



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
7:00 PM  
Wednesday, August 07, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the July 3, 2019 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of amendments to Map 9 of the Comprehensive Plan, Future Land Use and Improvements - Downtown Beloit  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a three-lot Certified Survey Map for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road  
[Attachment](#)
  - 4.b. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 6402 E Buss Road in the Town of Turtle  
[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  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, July 03, 2019**

**1. CALL TO ORDER AND ROLL CALL**

Chairperson Faragher called the meeting to order at 7:00 PM. City Councilor Preuschl and Commissioners Haynes, Johnson, Faragher, Finnegan, and Robson were present. Commissioners Johnson and Weeden were absent.

**2. MINUTES**

**a. Consideration of the minutes of the June 19, 2019 Plan Commission meeting**

Commissioner Haynes made a motion to accept the minutes as presented; it was seconded by Commissioner Ruster. The motion passed, voice vote.

**3. PUBLIC HEARINGS**

**a. Consideration of a proposed Ordinance to Amend Section 8-500 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, pertaining to the number of buildings on zoning lots**

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

Public hearing was opened by Chairperson Faragher. There were no comments from the public. Public hearing was closed by Chairperson Faragher.

Commissioner Haynes made a motion to approve the Zoning Ordinance amendment as presented; it was seconded by Commissioner Finnegan. The motion passed, voice vote.

**4. REPORTS**

**a. Consideration of the Final Plat named The Oaks, Plat 2 for the property located at 2750 Rachel Terrace**

Community Development Director Julie Christensen presented the staff report and recommendation. She noted that a revised Final Plat had been handed out, which decreased the size of the storm water pond and increased the size of Lot 8.

Commissioner Robson described her e-mail conversation with Drew Pennington, Director of Planning and Building Services regarding the lack of second access point into the subdivision. She said that she went to the Fire Department and expressed her concern about public safety in regards to the lack of a second access point. Fire personnel told her that this type of development is pretty typical and did not appear to be concerned. Commissioner Robson indicated that she is still concerned about the lack of a second point of access.

Commissioner Haynes indicated that he likes the development proposal that was handed out at the meeting. He thinks it is a net win.

Commissioner Robson indicated that she wants to go on the record as being concerned about the lack of a second access point, the safety of having only one access point in the case where something blocks the street. However, she doesn't want this concern to stop the development.

Commissioner Haynes made a motion to approve the amended Final Plat; it was seconded by Commissioner Finnegan. The motion passed, voice vote.

#### **5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen indicated that the City Council approved the PUD Plan, Rezoning, and Comprehensive Plan Amendment for 2426 Prairie Avenue. City Council also approved the Conditional Use Permit for 2034 Liberty Avenue and the Zoning Ordinance amendment related to allow livestock temporarily with permission of the City Manager.

Commissioner Ruster noted that the old Wicks sign still remains and wondered if the sign would be removed. Ms. Christensen said that it is an abandoned sign and should be removed and said she would follow up on this issue.

Councilor Preuschl commented that the City Council ensured that for the Conditional Use Permit (CUP) for 2034 Liberty Avenue, the same conditions of approval were required as were required for the previous CUP request.

#### **6. ADJOURNMENT**

A motion was made by Commissioner Ruster, seconded by Commissioner Robson to adjourn the meeting. The motion passed, voice vote.

Meeting adjourned at 7:16 PM.

Minutes respectfully submitted by Julie Christensen



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** August 7, 2019

**Agenda Item:** 3(a)

**File Number:** RPB-2019-07

### **General Information**

---

**Applicant:** City of Beloit Planning & Building Services Division

**Owner:** City of Beloit (#1 below) and Hendricks Commercial Properties (#2-4 below)

**Address/Location:** 656 Pleasant Street, 200 W. Grand/525 Cross, 511 Public Ave, 500 Public Ave

**Applicant's Request:** To amend the Downtown Beloit Future Land Use Map

### **Staff Analysis**

---

**Overview:** The Planning & Building Services Division has submitted an application requesting the following amendments to the Downtown Beloit Future Land Use Map (#9) of the City of Beloit Comprehensive Plan:

1. 656 Pleasant Street (former Angel Museum) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
2. 200 W. Grand Ave/525 Cross St. (former Kerry plant) – From *Production* to *Planned Mixed Use: Office/Residential above retail*.
3. 511 Public Avenue (former church) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
4. 500 Public Avenue (Hotel Goodwin) – From *Office* to *Neighborhood Commercial*.

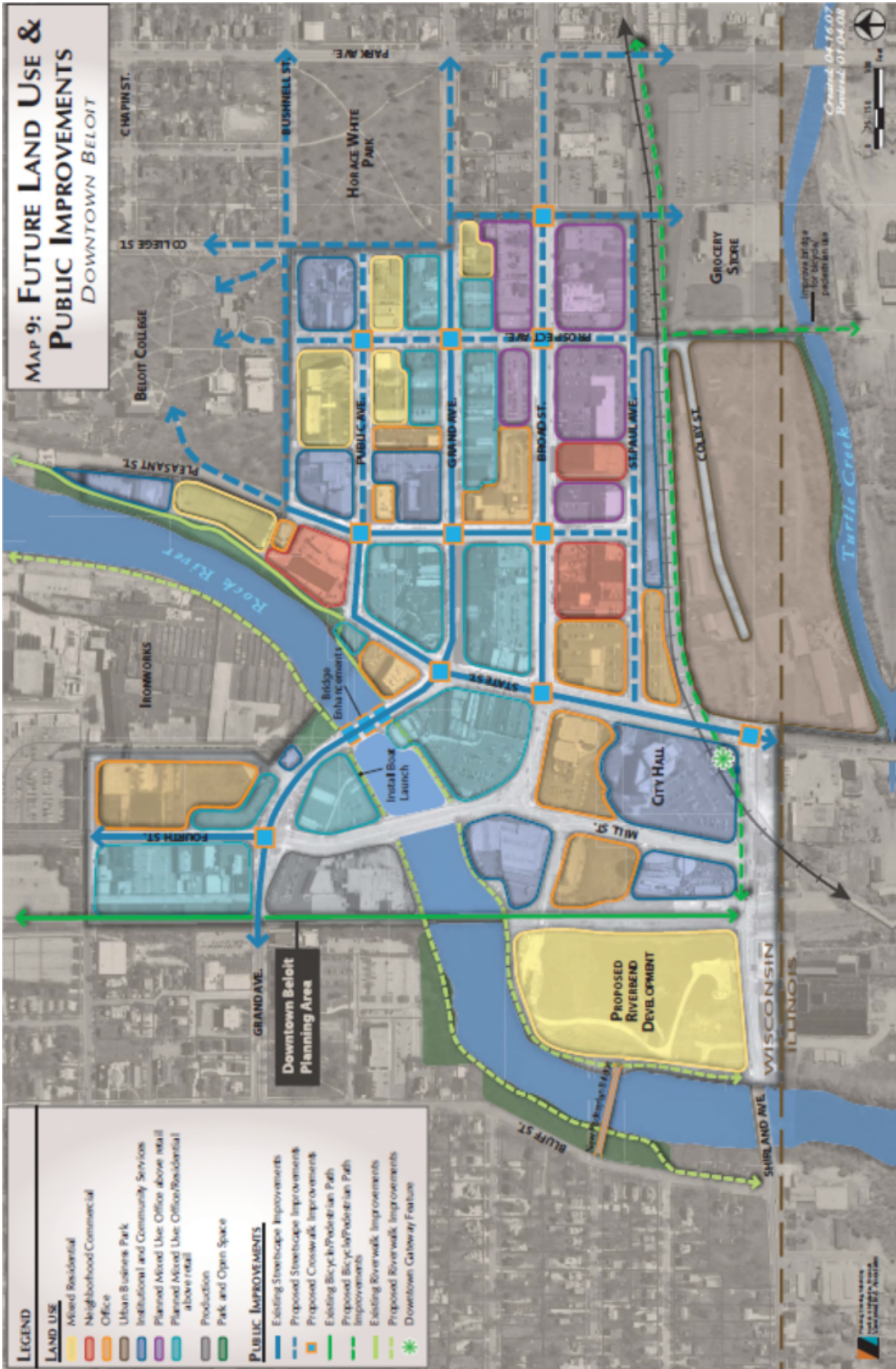
**Future Projects and Rezoning Actions:** The first three amendments above are intended to encourage and streamline several housing and office/mixed use projects that are expected to materialize later this year. The *Planned Mixed Use* category is intended to facilitate combinations of retail and office or residential uses that are compatible with the downtown urban core. The first three proposed amendments will give the property owners the option of rezoning to Central Business District (CBD) or Planned Unit Development (PUD) once specific development plans have been prepared. The fourth proposed amendment simply cleans-up the future land use classification of the Hotel Goodwin parcel, which is already zoned CBD and recently opened.

**Future Land Use Maps:** The City's Future Land Use Map is Map #10 of the Comprehensive Plan, which was updated along with the plan in 2018. Due to the uniqueness and urban scale of the downtown, there is a Downtown Beloit Future Land Use Map (#9) that is adopted by reference in the Comprehensive Plan. Under state planning laws, future rezoning decisions must be consistent with the adopted land use plan.

### **STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the above-referenced amendments to the Downtown Beloit Future Land Use Map (#9) of the City of Beloit Comprehensive Plan.

**ATTACHMENTS:** Downtown Beloit Future Land Use Map, Public Notice, Mailing List, and Resolution.





COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

July 22, 2019

To Whom It May Concern:

The Planning & Building Services Division has submitted an application requesting the following amendments to the Downtown Beloit Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan:

1. 656 Pleasant Street (former Angel Museum) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
2. 200 W. Grand Ave/525 Cross St. (former Kerry plant) – From *Production* to *Planned Mixed Use: Office/Residential above retail*.
3. 511 Public Avenue (former church) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
4. 500 Public Avenue (Hotel Goodwin) – From *Office* to *Neighborhood Commercial*.

The first three amendments above are intended to encourage and streamline several housing and office/mixed use projects that are expected to materialize later this year. The *Planned Mixed Use* category is intended to facilitate combinations of retail and office or residential uses that are compatible with the downtown urban core. The first three proposed amendments will give the property owners the option of rezoning to Central Business District (CBD) or Planned Unit Development (PUD) once specific development plans have been prepared. The fourth proposed amendment simply cleans-up the future land use classification of the Hotel Goodwin parcel.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning Division office on the third floor of City Hall, 100 State Street. The following public meetings will be held regarding the proposed amendments:

**City Plan Commission:** Wednesday, August 7, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

**City Council (Public Hearing):** Monday, September 16, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

**THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS. We are interested in your opinion.** Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to staff before the meeting begins. Staff is unable to leave the meeting to make copies.

*For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

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

Frank Management Inc.  
2501 Morse Street  
Janesville, WI 53545

Dr. Munro, Superintendent  
School District of Beloit  
1633 Keeler Avenue  
Beloit, WI 53511

Deb Bennett, Clerk  
Town of Turtle  
6916 S. County Rd. J.  
Beloit, WI 53511

Colin Byrnes  
Rock County Planning Director  
51 S. Main Street, Room 266  
Janesville, WI 53545

Dr. Dennis McCarthy, Superintendent  
Beloit-Turner School District  
1237 Inman Parkway  
Beloit, WI 53511

City Clerk  
City of South Beloit  
519 Blackhawk Blvd. Suite 2  
South Beloit, IL 61080

Mr. Jim Brewer, District Administrator  
Clinton Community School District  
112 Milwaukee Road  
Clinton, WI 53525

Brad Austin  
Corporate Contractors Inc.  
3800 Gateway Blvd #200  
Beloit, WI 53511

Peter Herreid  
Div. of Intergovernmental Relations  
Department of Administration  
[peter.herreid@wisconsin.gov](mailto:peter.herreid@wisconsin.gov)

Nick Dimassis  
Beloit Public Library Director  
For Public Posting

**RESOLUTION  
RECOMMENDING APPROVAL OF AMENDMENTS TO THE  
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

**WHEREAS**, the Plan Commission of the City of Beloit recommended approval of an updated Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

**WHEREAS**, “Amendments” are generally defined as minor changes to the Plan’s maps or text in the years following adoption as necessary to accomplish overall planning goals; and

**WHEREAS**, the City Council of the City of Beloit adopted a Resolution approving a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

**WHEREAS**, the approved amendment process directs the Plan Commission to hold a public meeting on the proposed amendments, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the Commission; and

**WHEREAS**, the Downtown Beloit Future Land Use Map (#9) of the Plan provides specific use and zoning recommendations and the proposed amendments will facilitate combinations of retail, office, and/or residential uses that will complement the existing downtown core.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendments to the Downtown Beloit Future Land Use Map (#9) of the City of Beloit Comprehensive Plan:

1. 656 Pleasant Street (former Angel Museum) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
2. 200 W. Grand Ave/525 Cross St. (former Kerry plant) – From *Production* to *Planned Mixed Use: Office/Residential above retail*.
3. 511 Public Avenue (former church) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
4. 500 Public Avenue (Hotel Goodwin) – From *Office* to *Neighborhood Commercial*.

Adopted this 7<sup>th</sup> day of August, 2019.

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

ATTEST:

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





## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** August 7, 2019

**Agenda Item:** 4.a.

**File Number:** CSM-2019-06

### **General Information**

---

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

**Owner:** McBain Enterprises, Inc. /John Patch Amusement

**Address/Location:** 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road

**Applicant's Request:** The applicant has proposed a 3-Lot Certified Survey Map (CSM) for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road in the City of Beloit.

### **Staff Analysis**

---

**Existing Conditions:** Lot 1 is Amusement Fireworks at 1875 Branigan Road and approximately 59,241 square feet, Lot 2 is vacant land and approximately 110,206 square feet, and Lot 3 is Road Dawg and Roadway Inn and approximately 199,940 square feet. The intent of the proposed CSM is to create a larger lot, for future development on Lot 2. The properties are zoned C-3, Community Commercial.

**Proposed Land Division:**

Proposed Lot 1 will be reduced in size to 34,800 square feet. Proposed Lot 2 is currently vacant and will be expanded to 121,260 square feet to accommodate a future development. Proposed Lot 3 will be expanded in size to 211,150 square feet. All three lots meet the minimum dimensional standards in the C-3 district. The proposed CSM also dedicates right-of-way at the corner of Branigan Road and Wyetta Drive.

**Surrounding Land Use and Zoning:** There are commercial uses zoned C-3, Community Commercial and MRO, Milwaukee Road Overlay District to the north, east, and west of the subject property. To the south there are manufacturing uses zoned M-2, General Manufacturing

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan’s Future Land Use Map recommends Community Commercial development of the subject properties. The proposed land division is consistent with this recommendation. This request supports Strategic Goal #3 by creating economic growth.

**Municipal Utilities:** The subject property is served by municipal utilities. There are existing sewer & water laterals that run through Lot 2, which will need to be relocated prior to development.

**Review Agent Comments:** The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts, and no objections were received but Alliant Energy has requested easements to be added along the property lines of the three lots.

**STAFF RECOMMENDATION:**

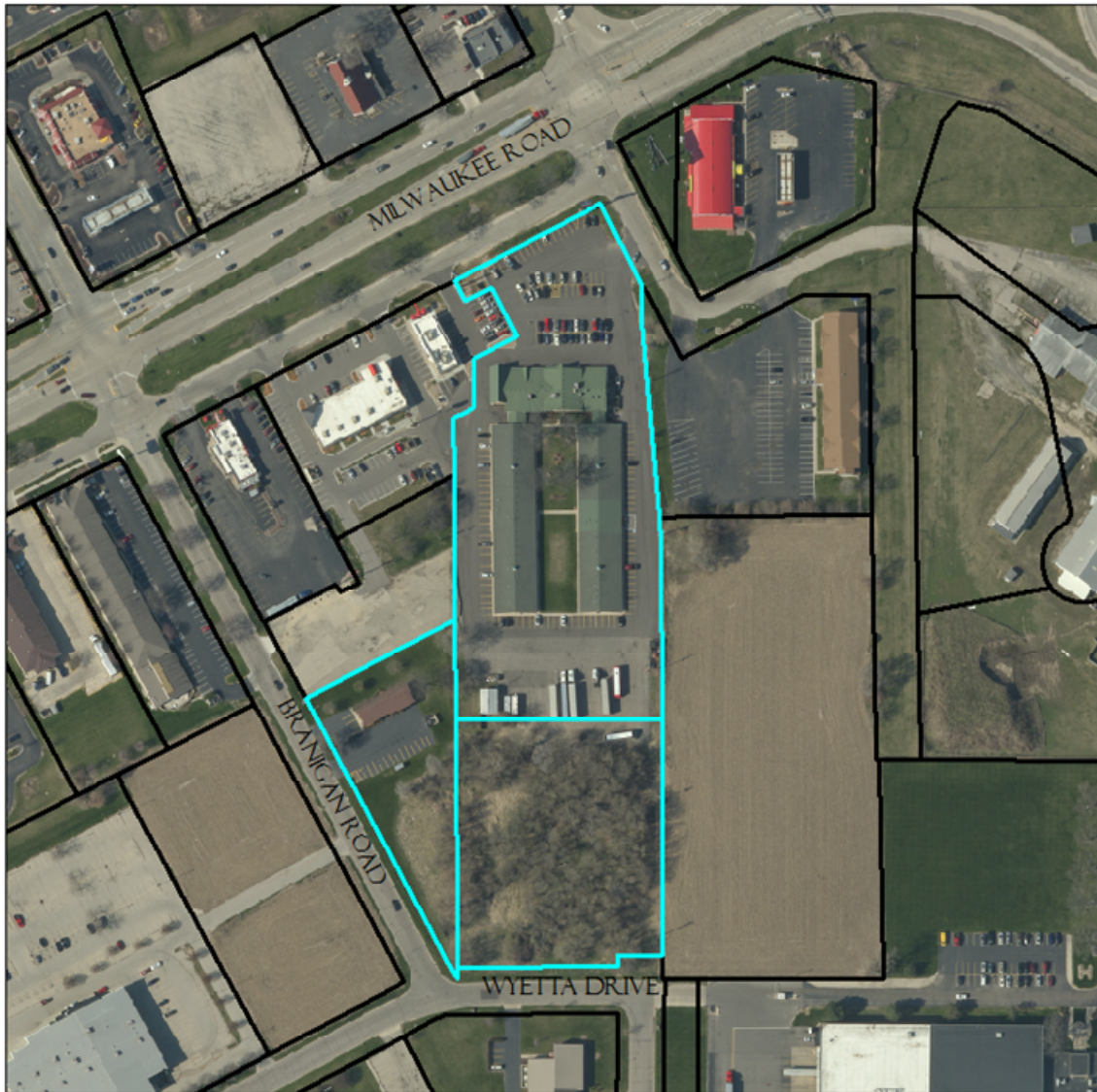
The Planning & Building Services Division recommends approval of the attached 3-Lot Certified Survey Map (CSM) for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road in the City of Beloit, subject to the following conditions:

1. 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.

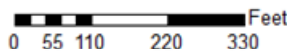
**ATTACHMENTS:** Location Map, Preliminary Certified Survey Map, and Application.

# Location Map

2956 Milwaukee Road, 2955 Wyetta Drive, & 1875 Branigan Road CSM-2019-06



1 inch = 210 feet



### Legend

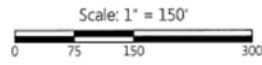
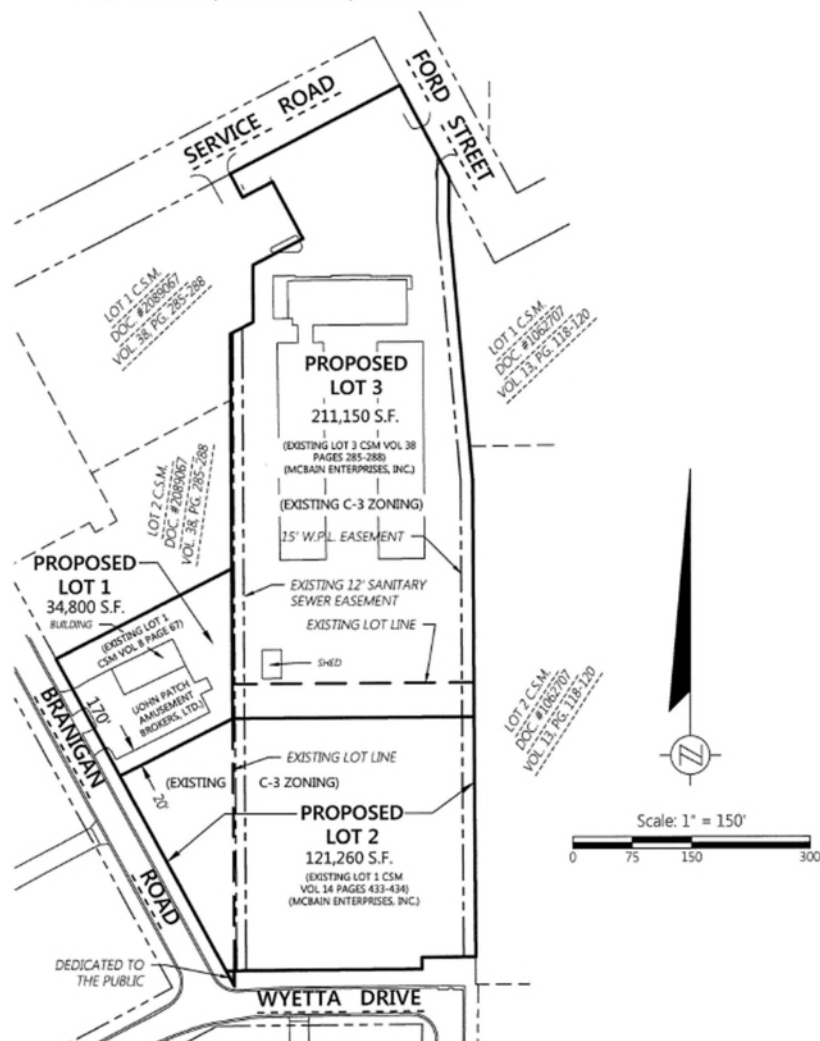
- Parcel Poly
- City Limits (Corp Poly)

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

## PLANNING & BUILDING SERVICES DIVISION

## PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF C.S.M. DOCUMENT NO. 894911 VOL. 80N PG. 67, LOT 1 OF C.S.M. DOCUMENT NO. 1123056 IN VOL. 14 ON PGS. 433-434 AND LOT 3 OF C.S.M. DOCUMENT NO. 2089067 VOL. 38 ON PGS. 285-288, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, AS SITUATED IN PART OF LOTS 4 & 5 OF THE PLAT OF MORGAN FARM, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



<b>ORDER NO: 33317</b> BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: KJB DATE: July 1, 2019	FOR THE EXCLUSIVE USE OF: <b>MCBAIN ENTERPRISES, INC.</b> 2951 KENNEDY DRIVE БЕЛОИТ, WI 53511	<b>Batterman</b> engineers surveyors planners 2857 Bertels Drive    Beloit, Wisconsin 53511 608.365.4464    www.batterman.com
--	--	--

File Name: J:\33300-33399\33317 - Wyetta Drive\SURVEY\B.DRAWING FILES



# CITY of BELOIT

## Neighborhood Planning Division

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

### Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2019-06

1. Address of property: 2956 Milwaukee Road, 2955 Wyetta Drive, 1875 Branigan Road
2. Tax Parcel Number(s): 22912000, 22911000, 22910900
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the Mult. Quarter of Section 20/29, Township 11 North, Range 13 East of the 4th P.M.
4. Owner of record: McBain Enterprises, Inc./John Patch Amusement Phone: 608-751-1386  
2951 Kennedy Drive/1875 Branigan Road Brokers, Ltd. Beloit, WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. (Kristin J. Belongia) Phone: 608-365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 (Lot Line Adjustments) lot(s).
7. Total area of land included in this map: 8.4 Acres
8. Total area of land remaining in parent parcel: 0 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-3
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
  - Pre-application meeting;** a pre-application meeting was held on July 3rd, 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.

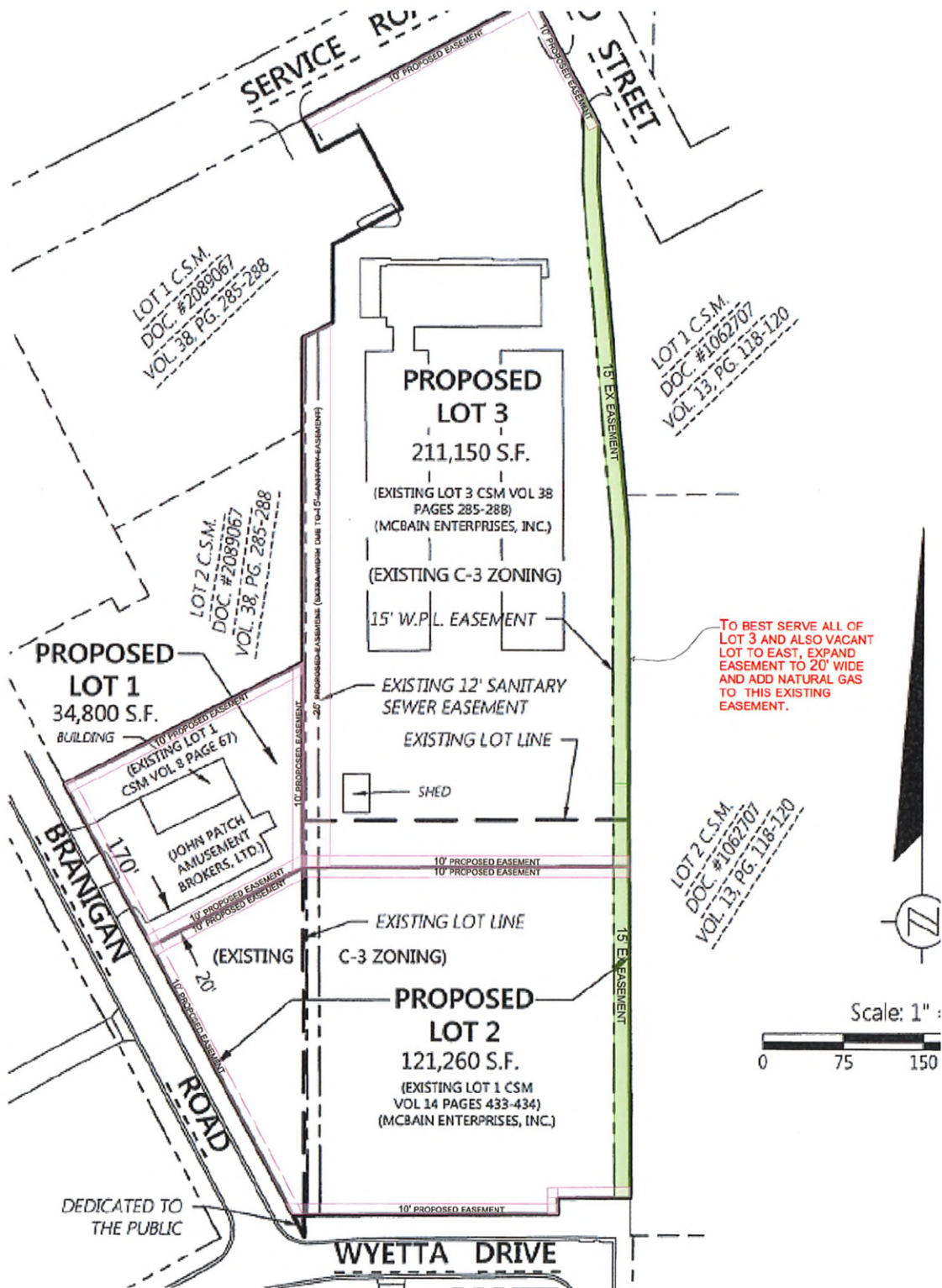
The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map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

Kristin Belongia / Kristin J. Belongia / 7/3/2019  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>180.-</u>
Scheduled meeting date: <u>Aug. 7, 2019</u>	<u>JUL 09 2019</u>
Application accepted by: <u>Drew Permyth</u>	Date: <u>JUL 09 2019</u>







## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** August 7, 2019

**Agenda Item:** 4.b.

**File Number:** CSM-2019-07

### **General Information**

---

**Applicant:** Combs & Associates, Inc. 109 W. Milwaukee Street Janesville Wisconsin, 53546

**Owner:** Jeoffery J. Stevens & Melanie A Stevens

**Address/Location:** 6402 E. Buss Road, Clinton WI

**Applicant's Request:** The applicant is proposing a lot line adjustment. The parent parcel is approximately 5 acres. The owner is proposing to add/convey 1 acre to the 69 acre parcel adjacent to the subject property.

**Jurisdiction:** Town of Turtle

### **Staff Analysis**

---

**Existing Conditions:** The property at 6402 E. Buss Road is located in the Town of Turtle north of the city limits and east of I-90. The 5-acre parcel is currently zoned AE, Exclusive Agricultural District within the Town of Turtle. This zoning designation exclusively provides for agricultural uses.

**Surrounding Land Use and Zoning:** To the east, south, and west the zoning is AE, Exclusive Agricultural District with agricultural land uses. To the north the property is zoned RR, Rural Residential and it has a single family home. All surrounding properties are located within the Town of Turtle.

**Proposed Land Use and Zoning:** The owner intends to rezone the 4 acre Lot to AG, General Agricultural District.

**City of Beloit Comprehensive Plan:** This property is beyond the city's long range growth area and not included in the Future Land Use Map from the Comprehensive Plan.

**Municipal Utilities:** This property is not served by municipal utilities.

**Review Agent Comments:** The proposed Certified Survey Map (CSM) was sent to the City of

Beloit Staff and Utility Contacts, and no objections were received.

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

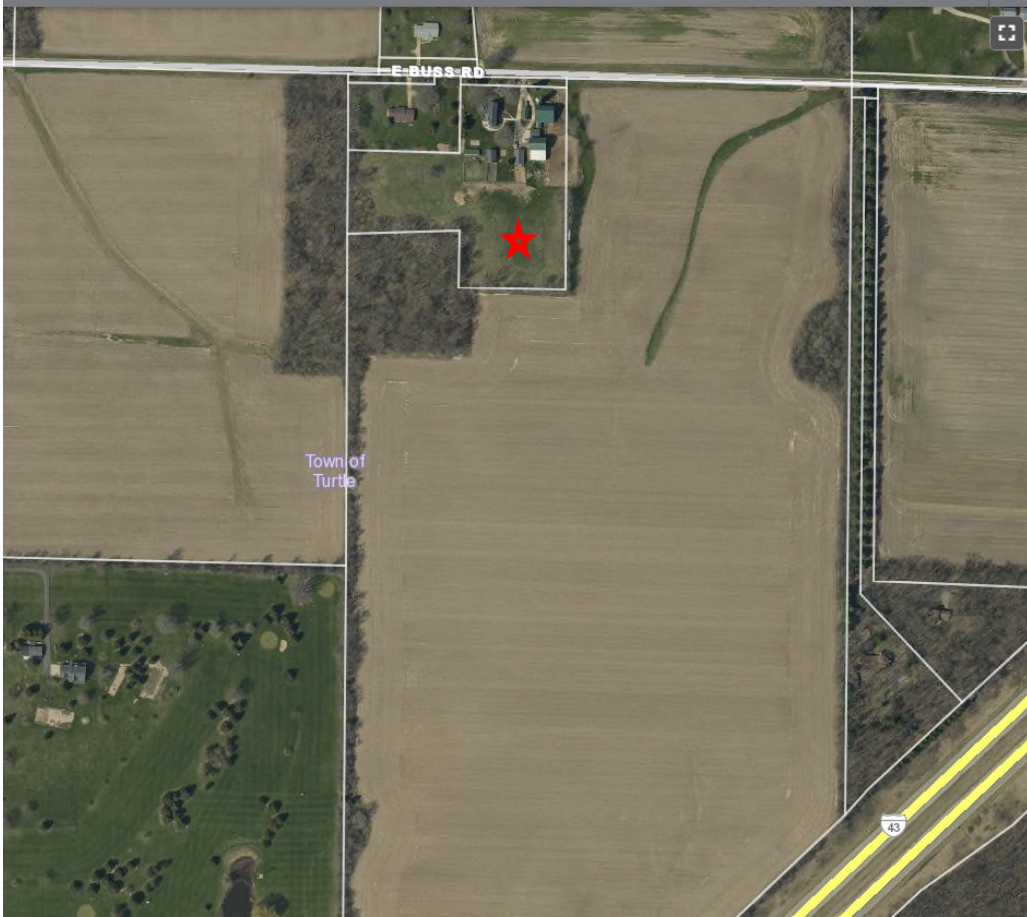
**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 6402 E. Buss 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, 2019 and a copy provided to the Planning and Building Services Division.

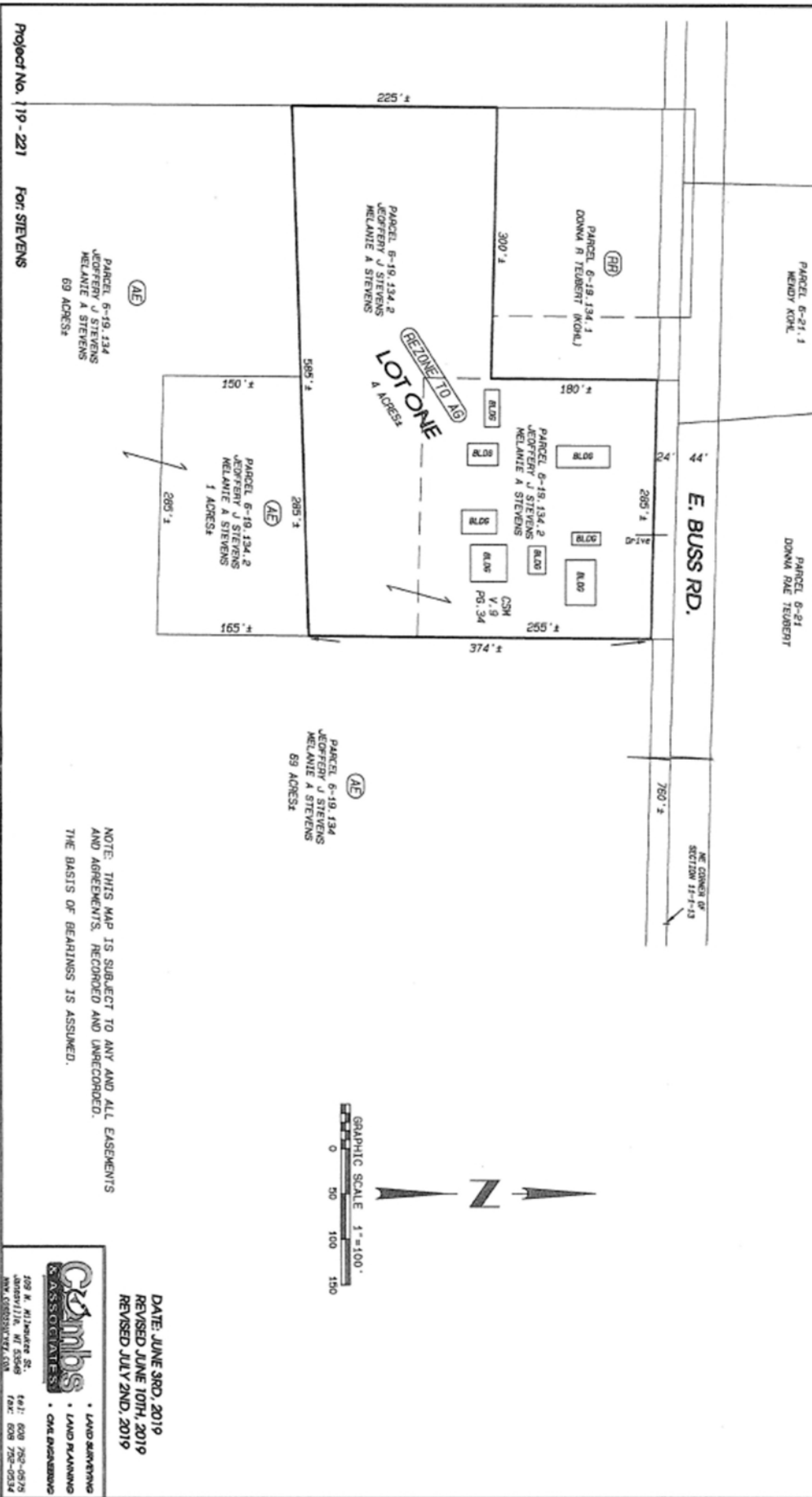
**ATTACHMENTS:** Location & Zoning Map, Preliminary Certified Survey Map, CSM application, and Resolution

6402 E. Buss Road



# PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 9, PAGES 34 AND 35 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 943781 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, T. 1N., R. 13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



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

**Combs**  
ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CHALDRON, WISCONSIN

109 N. Milwaukee St., 441: 608 782-0879  
Janesville, WI 53608 Fax: 608 782-0834  
www.combsurvey.com

DATE: JUNE 3RD, 2019  
REVISED JUNE 10TH, 2019  
REVISED JULY 2ND, 2019

Project No. 119-221 For STEVENS



**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-2019-07

1. Address of property: 6402 E. Buss Rd, Clinton, WI 53525-8813
2. Tax Parcel Number(s): 6-19-134 and 6-19-134.2
3. Property is located in (circle one): City of Beloit or Town of Turtle Beloit; Rock or LaPrairie  
In the NE Quarter of Section 11, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Jeffery J. Stevens & Melanie A Stevens Phone: 608-751-2539  
6402 E. Buss Road Clinton Wisconsin 53525-8813  
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 608-752-0575  
109 W. Milwaukee Street Janesville Wisconsin 53546  
(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: 4 Acres with Existing Buildings
8. Total area of land remaining in parent parcel: 70 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: AE
11. Is the proposed use permitted in this zoning district: Transfer of land between adjoining parcels
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>\$160.<sup>00</sup></u>
Scheduled meeting date: <u>Aug. 7, 2019</u>	
Application accepted by: <u>Dore Pervington</u>	Date: <u>7/16/19</u>

**RESOLUTION**  
**APPROVING A ONE-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTY LOCATED AT 6402 E. BUSS 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 6402 E. Buss Road in the Town of Turtle, containing 4 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:

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 9, PAGES 34 AND 35 OF PART OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. #913781 AND PART OF THE NE ¼ OF THE NE ¼ OF SECTION 11, T. 1N., R. 13 E., OF THE 4<sup>TH</sup> 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 one-lot Certified Survey Map for the property located 6402 E. Buss 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, 2019 and a copy provided to the Planning and Building Services Division.

Adopted this 7<sup>th</sup> day August, 2019.

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

**ATTEST:**

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