



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
7:00 PM  
Wednesday, August 21, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes from the August 7, 2019 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a Resolution approving a Project Plan Amendment for Tax Incremental District No. 11, City of Beloit, Wisconsin  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 1017 Fourth Street  
[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.



**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**

Chairman Faragher called the meeting to order at 7:01 PM. All commissioners and City Councilor Preuschl were present.

**2. MINUTES**

**2.a. Consideration of the minutes of the July 3, 2019 Plan Commission meeting**

Commissioner Weeden made a motion to approve the minutes as presented, seconded by Commissioner Robson. Motion passed, voice vote.

**3. PUBLIC HEARINGS**

**3.a. Consideration of amendments to Map 9 of the Comprehensive Plan, Future Land Use and Improvements - Downtown Beloit**

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

Chairperson Faragher opened the public hearing.

Celestino Ruffini, 2366 Hyacinth Ct, Executive Director of Visit Beloit, indicated that he was at the meeting to answer any questions and talk about the process. He explained that the City still owns the building, but Visit Beloit's proposal for the redevelopment of the former Angel Museum building was selected. He is currently working with his board to prepare design plans and obtain financing; he currently has board approval to move forward. Visit Beloit wants to breathe new life into the site. The development will be phased. The church will become a community space that can be used by the public. They have a plan for the entire site including an addition to the south side of the building. The entire project is about \$3 million to be broken up into phases. The first phase is a remodel of the church, with few exterior changes. However, they will be renovating the inside. The lower level will be used for Visit Beloit offices in the first phase. The first floor will be an entertainment venue for banquets, theater events, or other private events. Second phase is projected to occur in 2021 and will include the addition on the south side. It will be used as office space and conference space. Next steps are a workshop with City Council, followed by applying for a Certificate of Appropriateness from Landmarks Commission and a Zoning Map Amendment from the Plan Commission and City Council. There will also be a purchase agreement and a development agreement. He indicated that he looks forward to working with City staff and the various boards.

Commissioner Robson asked when Phase 1 would be completed. Celestino explained that they can bid the project during the approval processes with the City. The first phase should take 3-4 months. He hopes to be completed in the winter.

Commissioner Ruster indicated that people are concerned about sustaining the history of the building. She asked if when the addition is put on, will it look similar to the building. Celestino said that they purposely tried to keep the existing structure as it is, and then the addition will be complementary to the building but will look different, as the Landmarks Ordinance requires. The plan is to retain the stained glass and have windows that are complementary. Where the addition is put on, you will see the existing wall inside the building. For the west wall, a ten to twelve foot glass wall will be installed. It will allow visibility of the Ironworks Campus. The commissioners discussed the wall and the impact modifying it to glass would have. Celestino indicated that they are trying to activate the riverfront. Commissioner Ruster expressed concerns about modifying the back of the building.

Commissioner Robson asked if there would be access to a kitchen for the meeting space. Celestino indicated that they would be making modifications to the kitchen on the lower level. Long term, they would like it to be renovated into a commercial kitchen. They will keep the chairlift to keep the building handicapped accessible, but eventually, they will be adding an elevator.

Commissioner Johnson asked if this property would be added to the tax base. Celestino indicated that they are tax-exempt. Commissioner Johnson expressed concern about the use of building for a tax-exempt purpose that will only benefit the commercial businesses at the same time that tax dollars would be paying for the improvements to the building.

Celestino explained that Visit Beloit's budget is financed through the hotel tax, not the tax levy, and they will be obtaining financing for the project from First National Bank.

Councilor Preuschl explained how the hotel tax can be used.

Commissioner Johnson expressed concern about having so many public uses on the river and thought we should have more private investment on the river. He indicated that he thought that some of the other proposals that were submitted would have been better for the City.

Councilor Preuschl indicated that he thought Visit Beloit had a good proposal. The proposal he didn't care for was the Hendricks proposal.

Commissioner Ruster asked about the use of the first floor. Celestino explained how it would be developed.

Commissioner Robson commented that the City has a lot of hotels. Celestino said that they have seen a lot of changes. It's a good time to be in Beloit.

Commissioner Ruster asked if there was any chance that the Chamber will come back in the space with Visit Beloit. Celestino indicated that they are building four custom office suites that can be leased. It is possible that Chamber could move back into this building, if they want to. Commissioner Ruster indicated that she thought this space would be better for the Chamber.

Councilor Preuschl said that he is just glad to see them move out of the Eclipse Center.

Commissioner Johnson asked if we update the map to remove the reference of a grocery store where the former Cub Food site is and asked if in the future, we could plan for the future use of the Beloit Daily News building, since they are no longer printing from that location.

Chairperson Faragher closed the public hearing.

Motion was made by Commissioner Haynes, seconded by Commissioner Johnson to approve the proposed Comprehensive Plan amendment. Motion carried, voice vote.

#### 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**

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

Motion was made by Commissioner Haynes, seconded by Commissioner Ruster to approve the proposed CSM. Motion carried, voice vote.

##### 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**

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

Commissioner Weeden asked for clarification on the two different types of Agricultural zoning. Ron Combs, Combs and Associates, explained the difference between Exclusive Agricultural and General Agricultural zoning.

Motion was made by Commissioner Johnson, seconded by Commissioner Weeden to approve the proposed CSM. Motion carried, voice vote.

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

Ms. Christensen explained that the Zoning Text Amendment related to the number of buildings on zoning lots was approved by City Council as was the Final Plat for the Oaks.

#### 6. **ADJOURNMENT**

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

Meeting adjourned at 7:30 PM.

Minutes respectfully submitted by Julie Christensen

# CITY OF BELOIT

## REPORT & PRESENTATION TO PLAN COMMISSION



**Topic:** Public Hearing and Consideration of Resolution Approving a Project Plan Amendment for Tax Incremental District No. 11.

**Date:** August 21, 2019

**Presenter:** Eric R. Miller, Finance & Administrative Services Director      **Department:** Finance

### Overview/Background Information

Tax Increment District #11 was created by the City of Beloit on October 1, 2001. The City now desires to amend the project plan of the district to allow excess revenue to be transferred to Tax Increment District #9 in order to reduce an advance from the Capital Improvement Fund. TID #9 will not have sufficient increment to pay back the advance during the remaining life of the TID without the help from TID #11 and would otherwise close with a deficit balance. TID #11 has no outstanding debt and has only one active direct developer incentive. The increment exceeds any project costs and has sufficient increment to be a donor to TID #9. Both TID #11 and TID #9 will be able to close earlier than expected by allowing the sharing of increment.

### Key Issues

1. Tax Increment District (TID) #9 is the Mall TID, and TID #11 is the Sager Lane TID. The attached map shows the locations of all of the TIDS in the City of Beloit.
2. Plan Commission must approve the project plan amendment in order for TID #11 to share increment with TID #9.
3. TID #11 has no outstanding debt and has sufficient cash flow to fund the advance owed by TID #9.
4. Both TID's will be able to close earlier than expected if the amendment is approved.
5. The TID boundaries are not changing.

### Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

Staff recommends that Plan Commission approve the resolution to amend the project plan.

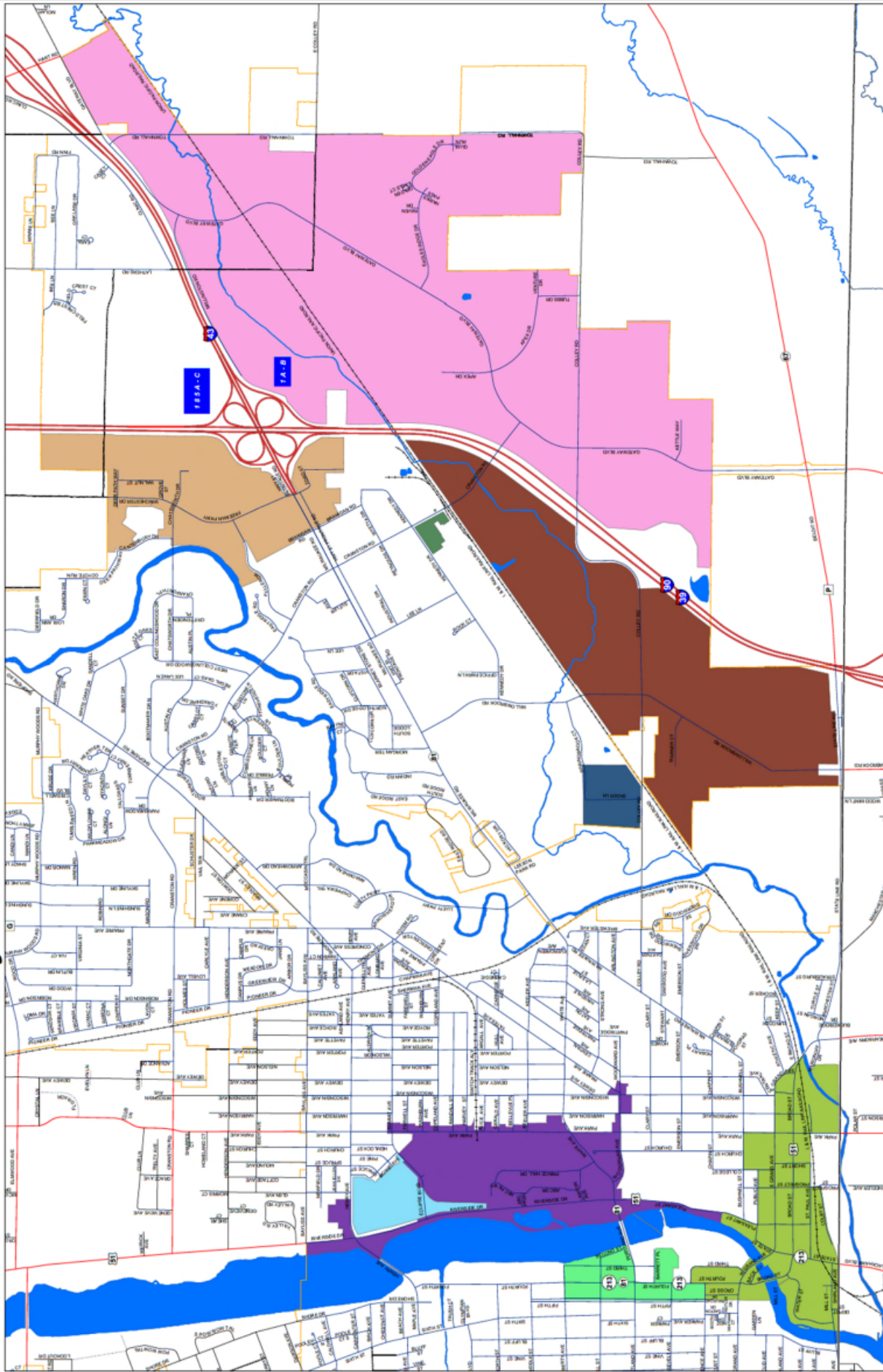
### Fiscal Note/Budget Impact

Sharing of excess revenues will allow TID #9 to pay back the advance to the Capital Projects Fund.

### Attachments

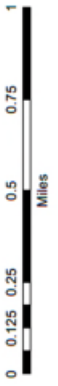
TID #11 Proposed Amended Project Plan and City of Beloit Tax Incremental District map.

# City of Beloit Tax Incremental Districts



## Legend

- Tid 5
- Tid 6
- Tid 8
- Tid 9
- Tid 10
- Tid 11
- Tid 12
- Tid 13
- Tid 14
- City Limits



Drawn by: Keith Houston  
Engineering Division  
October 10, 2011

THIS MAP IS INTENDED TO BE AN INVENTORY OF REAL PROPERTY FOUND WITHIN THE CORPORATE LIMITS OF THE CITY OF BELOIT AND TO CREATE A GRAPHIC PUBLIC RECORD SUCH AS DEEDS, PLATS AND CHETS THE CITY OF BELOIT MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND DOES NOT WARRANT THAT THE INFORMATION IS CURRENT OR COMPLETE. THE CITY OF BELOIT MAKES NO WARRANTY AS TO THE EXACT LOCATION OF ANY PROPERTY BOUNDARY INFORMATION. THIS MAP IS UPDATED ON AN ONGOING BASIS, BUT MAY NOT INCLUDE ALL RECENT CHANGES IN PROPERTY BOUNDARIES.

## RESOLUTION

### RESOLUTION APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 11 CITY OF БЕЛОIT, WISCONSIN

**WHEREAS**, the City of Beloit (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

**WHEREAS**, Tax Incremental District No. 11 (the “District”) was created by the City on October 1, 2001 as an industrial district; and

**WHEREAS**, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”); and

**WHEREAS**, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 9 (the “Recipient District”) as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

**WHEREAS**, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Rock County, the Beloit School District, and the Blackhawk Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 21, 2019 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the City of Beloit that:

1. The boundaries of Tax Incremental District No. 11 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this 21<sup>st</sup> day of August, 2019.

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James Faragher, Plan Commission Chairman

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Julie Christensen  
Community Development Director  
Secretary of the Plan Commission



**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 11  
CITY OF BELOIT**

THIS CAN BE FOUND IN THE PROJECT PLAN

**EXHIBIT B -**

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY



July 3, 2019

# Project Plan for the Project Plan Amendment of Tax Incremental District No. 11 In Order to Share Increment With Tax Incremental District No. 9



Organizational Joint Review Board Meeting Held:	Scheduled for: August 21, 2019
Public Hearing Held:	Scheduled for: August 21, 2019
Consideration for Adoption by Plan Commission:	Scheduled for: August 21, 2019
Consideration for Adoption by Common Council:	Scheduled for: September 3, 2019
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

# Tax Incremental District No. 11 Project Plan Amendment

## City of Beloit Officials

### Common Council

Regina Dunkin  
Clinton Anderson  
Sherry Blakeley  
Nancy V. Forbeck  
Beth Jacobsen  
Kevin Leavy  
Mark Preuschl

City President  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

### City Staff

Lori Stottler  
Eric Miller  
Andrew Janke  
Lori S. Curtis Luther  
Elizabeth A. Krueger

City Clerk  
Finance & Administrative Services Director  
Economic Development Executive Director  
City Manager  
City Attorney

### Plan Commission

James Faragher, Chair  
Eric "Otis" Johnson  
Judy Robson  
Timothy Weeden

Charles Haynes  
Jan S. Ruster  
Matthew L. Finnegan  
Mark Preuschl

### Joint Review Board

City Representative  
Rock County  
Blackhawk Technical College District  
Beloit School District  
Public Member

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# SECTION 1: Executive Summary

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## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 11 (The “TID” or “Donor District” or “District”) is an existing industrial district, created by a resolution of the City of Beloit (“City”) Common Council adopted on October 1, 2001 (the “Creation Resolution”).

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 9 (The “Recipient District”) is an existing blighted area district, created by a resolution of the Common Council adopted on July 7, 1998.

### Amendments

The Donor and Recipient Districts have not had any previous amendments.

### Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2.

### Estimated Total Project Expenditures.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. It is expected that the Donor District will generate approximately \$2,268,019 in increment that can be shared with the Recipient District during the eligible sharing period. It is anticipated that approximately \$1,418,300 will be needed to assist District No. 9.

### Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

### Expected Termination of District

The Donor District has a maximum statutory life of 23 years, and must close not later than October 1, 2024, resulting in a final collection of increment in budget year 2025. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed total liabilities by the year 2019, enabling the District to close 6 years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2019 to 2021.

## Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
  - Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred.
  - In order to cover the expenses, in Recipient District, the revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the development in the Recipient District will not be fully realized.
  - **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*
  
2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
  - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
  - Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.
  
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
  - Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying

taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*

4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.
5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared an industrial district based on the identification and classification of the property included within the District.
6. The project costs will not change as a result of this amendment.
7. There are no additional improvements as a result of this amendment.
8. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

## SECTION 2: Type and General Description of District

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The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on October 1, 2001 by resolution of the Common Council. The District’s valuation date, for purposes of establishing base value, was January 1, 2001.

The District is an “Industrial District,” created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. Since this amendment does not add any territory to the District, the District remains in compliance with this provision. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

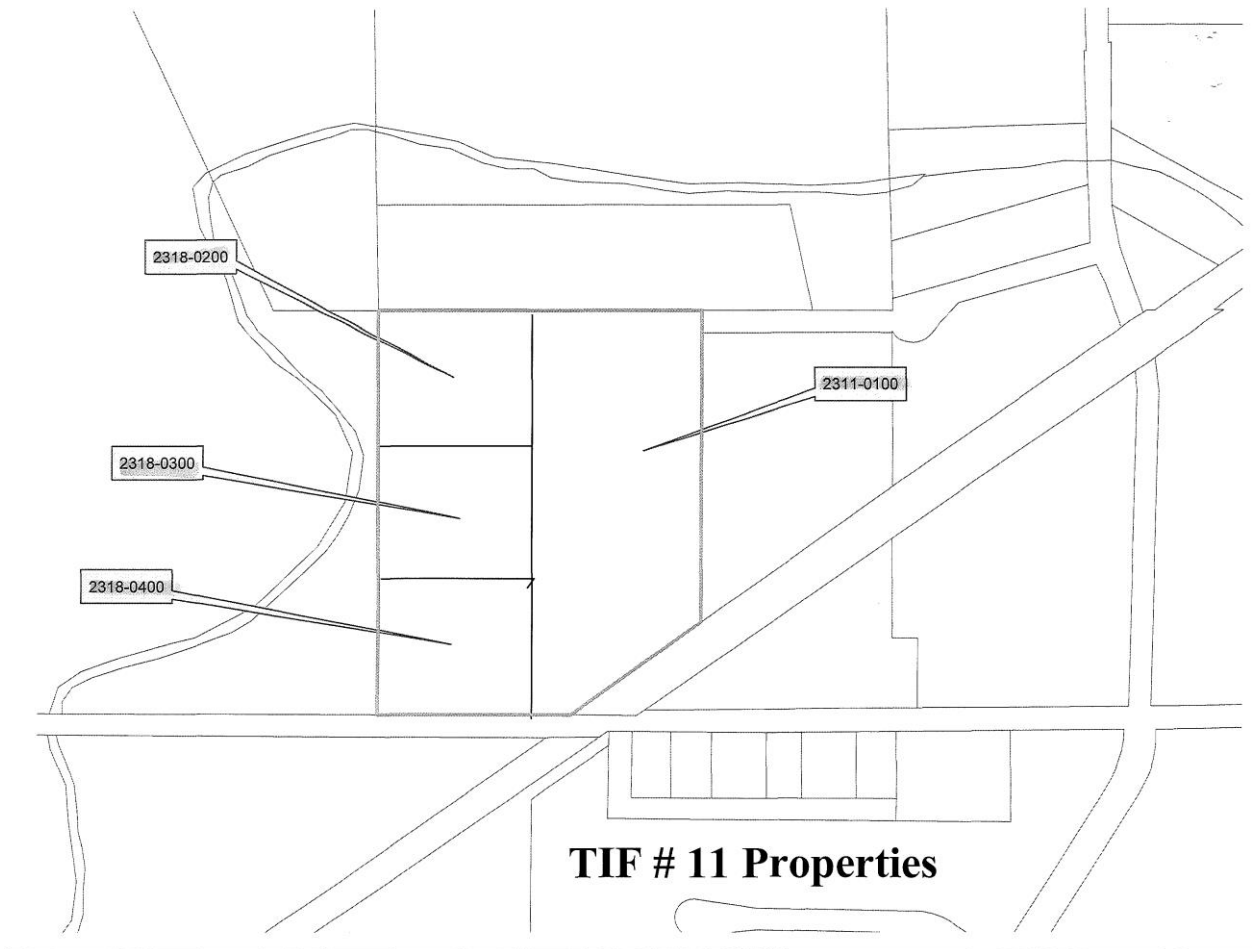


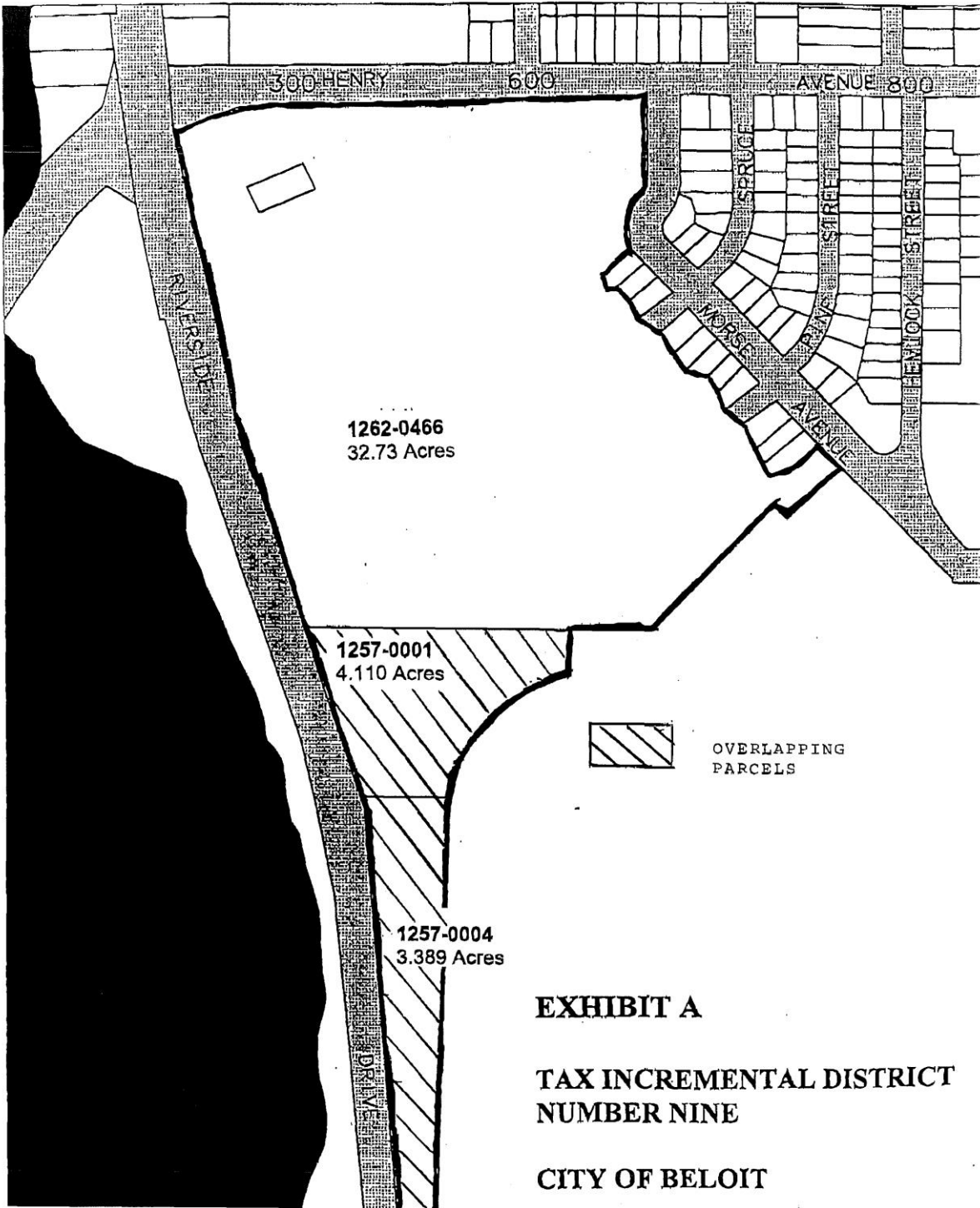
This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains an industrial district based on the identification and classification of the property included within the District.

SECTION 3:  
Maps of Current Districts Boundary

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TOTAL P.03

## SECTION 4: Map Showing Existing Uses and Conditions

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There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

## SECTION 5: Equalized Value Test

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No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

## SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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The proposed additional and updated projects costs within the Donor District may also include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), professional and organizational services, administrative costs, and finance costs.

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

## SECTION 7: Map Showing Proposed Improvements and Uses

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There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

## SECTION 8:

# Detailed List of Updated Project Costs

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This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

## SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105 which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The amendment takes place before collecting tax increments in excess of project costs, but not later than the allowable maximum life.
- The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

This amendment further allows for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. The authority for this Amendment provides that the following are true:

- The Donor District cannot request or receive an extension to its maximum life.
- The Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District is blighted.

## Development Assumptions

<div style="text-align: center;"> <b>City of Beloit, Wisconsin</b>  <b>Tax Increment District # 11 (Industrial Park between Colley/Springbrook)</b>  <b>Development Assumptions</b> </div>					
Construction Year		Actual	Annual Total	Construction Year	
10	2002-2011	3,863,000	3,863,000	2002-2011	10
11	2012	3,184,100	3,184,100	2012	11
12	2013	432,900	432,900	2013	12
13	2014	(113,100)	(113,100)	2014	13
14	2015	501,700	501,700	2015	14
15	2016	(142,300)	(142,300)	2016	15
16	2017	(409,800)	(409,800)	2017	16
17	2018		0	2018	17
18	2019		0	2019	18
19	2020		0	2020	19
20	2021		0	2021	20
21	2022		0	2022	21
22	2023		0	2023	22
Totals		<u>7,316,500</u>	<u>7,316,500</u>		

Notes:

# Increment Revenue Projections

City of Beloit, Wisconsin								
Tax Increment District # 11 (Industrial Park between Colley/Springbrook)								
Tax Increment Projection Worksheet								
Type of District	Ind (Pre 10-1-04)				Base Value	1,963,200		
District Creation Date	October 1, 2001				Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2002			Base Tax Rate	\$29.90		
Max Life (Years)	23				Rate Adjustment Factor			
Expenditure Period/Termination	18	10/1/2019			Tax Exempt Discount Rate			
Revenue Periods/Final Year	22	2025			Taxable Discount Rate	1.50%		
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	No							

Construction Year	Valuation Year	Value Added	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
10 2011	2012	3,863,000	0	3,863,000	2013	\$29.90	115,520
11 2012	2013	3,184,100	0	7,047,100	2014	\$32.53	229,258
12 2013	2014	432,900	0	7,480,000	2015	\$30.87	230,919
13 2014	2015	-113,100	0	7,366,900	2016	\$30.46	224,421
14 2015	2016	501,700	0	7,868,600	2017	\$28.73	226,059
15 2016	2017	-142,300	0	7,726,300	2018	\$30.44	235,194
16 2017	2018	-409,800	0	7,316,500	2019	\$29.90	218,735
17 2018	2019	0	0	7,316,500	2020	\$29.90	218,735
18 2019	2020	0	0	7,316,500	2021	\$29.90	218,735
19 2020	2021	0	0	7,316,500	2022	\$29.90	218,735
20 2021	2022	0	0	7,316,500	2023	\$29.90	218,735
21 2022	2023	0	0	7,316,500	2024	\$29.90	218,735
22 2023	2024	0	0	7,316,500	2025	\$29.90	218,735
<b>Totals</b>		<b>7,316,500</b>	<b>0</b>		<b>Future Value of Increment</b>		<b>2,792,515</b>

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

# Cash Flow

## City of Beloit, Wisconsin

Tax Increment District # 11 (Industrial Park between Colley/Springbrook)

Cash Flow Projection (Before Amendment)

Year	Projected Revenues				Expenditures										Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Total Revenues	2007 GO Bonds 0			2009 GO Bonds 7,390,000			2014B Go Bonds \$105,000 Refdgd portion				Hydroblend, Inc	Share with District #9	Admin.		Total Expenditures	Annual	Cumulative
2016	224,421	9,293	30	233,744	80,000	4.00%	1,600	15,000	3.00%	705			2,625	22,656		900	123,486	110,258	629,452	120,000	2016
2017	226,059	9,512	899	236,470				15,000	3.20%	240	105,000	2.50%	1,313	98,438		3,944	223,935	12,536	641,987	0	2017
2018	235,194	13,515	912	249,621										42,656		1,149	43,805	205,816	847,803		2018
2019	218,735			218,735										42,656		2,000	44,656	174,079	1,021,882		2019
2020	218,735			218,735										18,143		2,000	20,143	198,592	1,220,474		2020
2021	218,735			218,735										18,143		2,000	20,143	198,592	1,419,066		2021
2022	218,735			218,735										18,143		2,000	20,143	198,592	1,617,657		2022
2023	218,735			218,735										1,843		2,000	3,843	214,892	1,832,549		2023
2024	218,735			218,735												2,000	2,000	216,735	2,049,284		2024
2025	218,735			218,735													0	218,735	2,268,019		2025
Total 2016-2025	2,216,817	32,320	1,841	2,250,978	80,000		1,600	30,000		945	105,000		3,938	262,678	0	17,993	502,154				Total

Notes: Projected TID Closure



# City of Beloit, Wisconsin

Tax Increment District # 11 (Industrial Park between Colley/Springbrook)

Cash Flow Projection (After Amendment)

Year	Projected Revenues				Expenditures									Balances			Year					
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Total Revenues	2007 GO Bonds 0			2009 GO Bonds 7,390,000			2014B Go Bonds \$105,000 Refdgd portion			Hydroblend, Inc	Share with District #9	Admin.		Total Expenditures	Annual	Cumulative	Principal Outstanding	
					Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest									
2016	224,421	9,293	30	233,744	80,000	4.00%	1,600	15,000	3.00%	705				22,656		900	123,486	110,258	629,452	120,000	2016	
2017	226,059	9,512	899	236,470				15,000	3.20%	240			105,000	2.50%	1,313	98,438	3,944	223,935	12,536	641,987	0	2017
2018	235,194	13,515	912	249,621										42,656		1,149	43,805	205,816	847,803		2018	
2019	218,735			218,735										42,656	1,021,882	2,000	1,066,538	(847,803)	0		2019	
2020	218,735			218,735										18,143	198,592	2,000	218,735	(0)	(0)		2020	
2021	218,735			218,735										18,143	197,824	2,000	217,967	768	768		2021	
2022	218,735			218,735										18,143		2,000	20,143	198,592	199,359		2022	
2023	218,735			218,735										1,843		2,000	3,843	214,892	414,251		2023	
2024	218,735			218,735												2,000	2,000	216,735	630,986		2024	
2025	218,735			218,735													0	218,735	849,721		2025	
Total 2016-2025	2,216,817	32,320	1,841	2,250,978	80,000		1,600	30,000		945			105,000		3,938	262,678	1,418,298	17,993	1,920,452		Total	
Notes:																			Projected TID Closure			

# City of Beloit, Wisconsin

## Tax Increment District #9

### Cash Flow Projection (Without Increment Sharing)

Year	Projected Revenues						Expenditures							Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Other Revenue	Sharing from TID #11	Total Revenues	2006 GO Issue 7,930,000			2013A GO Issue 7,330,000			Other	Total Expenditures	Annual	Cumulative		Principal Outstanding
							Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest						
2014	82,388	3,427	189,087	1,760		276,662	15,000	4.00%	300	0		2,350	2,500	20,150	256,512	(2,558,698)		2014
2015	138,685	4,264	6,267	2,034		151,250				15,000	3.00%	2,125	1,150	18,275	132,975	(2,425,723)		2015
2016	150,821	3,580	36,929	2,979		194,309				15,000	3.00%	1,675	958	17,633	176,676	(2,249,047)		2016
2017	139,871	2,324	50,226	2,804		195,225				15,000	3.00%	1,225	650	16,875	178,350	(2,070,697)		2017
2018	149,525	4,594	27,882	2,845		184,846				20,000	3.00%	700	1,150	21,850	162,996	(1,907,701)		2018
2019	171,018					171,018				20,000	2.00%	200		20,200	150,818	(1,756,883)		2019
2020	171,018					171,018								0	171,018	(1,585,865)		2020
2021	171,018					171,018								0	171,018	(1,414,848)		2021
2022	171,018					171,018								0	171,018	(1,243,830)		2022
2023	171,018					171,018								0	171,018	(1,072,813)		2023
2024	171,018					171,018								0	171,018	(901,795)		2024
2025	171,018					171,018								0	171,018	(730,777)		2025
2026	171,018					171,018								0	171,018	(559,760)		2026
<b>Total</b>	<b>2,122,410</b>	<b>18,189</b>	<b>310,391</b>	<b>12,422</b>	<b>0</b>	<b>2,463,412</b>	<b>15,000</b>		<b>300</b>	<b>85,000</b>		<b>8,275</b>	<b>6,408</b>	<b>114,983</b>				<b>Total</b>

Notes: 12/31/18 Fund Balance Reflects a \$2,253,875 advance from the Capital Projects Fund

Projected TID Closure

Preliminary

# City of Beloit, Wisconsin

Tax Increment District #9

Cash Flow Projection (With Increment Sharing)

Year	Projected Revenues						Expenditures						Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Other Revenue	Sharing from TID #11	Total Revenues	2006 GO Issue 7,930,000			2013A GO Issue 7,330,000			Other	Total Expenditures	Annual		Cumulative	Principal Outstanding
							Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest						
2014	82,388	3,427	189,087	1,760		276,662	15,000	4.00%	300	0	2,350	2,500	20,150	256,512	(2,558,698)	85,000	2014	
2015	138,685	4,264	6,267	2,034		151,250				15,000	3.00%	2,125	1,150	18,275	132,975	(2,425,723)	70,000	2015
2016	150,821	3,580	36,929	2,979		194,309				15,000	3.00%	1,675	958	17,633	176,676	(2,249,047)	55,000	2016
2017	139,871	2,324	50,226	2,804		195,225				15,000	3.00%	1,225	650	16,875	178,350	(2,070,697)	40,000	2017
2018	149,525	4,594	27,882	2,845		184,846				20,000	3.00%	700	1,150	21,850	162,996	(1,907,701)	20,000	2018
2019	171,018				1,021,882	1,192,900				20,000	2.00%	200	1,150	21,350	1,171,550	(736,151)	0	2019
2020	171,018				198,592	369,610							1,150	1,150	368,460	(367,691)	0	2020
2021	171,018				197,824	368,842							1,150	1,150	367,692	0	0	2021
2022	171,018					171,018							1,150	1,150	169,868	169,868	0	2022
2023	171,018					171,018							0	0	171,018	340,885	0	2023
2024	171,018					171,018							0	0	171,018	511,903	0	2024
2025	171,018					171,018							0	0	171,018	682,921	0	2025
2026	171,018					171,018							0	0	171,018	853,938	0	2026
Total 2014-2026	2,029,431	18,189	310,391	12,422	1,418,298	3,788,731	15,000		300	85,000	8,275	11,008	119,583					Total

Notes: 12/31/18 Fund Balance Reflects a \$2,253,875 advance from the Capital Projects Fund

Projected TID Closure

## SECTION 10: Annexed Property

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No territory will be added or subtracted from the District as a result of this amendment.

## SECTION 11: Proposed Zoning Ordinance Changes

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The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

## SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Beloit Ordinances

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It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

## SECTION 13: Relocation

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It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

## SECTION 14: Orderly Development and Redevelopment of the City of Beloit

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This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and redevelopment of the City.

## SECTION 15: List of Estimated Non-Project Costs

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Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

### Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:  
Opinion of Attorney for the City of Beloit Advising Whether the  
Plan is Complete and Complies with Wisconsin Statutes  
66.1105

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August 15, 2019

**SAMPLE**

Regina Dunkin, City President  
City of Beloit  
100 State Street  
Beloit, Wisconsin 53511

**RE: City of Beloit, Wisconsin Tax Incremental District No. 11 Amendment**

Dear City President:

As City Attorney for the City of Beloit, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Elizabeth A. Krueger  
City of Beloit



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** August 21, 2019

**Agenda Item:** 4(a)

**File Number:** CSM-2019-09

### **General Information**

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**Applicant:** Combs & Associates, Inc.

**Owner:** Merrill Property Group LLC

**Address/Location:** 1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street

**Applicant's Request:** 1-Lot Certified Survey Map (CSM) for the O'Reilly Auto Parts site

### **Staff Analysis**

---

**Background Info:** This CSM includes the O'Reilly Auto Parts redevelopment parcels, which have already been administratively combined through the Assessor's Office and assigned the address of 1017 Fourth Street. This CSM combines the following properties into one: 1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street. This CSM is a condition of earlier project approvals.

**Project Details:** The Beloit City Council approved a Planned Unit Development (PUD) Master Land Use Plan for this project on March 18, 2019, and the site plans were approved on July 18, 2019. Permits have been issued, demolition work has been completed, and construction is underway. Proposed Lot 1 is 0.95 acre in area and includes frontage upon Fourth Street, Merrill Street, and Third Street. No review comments have been received.

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

### **STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the property located at 1017 Fourth Street in the City of Beloit, subject to the following condition:

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, Certified Survey Map, Application, and Resolution.

# Location & Zoning Map

O'Reilly Auto Parts Redevelopment

PUD-2019-01/ZMA-2019-03



1 inch = 65 feet

05102030

## Legend

-  Parcel Poly
-  City Limits

Map prepared by: Drew Pennington, AICP  
Date: February 2019  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



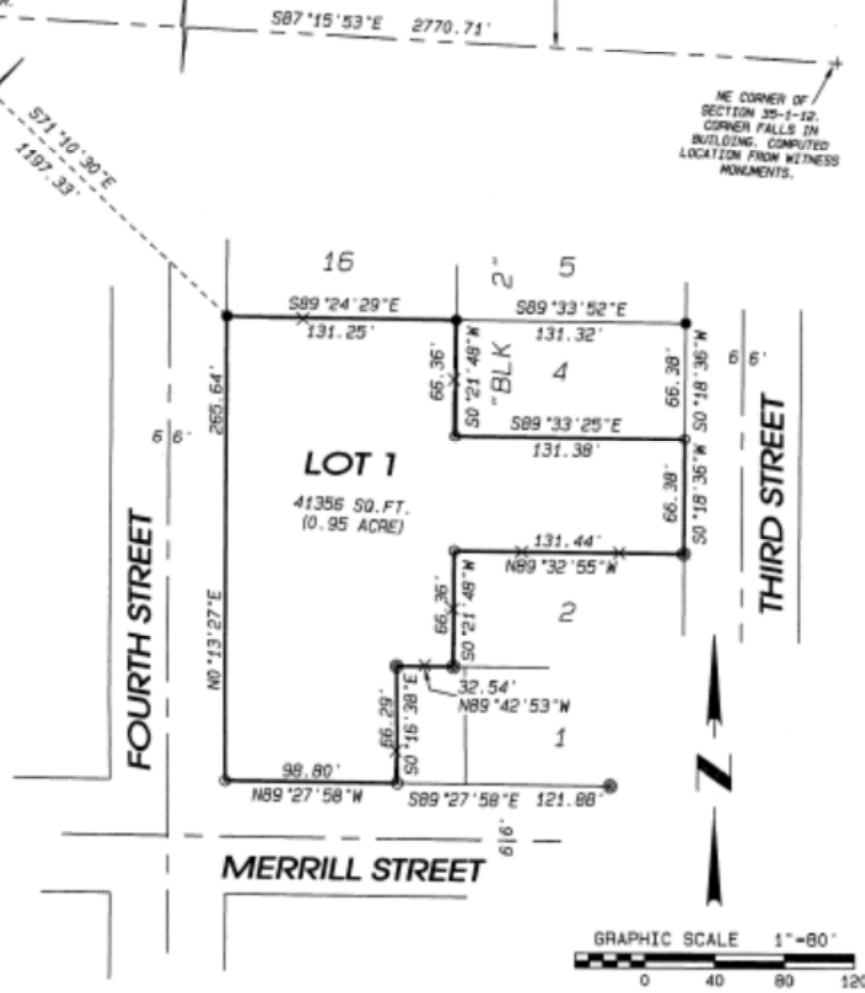
# CERTIFIED SURVEY MAP

LOTS 3, 17, 18, 19 AND PART OF LOT 20, BLOCK 2, MERRILL'S ADDITION AND LOCATED IN THE NW 1/4 OF THE NE 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 35, T. 1N., R. 12E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

NORTH 1/4 CORNER OF SECTION 35-1-12  
(COMPUTED LOCATION FROM WITNESS  
MONUMENTS OF RECORD. UNABLE TO SET  
CORNER.)

NORTH LINE OF THE NE 1/4 OF SECTION 35-1-12

NE CORNER OF  
SECTION 35-1-12.  
CORNER FALLS IN  
BUILDING. COMPUTED  
LOCATION FROM WITNESS  
MONUMENTS.



**NOTES:**

FIELDWORK COMPLETED JULY 24TH, 2019.

ASSUMED S87°15'53"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 35-1-12.

Project No. 119 - 314  
For: G & H DEVELOPERS CORP.

SHEET 1 OF 3 SHEETS

**LEGEND:**

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- FOUND 1" IRON PIPE
- △ SET PK NAIL
- X— FENCE

**Combs & Associates** • LAND SURVEYING  
• LAND PLANNING  
• CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548 tel: 608 752-0575  
www.combsurvey.com fax: 608 752-0534

**CERTIFIED SURVEY MAP**

LOTS 3, 17, 18, 19 AND PART OF LOT 20, BLOCK 2, MERRILL'S ADDITION AND LOCATED IN THE NW 1/4 OF THE NE 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 35, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE-MERRILL PROPERTY GROUP, LLC**

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and as represented hereon.

x \_\_\_\_\_  
George Hanus (President)

State of Wisconsin  
County of Rock SS. Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, George Hanus (President) to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

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

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

**CITY OF БЕЛОIT APPROVAL**

Approved by the City Plan Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Secretary \_\_\_\_\_

**ROCK COUNTY TREASURER'S CERTIFICATE**

I hereby certify that the Property Taxes on the parent parcel are current and have been

paid as of \_\_\_\_\_, 20\_\_\_\_.

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

SHEET TWO OF THREE SHEETS

Project No. 119-314 For: G & H DEVELOPERS CORP.

*COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI*

**CERTIFIED SURVEY MAP**

LOTS 3, 17, 18, 19 AND PART OF LOT 20, BLOCK 2, MERRILL'S ADDITION AND LOCATED IN THE NW 1/4 OF THE NE 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 35, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

State of Wisconsin  
County of Rock SS. I, Ronald J. Combs, a Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped LOTS 3, 17, 18, 19 AND PART OF LOT 20, BLOCK 2, MERRILL'S ADDITION AND LOCATED IN THE NW 1/4 OF THE NE 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 35, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at a PK nail at the North 1/4 Corner of said Section; thence S71°10'30"E 1197.33 feet to the NW Corner of said Lot 17, also being at the place of beginning for the land to be herein described; thence S89°24'29"E 131.25 feet to the NE Corner of said Lot 17; thence S0°21'48"W 66.36 feet to the NW Corner of said Lot 3; thence S89°33'25"E 131.38 feet to the NE Corner of said Lot 3; thence S0°18'36"W 66.38 feet to the SE Corner of said Lot 3; thence N89°32'55"W 131.44 feet to the SW Corner of said Lot 3; thence S0°21'48"W 66.36 feet to the NE Corner of said Lot 20; thence N89°42'53"W along the North Line of said Lot 20, a distance of 32.54 feet; thence S0°16'38"E 66.29 feet to the South Line of said Lot 20; thence N89°27'58"W 98.80 feet to the SW Corner of said Lot 20; thence N0°13'27"E 265.64 feet to the place of beginning. Containing 0.95 of an acre. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of Audrie Witek and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 23rd day of July, 2019, Janesville, Wisconsin.

**RECORDING DATA**

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

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

SHEET THREE OF THREE SHEETS  
Project No. 119-314 For: G & H DEVELOPERS CORP.

*COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI*

**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-2019-09

1. Address of property: 1018 <sup>b</sup> THIRD ST; 117 MERRILL ST; 1003, 1017, 1021 <sup>✓ ✓</sup> FOURTH ST.
2. Tax Parcel Number(s): 206 13511050; 20613511150; 206 13511155; 206 13511010; 206 13511
3. Property is located in (circle one): (e) City of Beloit Town of: Turtle; Beloit; Rock or LaPrairie  
 In the NE Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: MERRILL PROPERTY GROUP LLC Phone: c/o G & H Developers Corp  
200 W. MADISON STREET, SUITE 4200, CHICAGO IL 60606  
(Address) (City) (State) (Zip)
5. Surveyor's name: COMBS & ASSOCIATES, INC. Phone: 608-752-0575  
109 W. MILWAUKEE STREET JANESVILLE WI 53548  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0-LOT COMBINATION lot(s).
7. Total area of land included in this map: 0.95 ACRE
8. Total area of land remaining in parent parcel: 0
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: R-4&G-3 PUD pp
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 7/26/2019 (Approved PUD) with City of Beloit Staff. Condition of Approval
  - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
  - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
  - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

Ronald J. Combs Ronald J. Combs 7/26/2019  
(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>\$160.<sup>00</sup></u>
Scheduled meeting date: <u>Aug. 21, 2019</u>	
Application accepted by: <u>Don Pennington</u>	Date: <u>7/31/19</u>

**RESOLUTION  
APPROVING A ONE-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
1017 FOURTH STREET**

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

**WHEREAS**, the attached one-lot Certified Survey Map for the property located at 1017 Fourth Street, containing 0.95 acre, is located within the jurisdiction of the City of Beloit and also includes the parcels previously known as 1003 & 1021 Fourth Street, 117 Merrill Street, and 1016 Third Street; 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:

LOTS 3, 17, 18, 19, AND PART OF LOT 20, BLOCK 2 OF MERRILL’S  
ADDITION, AND LOCATED IN THE NW ¼ OF THE NE ¼ AND NE ¼ OF  
THE NE ¼ OF SECTION 35, T. 1N., R. 12E. OF THE 4<sup>TH</sup> P.M., 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 one-lot Certified Survey Map for the property located at 1017 Fourth Street, subject to the following condition:

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.

Adopted this 21<sup>st</sup> day of August, 2019.

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

**ATTEST:**

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Julie Christensen,  
Community Development Director