



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, September 04, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the August 21, 2019 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a sidewalk easement over property located at 1750 Branigan Road
[Attachment](#)
 - 3.b. Consideration of a three-lot Certified Survey Map (CSM) for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road
[Attachment](#)
 - 3.c. Consideration of a one-lot Certified Survey Map (CSM) to combine the properties located at 2924 Wyetta Drive and 2951 Kennedy Drive
[Attachment](#)
 - 3.d. Consideration of an Extraterritorial two-lot Certified Survey Map (CSM) for the property located at 2820 Prairie Avenue and 1659 Huebbe Parkway
[Attachment](#)
 - 3.e. Consideration of an Extraterritorial three-lot Certified Survey Map (CSM) for the property located on Bartells Drive north of Inman Parkway
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.



**MEETING MINUTES
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, August 21, 2019**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:04PM. All commissioners were present.

2. MINUTES

a. Consideration of the minutes from the August 7, 2019 Plan Commission meeting

Community Development Director Julie Christensen handed out amended minutes to reflect changes proposed by Councilor Preuschl. Motion was made by Commissioner Ruster to amend the minutes, seconded by Commissioner Robson. Motion passed, voice vote.

3. PUBLIC HEARINGS

a. Consideration of a Resolution approving a Project Plan Amendment for Tax Incremental District No. 11, City of Beloit, Wisconsin

Eric Miller, Finance and Administrative Services Director presented the staff report and recommendation. He explained where the TIF districts were located and summarized the project plan. The commissioners asked a number of clarifying questions. Commissioner Robson asked why we didn't make this a distressed TIF district. Dawn Gunderson, Ehlers, explained the concept of a distressed TIF, and indicated that the process we are following is the best option, to close these TIFS early and then get all the properties on the tax rolls. Councilor Preuschl explained that the other taxing entities would also benefit. Councilor Preuschl then asked about our TIF capacity. Mr. Miller explained that the sooner we close existing TIFS, the sooner we could open a new TIF where it is needed.

Commissioner Robson asked whether the TIF No. 9 amendment would need to be completed every year. Mr. Miller explained that once it is amended, the costs can be shared every year it is needed until it is closed. Commissioner Johnson said that he didn't think there was a down side to this amendment. Councilor Preuschl commented that it would happen over a period of years. Eric indicated that it is

projected to be 2021, based on existing values today. The first year the properties would be on the tax rolls in 2022, which would impact the 2023 budget.

Commissioner Robson asked if closing TIF No. 11 first would be better for the schools. Dawn Gunderson, Ehlers, said that the school districts are different. After the TIF closes, they will have more revenue, so they will get less state aid.

Commissioner Johnson asked why TIF No. 9 was unsuccessful. The Commissioners discussed possible reasons for that failure.

Public hearing was opened and closed.

Motion was made by Commissioner Hayes, seconded by Commissioner Weeden to approve the Project Plan Amendment. Motion carried, voice vote.

4. REPORTS

a. Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 1017 Fourth Street

Julie Christensen, Community Development Director, presented the staff report and recommendation. Motion was made by Haynes, seconded by Commissioner Ruster to approve the Certified Survey Map, as submitted. Motion carried, voice vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Julie Christensen indicated that the Certified Survey Map reviewed at the last meeting on Milwaukee and Branigan was modified the day of the City Council meeting, so City Council referred it back to Plan Commission for its consideration. She also noted that the City Council would be having a workshop on September 23 about the Visit Beloit proposal for the Angel Museum, and Plan Commission would be invited.

6. ADJOURNMENT

Motion was made by Commissioner Johnson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:25 PM.

Minutes respectfully submitted by Julie Christensen



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 4, 2019

Agenda Item: 3(a)

File Number: RPB-2019-09

General Information

Applicant: TRU Beloit Properties, LLC

Owner: TRU Beloit Properties, LLC

Address/Location: Easterly Three (3) Feet of 1750 Branigan Road

Applicant's Request: Acquisition of a Perpetual Sidewalk Easement

Staff Analysis

Overview: Planning staff recently approved site plans for the construction of an off-street parking lot on property owned by TRU Beloit Properties LLC at 1750 Branigan Road. Once constructed, the parking lot will serve as an employee parking lot serving the applicant's production facility located at 2924 Wyetta Drive, which will soon see a major building addition over the current parking lot. The approved parking lot site plan includes public & private sidewalks, one of which conflicts with existing fire hydrants in two locations along Branigan Road as shown on the attached site plan. The proposed Perpetual Sidewalk Easement will allow the proposed sidewalk to avoid the existing hydrants by veering onto the applicant's property at two locations, thereby saving the expense of hydrant relocation.

Easement Area: The proposed Easement area is three feet in width along the subject property's frontage on Branigan Road as shown on the attachments, which provides extra clearance beyond the slight encroachment of the actual concrete sidewalk. The vast majority of the proposed public sidewalk is within existing right-of-way adjacent to the subject property.

Easement Details: The proposed Easement stipulates that the Grantor (TRU Beloit Properties LLC) will construct the proposed sidewalk at their expense, and that the City has the right to inspect during construction, while the public has perpetual access to use the public sidewalk once constructed. The approved site plan includes public & private sidewalks that will ensure safe and ADA-accessible access to the facility entrance, and will expand the overall public sidewalk network in this area.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the acquisition of a Perpetual Sidewalk Easement over the easterly three (3) feet of the property located at 1750 Branigan Road in the City of Beloit.

ATTACHMENTS: Location Map, Site Plan, and Perpetual Sidewalk Easement With Exhibit.



Location Map - 1750 Branigan Rd

Web Print: 08/29/2019

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Site Plan

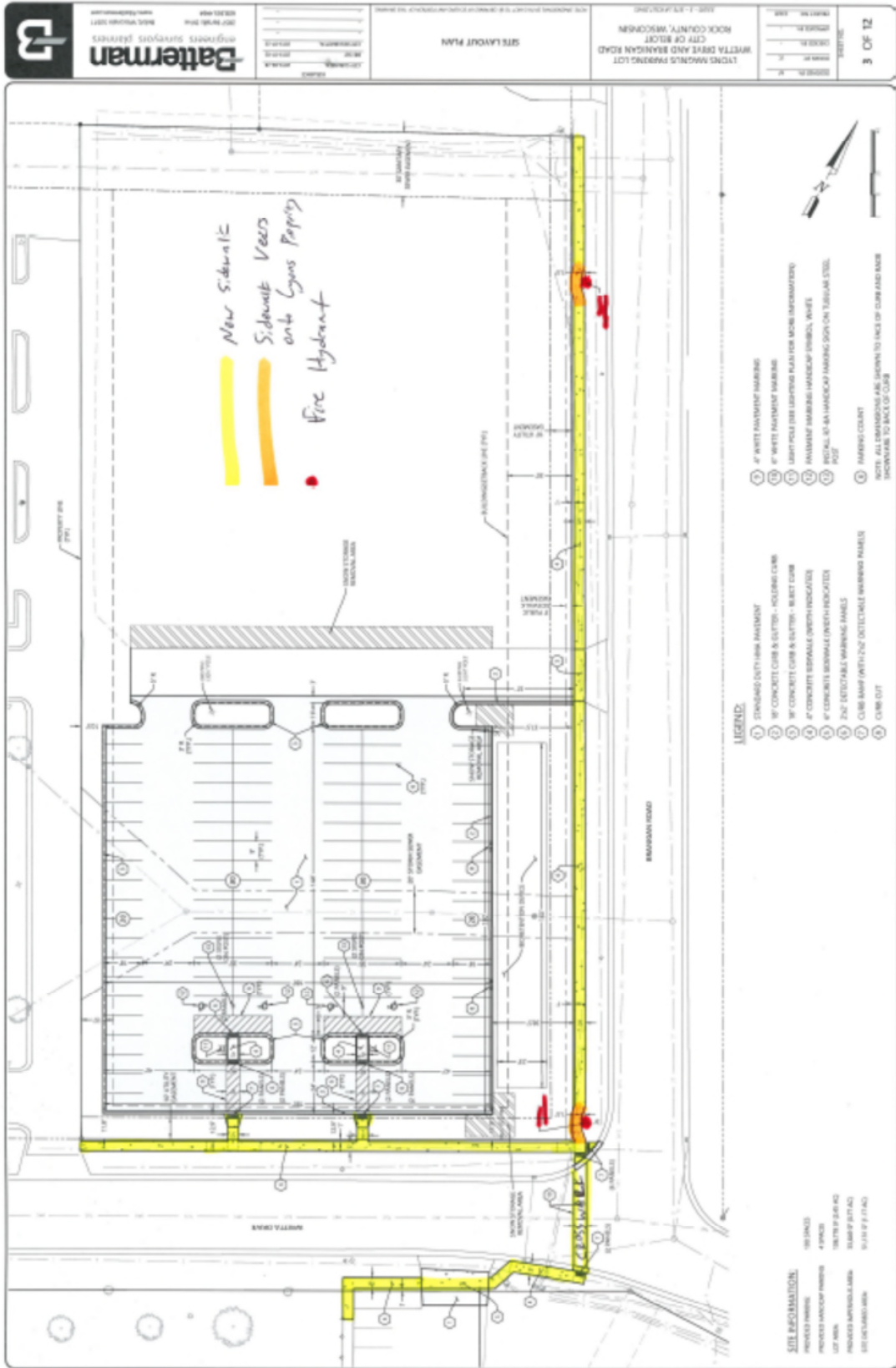
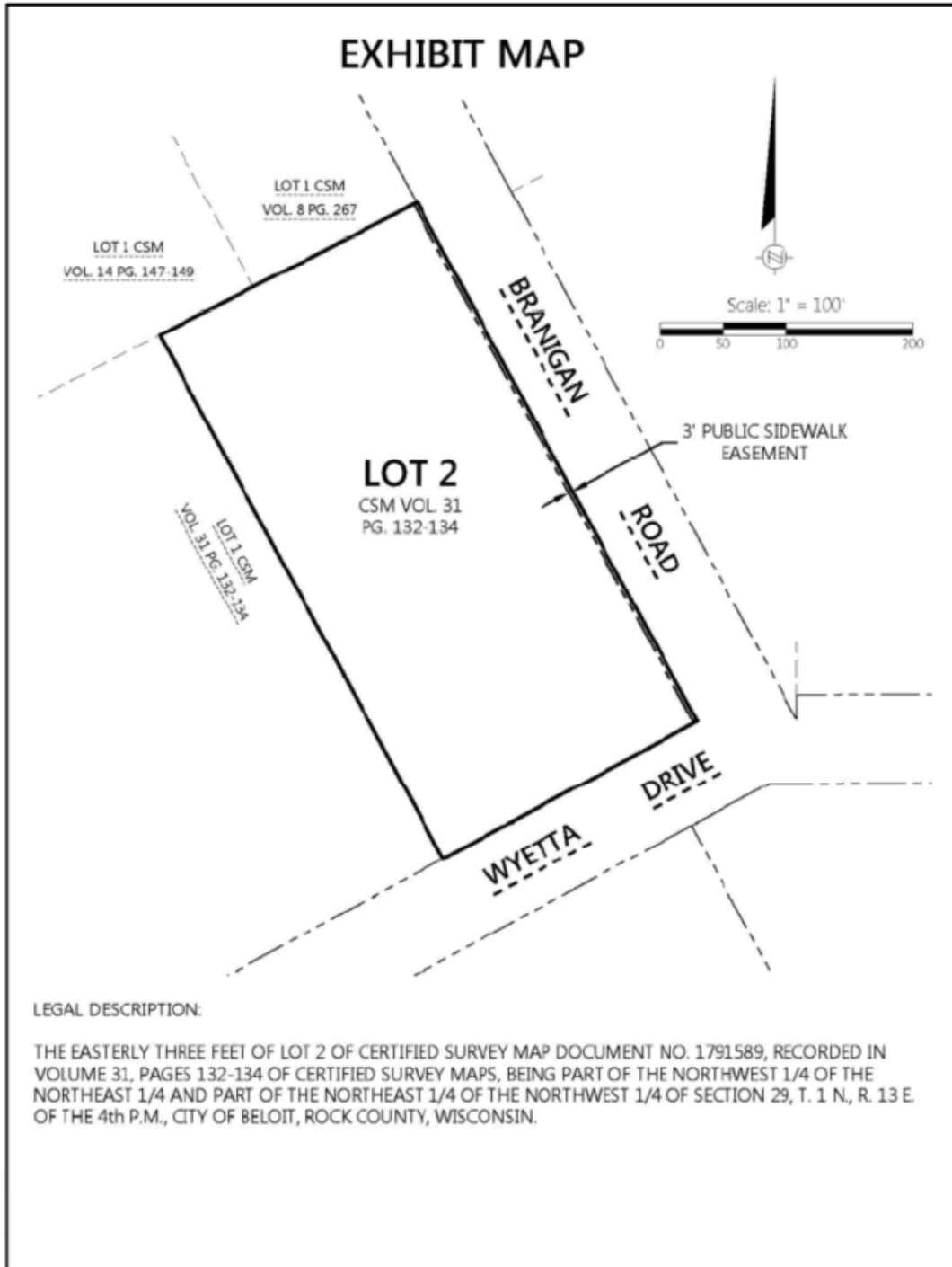


EXHIBIT A





REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 4, 2019

Agenda Item: 4.b.

File Number: CSM-2019-06

Tonight's agenda includes CSM-2019-06 which was originally reviewed on August 7, 2019. An updated Certified Survey Map was provided to staff after the Plan Commission. The amended CSM enlarges Lots 1 and 3. Proposed lot 1 is increasing by 8,760 square feet, proposed lot 2 is decreasing by 29,400 square feet, and proposed lot 3 is increasing by 20,670 square feet. At the City Council Meeting on August 19, 2019, City Council directed staff to bring this item back to Plan Commission with the updated Certified Survey Map, which is attached.

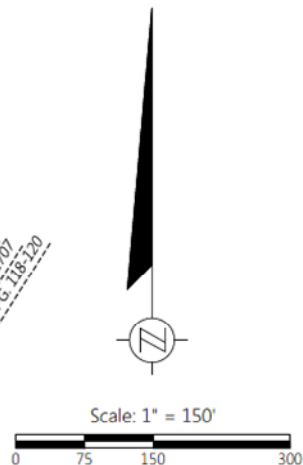
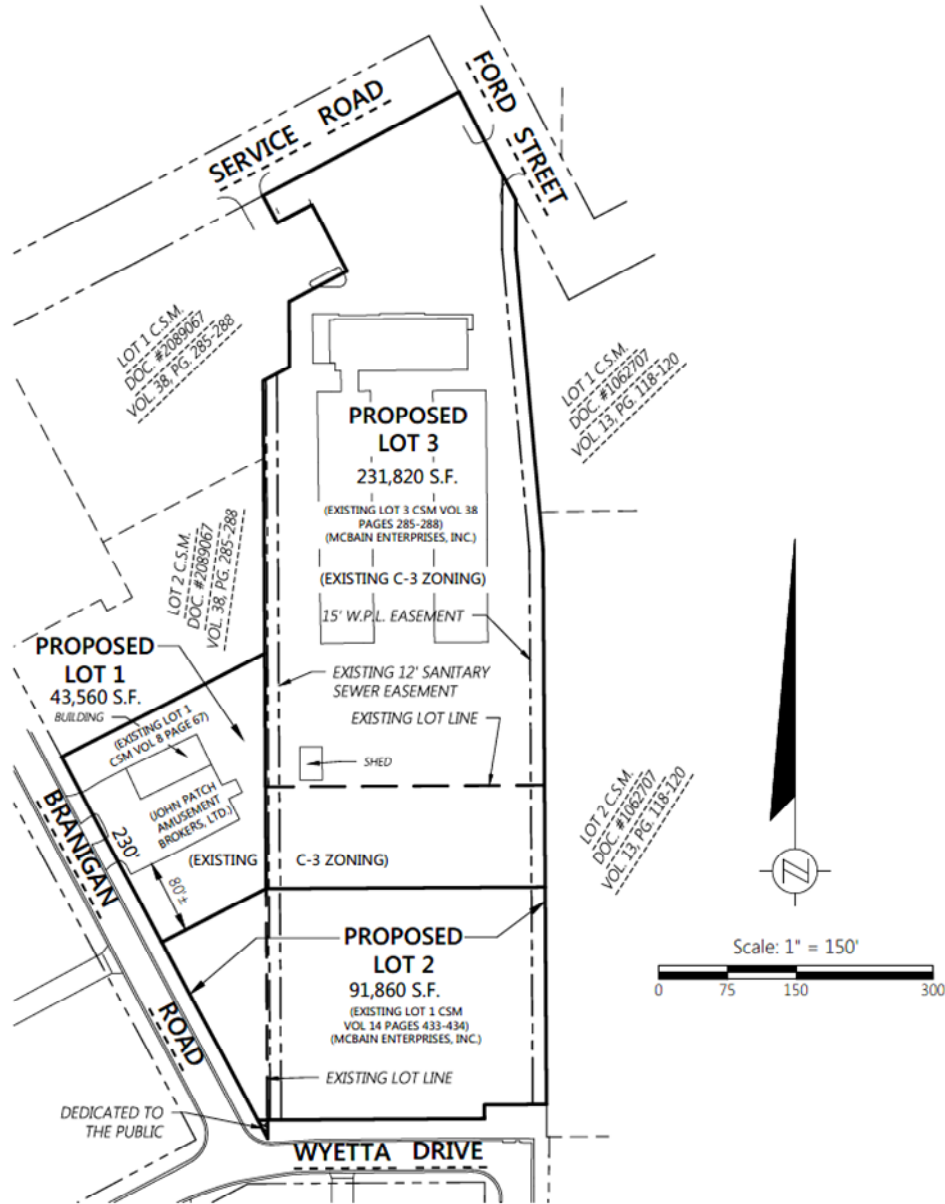
The Planning & Building Services Division recommends **approval** of the updated 3-Lot Certified Survey Map (CSM) for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road in the City of Beloit, subject to the following conditions:

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.
2. The Final CSM must include the Alliant Energy easements.

c: CSM-2019-06

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 БЕЛОIT, ROCK COUNTY, WISCONSIN.



ORDER NO: 33317 BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: KJB DATE: August 19, 2019	FOR THE EXCLUSIVE USE OF: MCBAIN ENTERPRISES, INC. 2951 KENNEDY DRIVE БЕЛОIT, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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File Name: J:\33300-33399\33317 - Wyetta Drive\SURVEY\RHB DRAWING FILES



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:

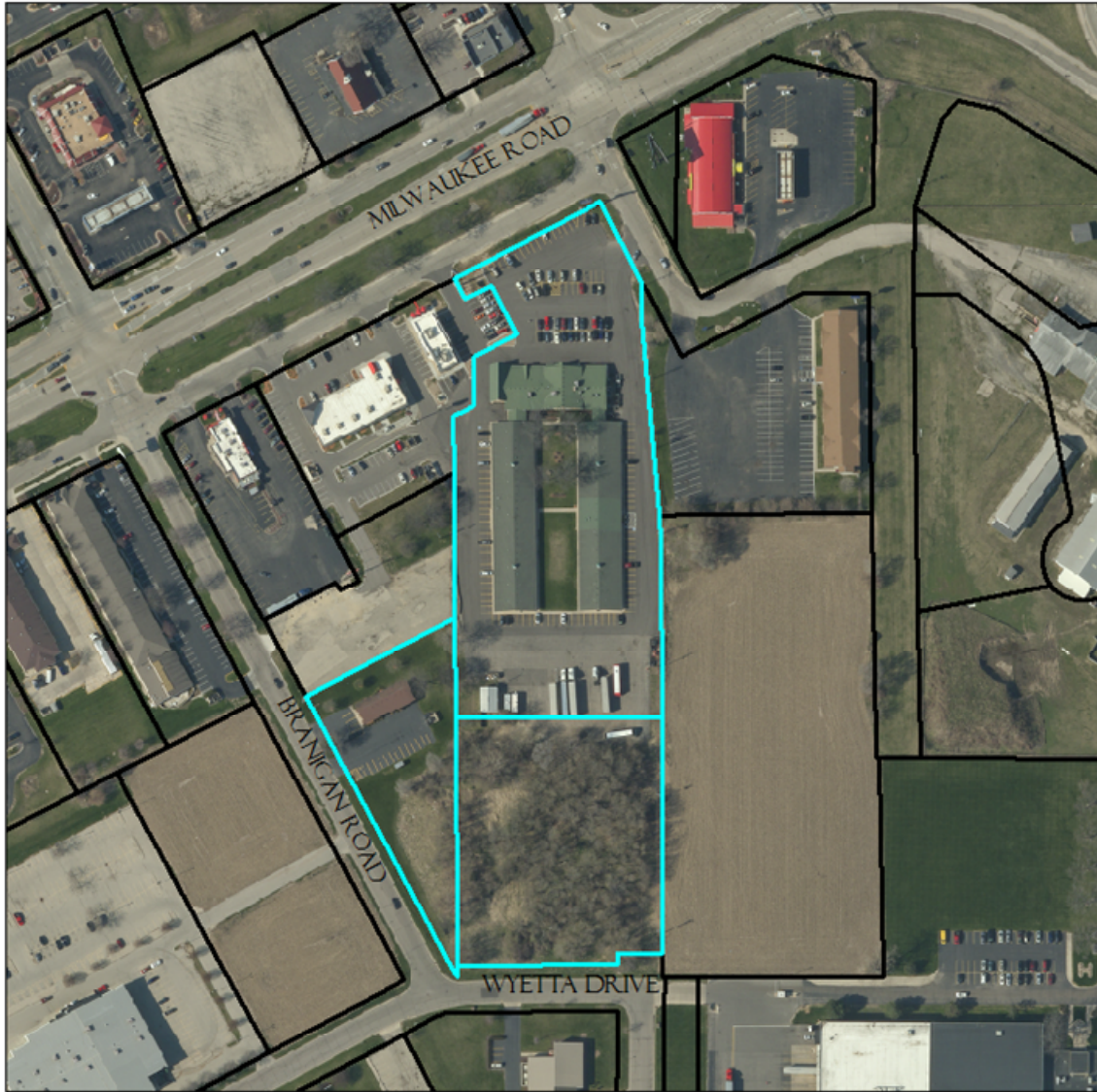
The Planning & Building Services Division recommends approval of the attached 3-Lot Certified Survey Map (CSM) for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road in the City of Beloit, subject to the following conditions:

3. 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.

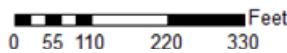
ATTACHMENTS: Location Map, Preliminary Certified Survey Map, and Application.

Location Map

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



1 inch = 210 feet



Legend

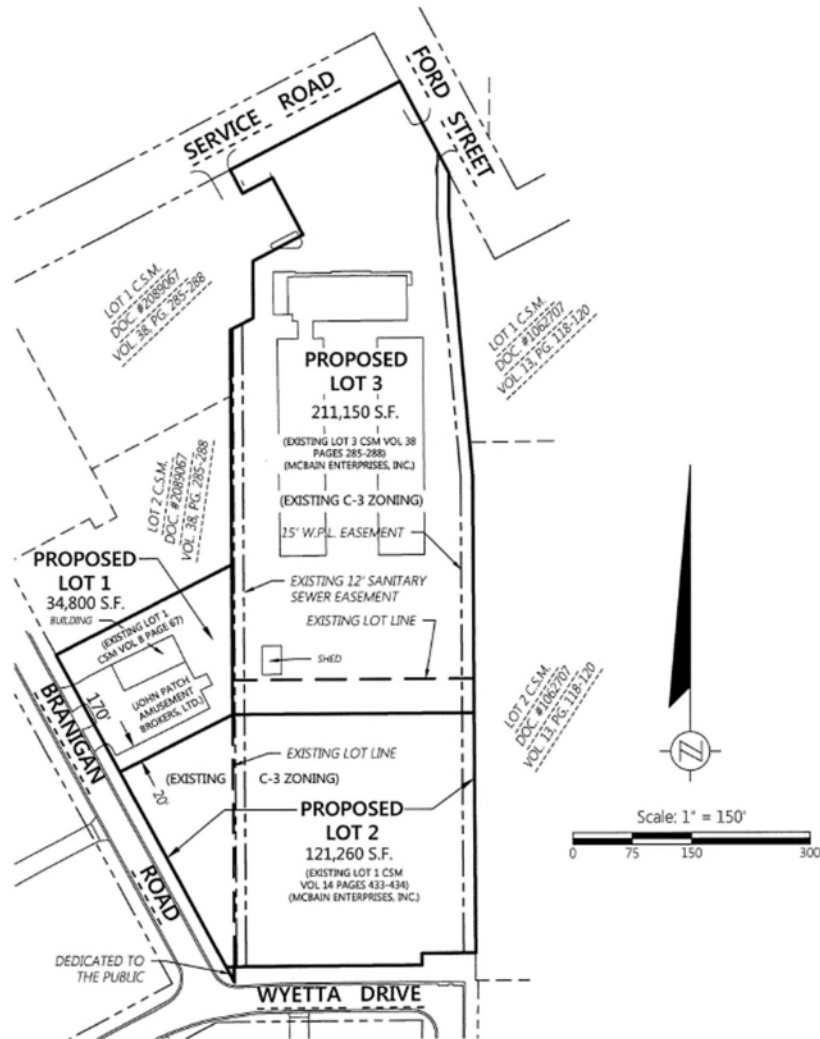
- Parcel Poly
- City Limits (Corp Poly)

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.



ORDER NO: 33317 BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: KJB DATE: July 1, 2019	FOR THE EXCLUSIVE USE OF: MCBAIN ENTERPRISES, INC. 2951 KENNEDY DRIVE БЕЛОИТ, WI 53511	Batterman engineers surveyors planners 2857 Bertells Drive Beloit, Wisconsin 53511 608.365.4464 www.batterman.com
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File Name: J:\33300-33399\33317 - Wyetta Drive\SURVEY\RH 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>
Application accepted by: <u>Drew Permyth</u> Date: <u>JUL 09 2019</u>



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 4, 2019

Agenda Item: 3(c)

File Number: CSM-2019-11

General Information

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

Owner: TRU Beloit Properties, LLC

Address/Location: 2924 Wyetta Dr. & 2951 Kennedy Dr.

Applicant's Request: 1-Lot Certified Survey Map (CSM) to Combine Parcels

Staff Analysis

Background Info: This request involves review of a 1-Lot Certified Survey Map (CSM) for the properties located at 2924 Wyetta Drive & 2951 Kennedy Drive. The intent of this CSM is to combine/consolidate these parcels in advance of a major building addition that will ultimately connect the existing buildings. TRU Beloit LLC acquired the former Tru Aseptics facility at 2924 Wyetta Drive back in 2016, and recently acquired the former Allied Games property at 2951 Kennedy Drive. A preliminary site plan showing the proposed building addition is attached.

Project Details: Proposed Lot 1 is 5.63 acres in area and includes a total of six existing driveways, two existing buildings, loading docks/areas, and off-street parking lots. Note that a parking easement over a portion of 2951 Kennedy for the benefit of 2924 Wyetta as shown on the CSM was terminated on August 21, 2019. Since there will be two buildings on proposed Lot 1 at the time of approval and only one principal building is permitted per zoning lot, Planning staff is recommending a condition of approval that will require review & approval of the site plans for the building addition before the CSM may be recorded.

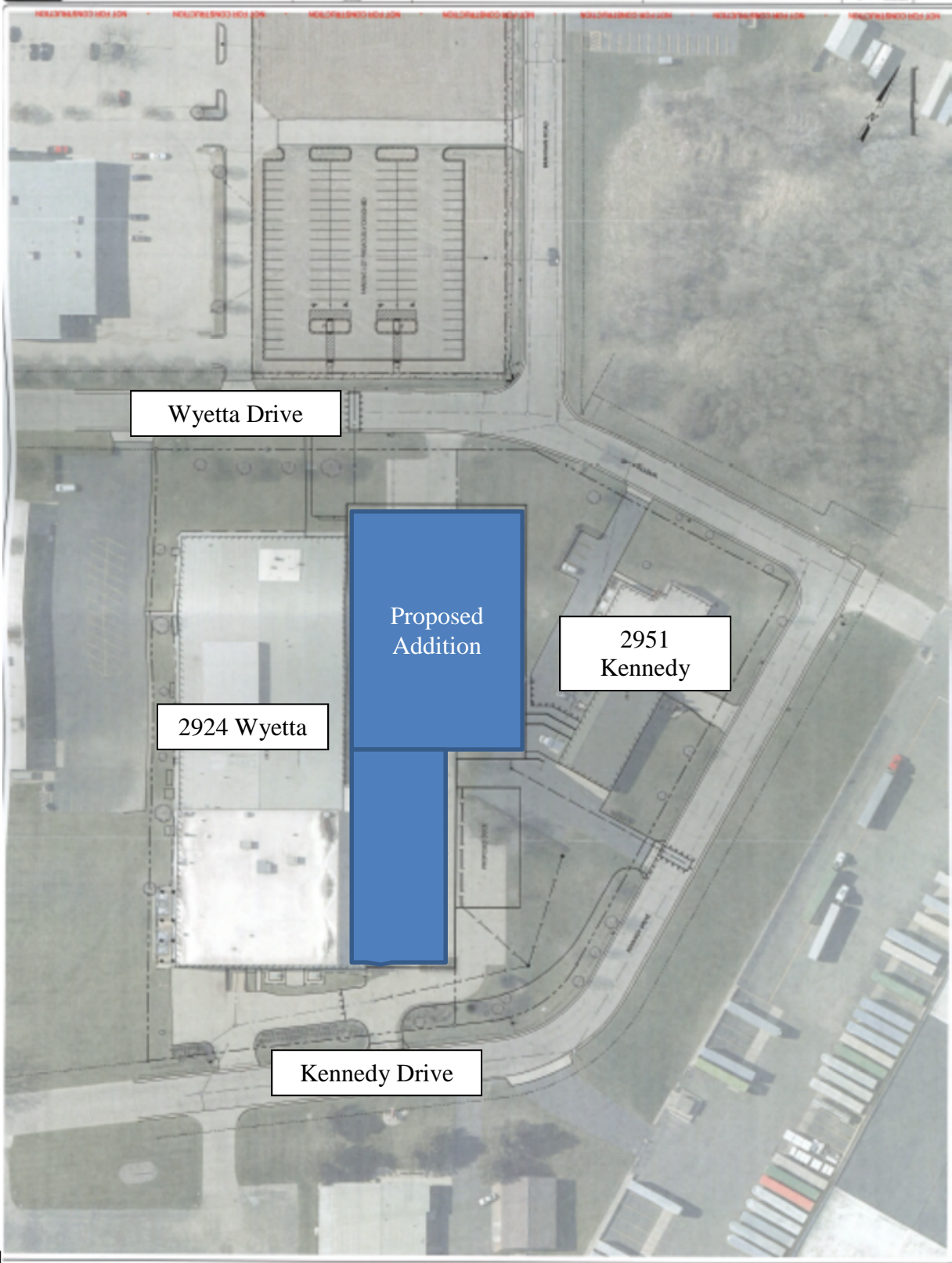
City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends General Industrial for the subject properties. This request supports Strategic Goal #3 by creating economic growth.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 2924 Wyetta Drive & 2951 Kennedy Drive 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. The CSM may not be recorded until site plans for the building addition have been approved.

ATTACHMENTS: Preliminary Site Plan, Certified Survey Map, Application, and Resolution.



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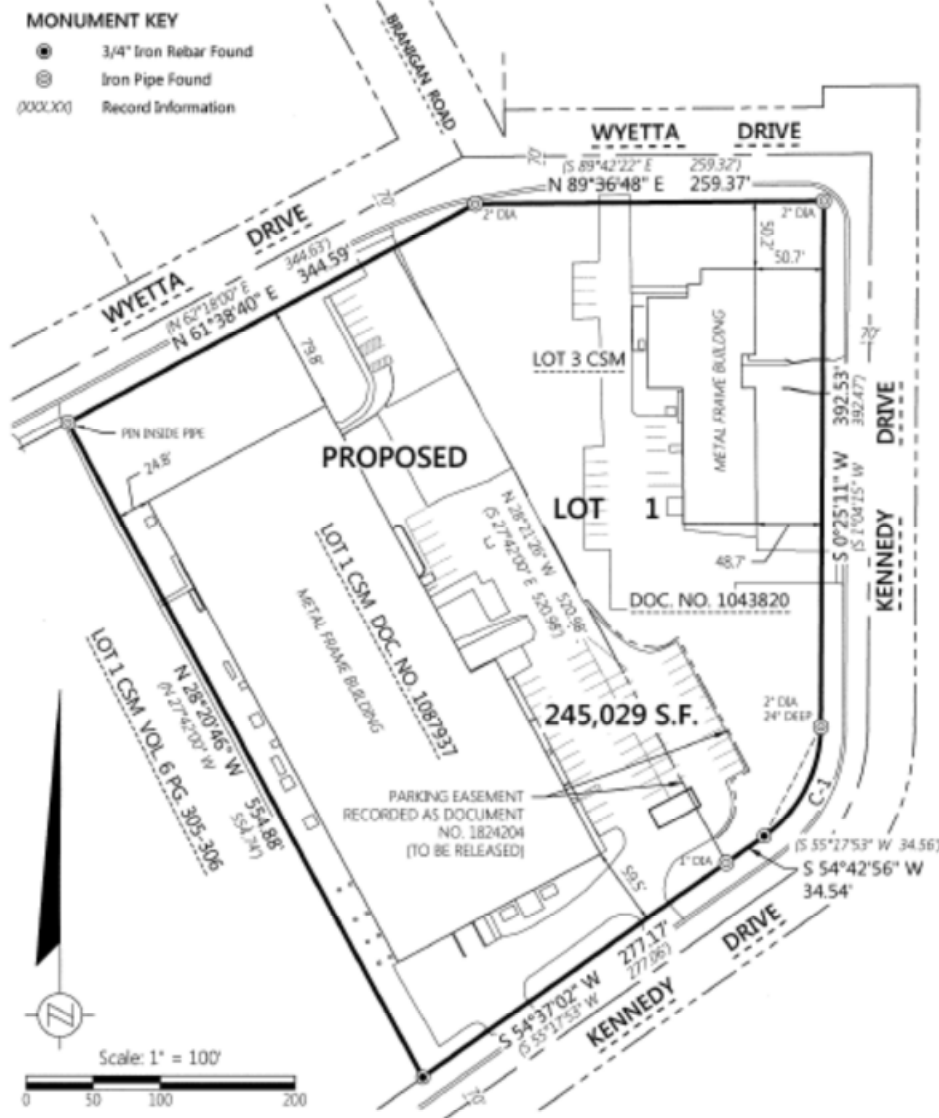
AUG 14 2019

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 3 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1013879,
AND RE-RECORDED AS DOCUMENT NO. 1043820; AND LOT 1 OF
CERTIFIED SURVEY MAP DOCUMENT NO. 1087937; BEING PART OF
LOT 8 OF BELOIT INDUSTRIAL PARK I-90; BEING SITUATED IN PART
OF OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29, T. 1 N., R. 13 E.,
OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

MONUMENT KEY

- 3/4" Iron Rebar Found
- ⊗ Iron Pipe Found
- (XXX.XX) Record Information



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	54°12'34"	100.00'	94.61'	S 27°31'27" W	91.12'

RECORD CURVE DATA
 DELTA = 54°12'38"
 RADIUS = 100.00'
 ARC = 94.57'
 CH = S 28°11'04" W 92.16'

<p>ORDER NO: 33320</p> <p>BOOK: SEE FILE</p> <p>FIELD CREW: N/A</p> <p>DRAWN BY: KJB</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>LYONS MAGNUS</p> <p>3158 EAST HAMILTON AVENUE</p> <p>FRESNO, CA 93702</p>	<p>Batterman</p> <p>engineers surveyors planners</p> <p>2857 Barkhill Drive Beloit, Wisconsin 53511</p> <p>608.305.4484 www.batterman.com</p>
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File Name: J:\33320-15399\33320 - Lyons Magnus - Parking Lot SURVEY.dwg DRAWING FILED

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-2019-11

1. Address of property: 2924 Wyetta Drive & 2951 Kennedy Drive
2. Tax Parcel Number(s): 22910400 & 22920850
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section NE, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Tru Beloit, LLC (Rodney Wright) Phone: (559) 417-5595
2951 Kennedy Drive Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. (Kristin 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 1 (Consolidation) lot(s).
7. Total area of land included in this map: 245,029 S.F.
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: M-2
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 August 7th, 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 Belongia / 8/14/2019
(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>\$160.⁰⁰</u>
Scheduled meeting date: <u>Sept. 4, 2019</u>	
Application accepted by: <u>Drew Pumphrey</u>	Date: <u>AUG 14 2019</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
2924 WYETTA DRIVE & 2951 KENNEDY DRIVE**

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 properties located at 2924 Wyetta Drive & 2951 Kennedy Drive, containing 5.63 acres, 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 one-lot Certified Survey Map, which pertains to the following described land:

LOT 3 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1013879, AND RE-RECORDED AS DOCUMENT NO. 1043820; AND LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1087937; BEING PART OF LOT 8 OF BELOIT INDUSTRIAL PARK I-90; BEING SITUATED IN PART OF THE SW ¼ OF THE NE ¼ OF SECTION 29, T. 1 N., R. 13 E. OF THE 4TH 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 properties located at 2924 Wyetta Drive & 2951 Kennedy Drive, 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. The CSM may not be recorded until site plans for the building addition have been approved.

Adopted this 4th day of September, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 4, 2019

Agenda Item: 3.d.

File Number: CSM-2019-08

General Information

Applicant: R.H. Batterman & Co. Inc., 2857 Bartells Drive Beloit, WI 53511

Owner: Town of Beloit

Address/Location: 2820 Prairie Avenue and 1659 Huebbe Parkway, Town of Beloit

Applicant's Request: The applicant is proposing to subdivide one lot into two to sell off the 1659 Huebbe Parkway 2.86 acre parcel. The parent parcel is approximately 6.63 acres.

Jurisdiction: Town of Beloit

Staff Analysis

Existing Conditions: The property located at 2820 Prairie Avenue and 1659 Huebbe Parkway is located in the Town of Beloit north of the city limits and east of the Rock River. The 6.63-acre parcel is currently zoned I-1, Light Industrial District within the Town of Beloit. This property hosts multi-tenant commercial and industrial uses.

Surrounding Land Use and Zoning: To the south, the zoning is R-3E, Elderly Residential District and B-3, General Business District with an apartment complex and gas station land uses. To the west, the zoning is I-1, Light Industrial with Towing and Auto Repair land uses. To the north, the zoning is I-1, Light Industrial with fraternal and community service land uses within the Town of Beloit. To the East, the zoning is C-2, Neighborhood Commercial and has a medical office land use within the City of Beloit.

Proposed Land Use and Zoning: The owner intends to subdivide one lot into two to sell off the 1659 Huebbe Parkway 2.86 acre parcel, shown as proposed Lot 1 on the CSM.

City of Beloit Comprehensive Plan: This property is listed as Planned Mixed Use in the Future Land Use Map from the Comprehensive Plan.

Municipal Utilities: This property is served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts; no comments 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 two-lot Certified Survey Map (CSM) for the properties located at 2820 Prairie Avenue and 1659 Huebbe Parkway, in the Town of Beloit, 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.

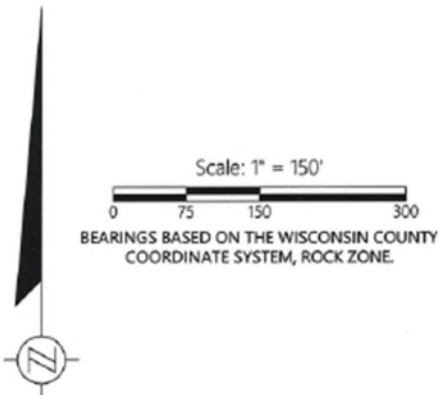
ATTACHMENTS: Location & Zoning Map, Preliminary Certified Survey Map, City of Beloit CSM application, and Resolution.

2820 Prairie Avenue & 1659 Huebbe Drive



PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 55, 56, 57 AND 58 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK, BEING A PART OF OUT-LOT 13-2 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND BEING ALL A PART OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, T. 1 N. R. 12 E. OF THE 4TH P.M., ROCK COUNTY, WISCONSIN



<p>ORDER NO: 33365 BOOK: SEE FILE FIELD CREW: DRAWN BY: RHL DATE: JULY 23, 2019</p>	<p>FOR THE EXCLUSIVE USE OF: MALCOM PEACOCK 3489 W. CREEDY ROAD BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.tbatterman.com</p>	
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File Name: J:\33300-33399\33365 - B & Z Enterprises\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-2019-08

1. Address of property: 2820 Prairie Ave / 1659 Huebbe Dr
2. Tax Parcel Number(s): 6-2-449.A58
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit Rock or LaPrairie
 In the NE Quarter of Section 13, Township 1N North, Range 12E East of the 4th P.M.
4. Owner of record: Malcolm Peacock / 2820 Prairie LLC Phone: _____
3489 W. Creedy Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 6.62 Acres
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: I-1
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 8/8/19 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] 2820 PRAIRIE LLC 7/25/2019
(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>170.00</u>
Scheduled meeting date: <u>9/4/19</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>8/8/19</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 2820 PRAIRIE AVENUE
AND 1659 HUEBBE PARKWAY**

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 2820 Prairie Avenue and 1659 Huebbe Parkway in the Town of Beloit, containing 6.63 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOTS 55, 56, 57, AND 58 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK,
BEING A PART OF OUT-LOT 13-2 OF THE ASSESSOR’S PLAT OF BELOIT
TOWNSHIOP AND BEING ALL A PART OF THE NE ¼ OF THE NE ¼ AND PART
OF THE SE ¼ OF THE NE ¼ OF SECTION 13, T. 1 N., R. 12 E. OF THE 4TH P.M.,
TOWN 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 2820 Prairie Avenue and 1659 Huebbe Parkway in the Town of Beloit, 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 4th day of September, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 4, 2019

Agenda Item: 3.e.

File Number: CSM-2019-10

General Information

Applicant: R.H. Batterman & Co. Inc., 2857 Bartells Drive Beloit, WI 53511

Owner: Town of Beloit

Address/Location: Bartells Drive north of Inman Parkway, Town of Beloit

Applicant's Request: The applicant is proposing to subdivide three lots for proposed development. The parent parcel is approximately 12.56 acres.

Jurisdiction: Town of Beloit

Staff Analysis

Existing Conditions: The property on Bartells Drive north of Inman Parkway is located in the Town of Beloit north of the city limits and east of the Rock River. The 12.56-acre parcel is currently zoned PUD, Planned Unit Development District within the Town of Beloit. This zoning designation was originally intended for a residential development that was never completed.

Surrounding Land Use and Zoning: To the south, the zoning is C-1, Conservancy District and is the Town of Beloit Police Department, to the west, the property is zoned R-2, Single and Two-Family Residential District and it has a single family and two-family home land uses. To the north, the zoning is R-1, Single Family Residential District and has single family land uses. To the east, of the subject property is zoned C-1, Conservancy District and is Beloit Turner High School.

Proposed Land Use and Zoning: The owner intends to apply for a zoning change to develop an assistant living facility on Lot 1.

City of Beloit Comprehensive Plan: This property is listed as Planned Neighborhood in the Future Land Use Map from the Comprehensive Plan.

Municipal Utilities: This property is served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to City of Beloit Staff and Utility Contacts; no comments were received from staff but all Utility Contacts responded that any facilities needing to be relocated will be at the expense of the developer.

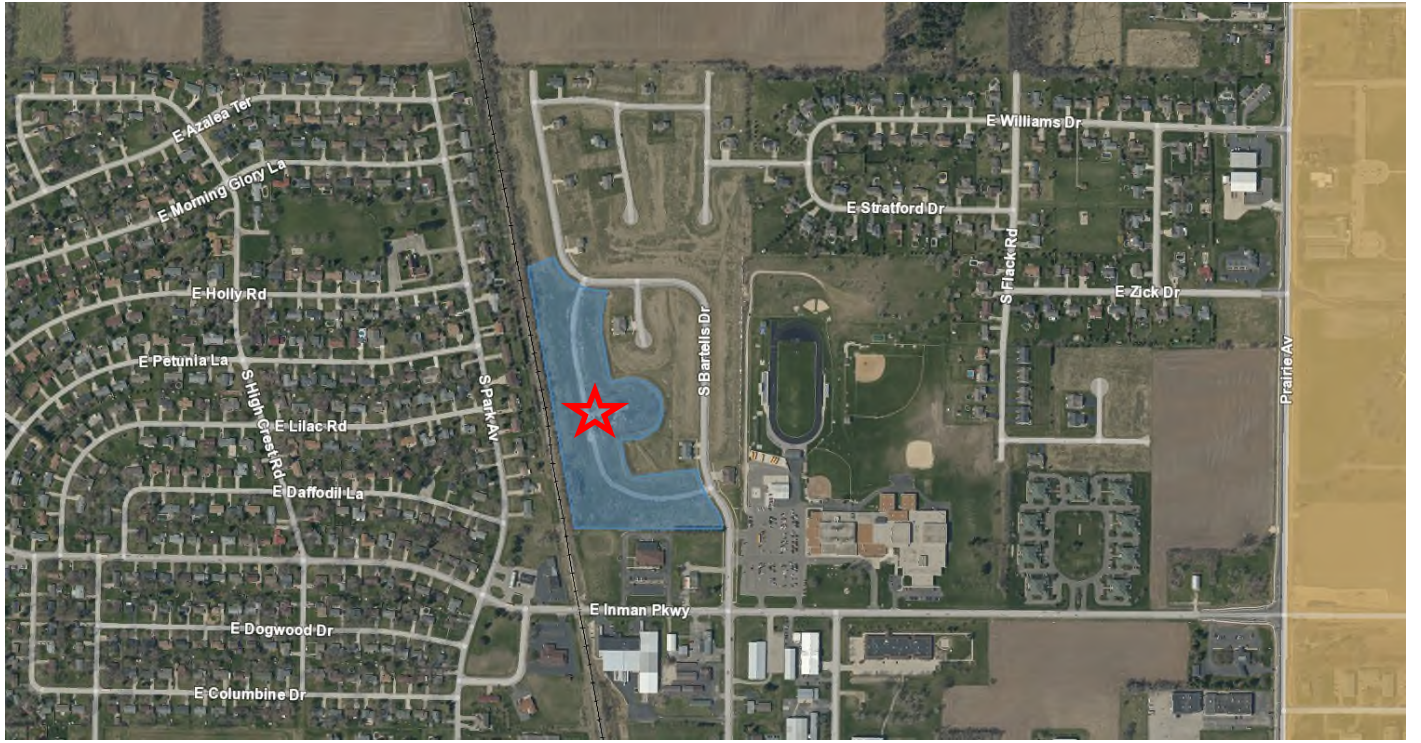
The Rock County Planning and Development Committee is currently in the process of reviewing of this CSM.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached three-lot Certified Survey Map (CSM) for the property located on Bartells Drive north of Inman Parkway, in the Town of Beloit, 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.

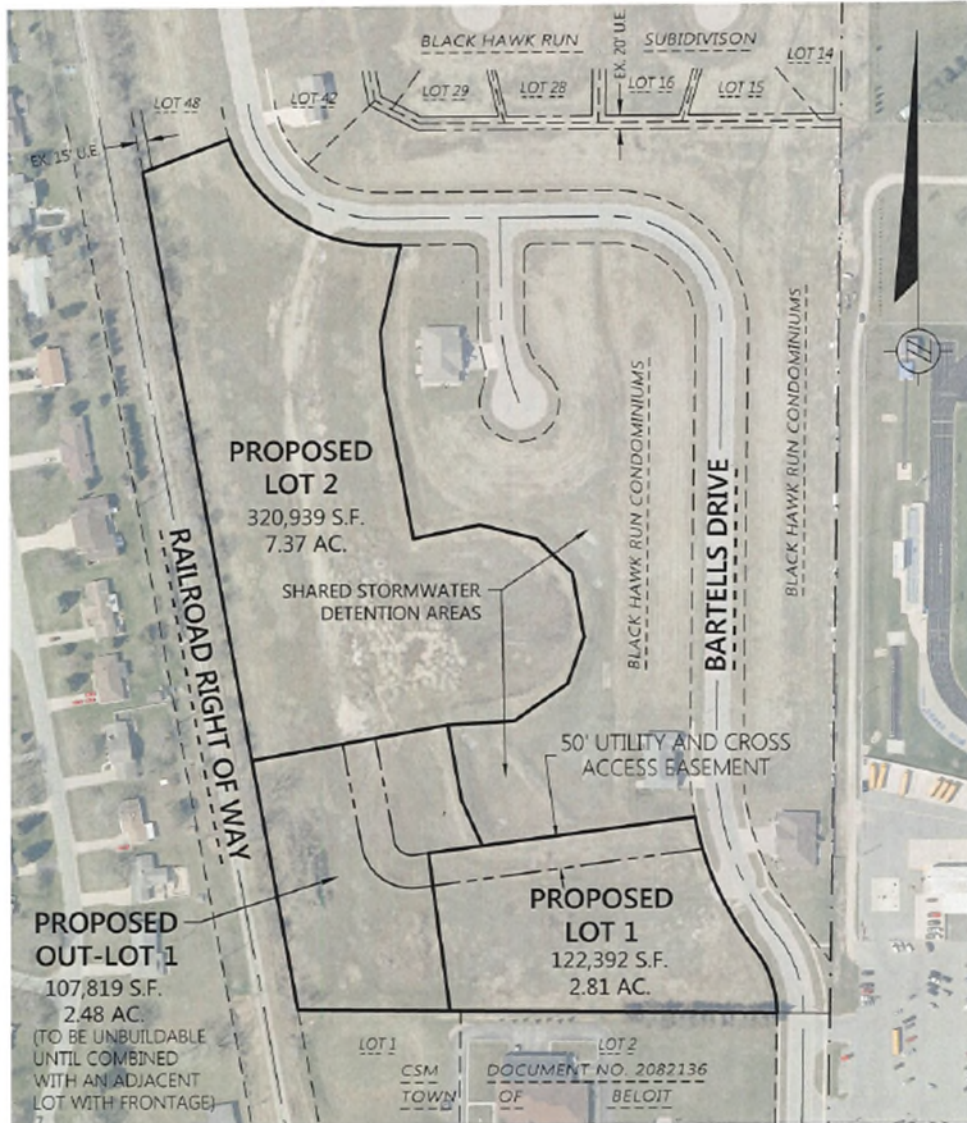
ATTACHMENTS: Location & Zoning Map, Preliminary Certified Survey Map, Rock County, City of Beloit CSM application and Resolution.



AUG 14 2019

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF LOT 49 OF BLACK HAWK RUN AND PART OF
OUT-LOT 12-5 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP,
BEING PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 1 N., R. 12 E., OF THE
4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



Scale: 1" = 200'



ORDER NO: 33346

BOOK: SEE FILE
FIELD CREW: DE
DRAWN BY: KJB
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:

TOWN OF BELOIT

Batterman
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
608.345.4464 www.tbatterman.com



File Name: J:\33346-18199\33346 - Grunwaldt & Halverson - Willow\CSURVEY\TOWN 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-2019-10

1. Address of property: Bartells Drive, North of Inman Parkway
2. Tax Parcel Number(s): 6-2-450.549
3. Property is located in (circle one): City of Beloit or Town of: Turtle, Beloit, Rock or LaPrairie
In the SW Quarter of Section 12, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Town of Beloit Phone: 608-364-2980
2445 S. Afton Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. 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 3 lot(s).
7. Total area of land included in this map: 12.66 Ac.
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: PUD
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 August 7th
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 J. Belongia / Kristin J. Belongia / 8/14/2019
(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>Sept. 4, 2019</u>
Application accepted by: <u>Donna Pennington</u> Date: <u>AUG 14 2019</u>



R.H. Batterman and Co., Inc.
2857 Bartells Drive
Beloit, WI 53511
P 608.365.4464
F 608.365.1850

August 14, 2019

Mr. Drew Pennington, AICP
City of Beloit
Planning and Building Services
100 State Street
Beloit, WI 53511

Re: Minor Subdivision for Bartells Drive, North of Inman Parkway
(Town of Beloit Extraterritorial)
RHB Project #33346

Drew:

Please accept the enclosed Application for Review of a Minor Subdivision for the three lot land division located off Bartells Drive in the Town of Beloit, as discussed at the Pre-Application meeting on August 7th.

If you need anything else to complete this submittal, please let us know. Thank you.

R. H. BATTERMAN & CO., INC.
Engineers - Surveyors - Planners

Kristin J. Belongia, PLS

pc: Town of Beloit

AUG 14 2019

www.rhbatterman.com

**RESOLUTION
APPROVING A THREE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED ON BARTELLS DRIVE
NORTH OF INMAN PARKWAY**

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

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Adopted this 4th day of September, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director