Claire WI 54703  
(Address) (City) (State) (Zip)
5. Surveyor's name: Excel Engineering Inc - Ryan Wilgreen Phone: 920-322-1738  
100 Camelot Drive Fond du Lac WI 54935  
(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: 19.342 acres
8. Total area of land remaining in parent parcel: 18.394 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 MRO PUD
11. Is the proposed use permitted in this zoning district: No - PUD Amendment submittal in process
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 02/07/2019 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.

 Menard, Inc. by  
Theron J. Berg, Real Estate Mgr. 5/9/19  
(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>6/5/2019</u>	
Application accepted by: <u>Nellie Bottmann</u>	Date: <u>5/10/2019</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
2851 MILWAUKEE 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 jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 2851 Milwaukee Road, containing 19.25 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:

PART OF LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 16 ON PAGES 194-197, & LOT 2, OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 19 ON PAGES 280-285, BEING A PART OF THE NW ¼ & SW ¼ OF THE SE ¼ AND PART OF THE SE ¼ OF THE SW ¼, SECTION 20, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY 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 two-lot Certified Survey Map for the property located at 2851 Milwaukee Road, subject to the following conditions:

1. A Site Plan must be approved for Lot 1 prior to Planning Staff signing the Certified Survey Map.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 5<sup>th</sup> day of June, 2019.

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

**ATTEST:**

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