



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, October 23, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the October 9, 2019 Plan Commission minutes
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a Resolution approving a one-lot Certified Survey Map (CSM) for the properties located at 1600-1682 Park Avenue
[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
Wednesday, October 9, 2019
7:00 PM**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00PM. Commissioners Haynes, Johnson, Weeden, Faragher, Ruster, and Robson were present. Commissioner Finnegan and Councilor Preuschl were absent.

2. MINUTES

a. Consideration of the minutes from the September 18th, 2019 Plan Commission meeting

Commissioner Weeden made a motion to amend the minutes from the September 18, 2019 meeting to clarify that the parking for 200 W Grand Avenue was on the first floor, rather than under the building. Commissioner Robson seconded the motion. Motion carried, voice vote.

3. REPORTS

a. Consideration of a Conditional Use Permit to allow an outdoor seating area in the CBD-1, Central Business District-Core, for the property located at 414 Pleasant Street. Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Faragher asked who owned the parking lot behind 414 Pleasant Street. Ms. Christensen said that First National Bank owns it.

Commissioner Faragher opened the public hearing.

Thomas Morgan, 829 Church St, owner of Cheez Head Brewery, stated that there is an easement for Amy Arnold for the tenants that live upstairs. Mr. Morgan stated that there is one car that has a lease agreement to park there, and in the future the tenants will not be given the lease to park there anymore.

Commissioner Johnson didn't want the proposed meat smoker to be delayed by having to go back through the Conditional Use process and asked why it is not being addressed now. Mr. Christensen stated that the Fire Department has some things they need to get addressed, and City Staff did not want to delay the approval for the outdoor seating area. Ms. Christensen said Mr. Morgan could deal with the meat smoker at a later date. Mr. Morgan stated they are likely to put the meat smoker on the trailer since it is less restrictive, as a trailer becomes more like a food truck, and he would want to plug it in as an electric hybrid. Commissioner Johnson asked what would have to be done to allow the meat smoker to be installed without coming back through the Conditional Use process. Ms. Christensen said that Commissioner Johnson could make a motion to modify the 3rd condition.

Commissioner Ruster asked what Mr. Morgan was going to do with the power lines, and if they were going to raise them. Mr. Morgan said the owner, Amy Arnold, just got approval from Alliant Energy. Mr. Morgan said there will be three phase power instead of one, and Alliant Energy approved the contract. The existing line will be removed and replaced with a new one. Mr. Morgan said the 5 foot clearance will not be an issue; charter will rewire the wires so they are not hanging low, and it is coming in around 12 feet, and going up to 20 feet at the pole.

Commissioner Faragher closed the public hearing.

Commissioner Johnson made a motion to amend the 3rd condition to allow the meat smoker to be approved subject to any conditions imposed by fire department. The motion was seconded by Commissioner Haynes. Motion carried, voice vote.

Commissioner Haynes made a motion to the 1st condition to remove the section about alcohol sales. The motion was seconded by Johnson. Motion carried, voice vote.

Commissioner Haynes made a motion to approve the Conditional Use Permit, as amended. Commissioner Weeden seconded. Motion carried, voice vote.

b. Consideration of a Planned Unit Development Master Land Use Plan Amendment to add an additional duplex in lieu of storm water detention at the property located at 1920 Whipple Street.

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

Commissioner Weeden asked what changed in the need for the detention between 2017 and now.

Frank McKearn, 2857 Bartells Dr, representing Battermans, said when the PUD was submitted the final engineering was not completed. Mr. McKearn stated that when

Batterman's did the final engineering, the detention was not needed on this portion of the site, and the owner was fine with just leaving the PUD plan as it was. The owner has since changed his mind and wants to construct a duplex on this part of the site. Ms. Christensen asked Mr. McKearn if there was a timeline to construct the duplexes. Mr. McKearn indicated the owner wanted to start this year, but it will probably be delayed until next spring.

Commission Ruster stated she had concerns with the landscaping buffer, given the size of the landscaping that was installed along Townline Avenue. Ms. Christensen stated that City Planner, Hilary Rottmann, went out to the site and felt that there should be a landscape buffer between the duplexes and the storage units, and as a result, was requiring more landscaping. Commissioner Johnson asked whose responsibility it was to install the landscape buffer. Commissioner Johnson asked if the condition was on the original PUD or the one now. Ms. Christensen stated it was in the original PUD to have a landscape strip along Townline Ave consisting of Evergreen Shrubs at least 3 feet in height. Ms. Christensen said that the City Planning staff can check to make sure the shrubs are standing 3 feet in height.

The Commission discussed the landscaping requirements for a landscape buffer, and Commissioner Johnson said that he felt what was being proposed was more than enough landscaping.

Commissioner Faragher opened and closed the public hearing.

Commissioner Haynes moved to approve the PUD Master Land Use Plan Amendment, seconded by Commissioner Johnson. Motion carried, voice vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Julie Christensen stated that the City Council approved the two PUDs from the last meeting for 511 Public Ave, 200 W. Grand Ave, and 525 Cross St. However, the rezoning to PUD was laid over and will be acted on at City Council's next meeting. She also noted that the City Council is working on a purchase and sales agreement for the Angel Museum, and beginning stages of the Stadium that will come soon. At the next Plan Commission meeting, action will be taken on a Certified Survey Map.

5. ADJOURNMENT

Motion was made by Commissioner Johnson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, voice vote. Meeting adjourned at 7:40pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 23, 2019

Agenda Item: 3(a)

File Number: CSM-2019-12

General Information

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

Owner: ABC Supply Company, Inc.

Address/Location: 1600 & 1682 Park Avenue

Applicant's Request: The applicant has proposed a 1-Lot Certified Survey Map (CSM) for the properties located at 1600 & 1682 Park Avenue.

Staff Analysis

Background Info: This office has received a request for review of a 1-Lot CSM for the ACM Roofing properties located at 1600 & 1682 Park Avenue. The intent of the proposed CSM is to combine these parcels as a condition of site plan approval. Site plans for a complete replacement and expansion of the parking and truck/trailer parking areas on the subject properties were approved on October 9, 2019. The approved site plan is attached to this report.

Proposed Land Combination: Proposed Lot 1 is 23.26 acres in area and includes an existing permanent highway easement for Eclipse Blvd as well as frontage upon Park Avenue. Proposed Lot 1 includes the vacated portion of Morse Avenue between Eclipse Blvd and Park Avenue. Note that the CSM includes a 20-foot storm sewer easement for an existing sewer main that crosses the parcel and will be tied into during the parking lot project.

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

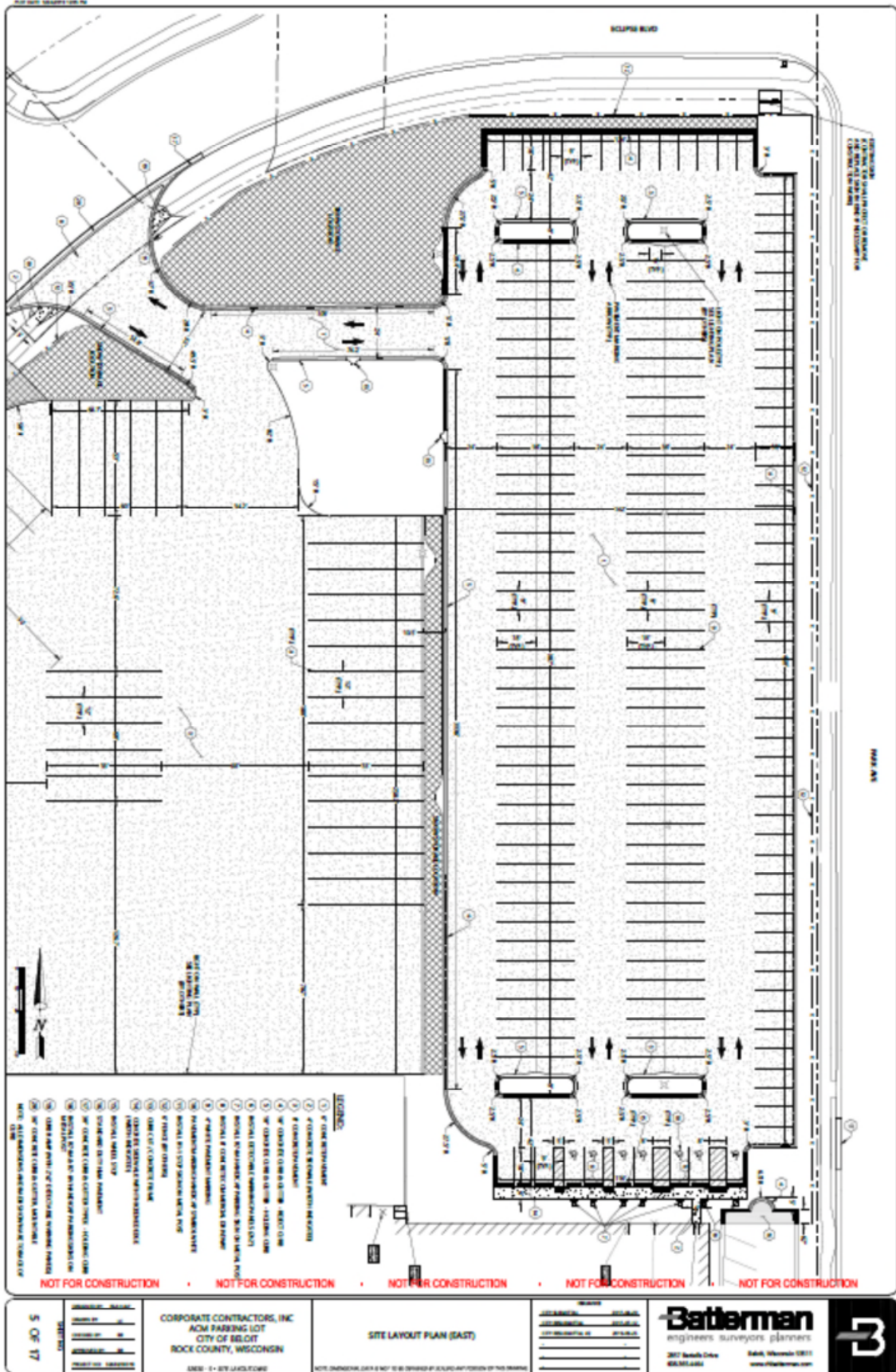
Review Agent Comments: The City Engineer has reviewed the preliminary CSM and noted that the storm sewer easement should also include the section of existing storm sewer under the driveway connection to Eclipse Blvd, which is within the vacated Morse Avenue right-of-way. In addition, specific language for the storm sewer easement was provided. The other Review Agents have not submitted any comments.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 1600 & 1682 Park Avenue in the City of Beloit, subject to the following conditions:

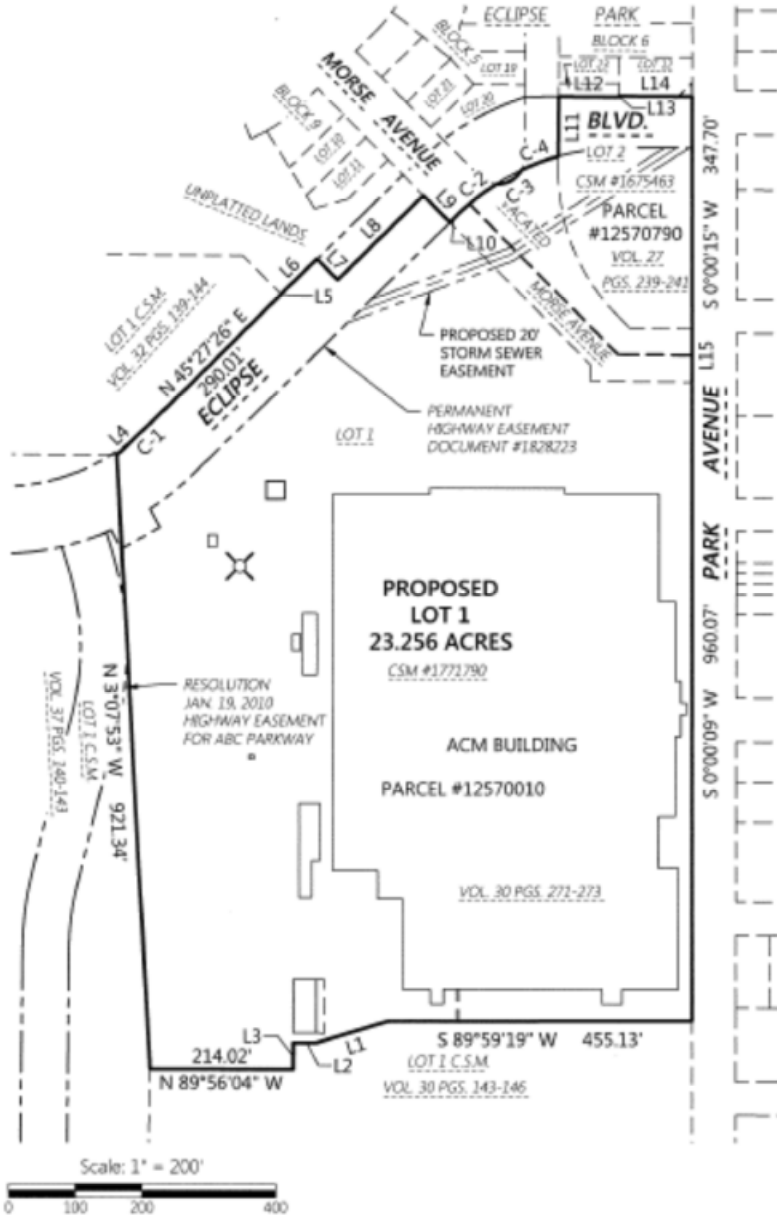
1. The final CSM shall include the storm sewer easement locations and language requested by the City Engineer.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Site Plans, Preliminary CSM, and Resolution.



PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 OF CSM DOCUMENT NO. 1675463; LOT 1 OF CSM DOCUMENT NO. 1771790 (EXCEPTING LOT 1 OF CSM 1831390); AND PART OF VACATED MORSE AVENUE DOCUMENT NO. 1865898; SITUATED IN PARTS OF THE SW 1/4 OF THE NW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25 T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN



<p>ORDER NO: 33318 BOOK: SEE FILE FIELD CREW: n/b DRAWN BY: KJB DATE: September 30, 2019</p>	<p>FOR THE EXCLUSIVE USE OF: ABC SUPPLY CO., INC. 1 ABC PARKWAY BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2807 Barnhill Drive Beloit, Wisconsin 53511 608.365.4654 www.batterman.com</p>	
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PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 OF CSM DOCUMENT NO. 1675463; LOT 1 OF CSM
DOCUMENT NO. 1771790 (EXCEPTING LOT 1 OF CSM 1831390);
AND PART OF VACATED MORSE AVENUE DOCUMENT NO.
1865898; SITUATED IN PARTS OF THE SW 1/4 OF THE NW 1/4
AND NW 1/4 OF THE SW 1/4 OF SECTION 25 T. 1 N., R. 12 E.,
OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	112.14	S 73°06'44" W
L2	33.97	N 89°51'06" W
L3	39.03	S 00°10'08" W
L4	47.32	N 45°24'52" E
L5	0.33	N 44°30'53" W
L6	75.47	N 45°24'52" E
L7	43.93	S 44°34'43" E
L8	180.06	N 45°22'34" E
L9	56.63	S 44°36'45" E
L10	17.10	N 45°28'03" E
L11	89.74	N 00°24'26" E
L12	90.09	S 89°37'34" E
L13	1.20	N 02°26'09" W
L14	110.00	S 89°40'42" E
L15	80.00	S 00°10'56" W

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	1°31'16"	300.00'	7.96'	N 46°13'04" E	7.96'
C-2	12°05'34"	350.00'	73.87'	N 51°30'50" E	73.73'
C-3	64°09'36"	40.00'	44.79'	N 61°02'25" E	42.49'
C-4	9°38'08"	350.00'	58.86'	N 69°20'16" E	58.79'

ORDER NO: 33318 BOOK: SEE FILE FIELD CREW: n/a DRAWN BY: KJB DATE: September 30, 2019	FOR THE EXCLUSIVE USE OF: ABC SUPPLY CO., INC. 1 ABC PARKWAY БЕЛОИТ, WI 53511	<div style="display: flex; align-items: center;"> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">B</div> </div> <p style="font-size: 0.8em; margin: 0;"> engineers surveyors planners 2837 Karlov Drive Beloit, Wisconsin 53511 608.325.4164 www.batterman.com </p>
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**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
1600 & 1682 PARK AVENUE**

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 1600 & 1682 Park Avenue, containing 23.256 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

LOT 2 OF CSM DOCUMENT NO. 1675463 RECORDED IN VOLUME 27 ON PAGES 239-241; LOT 1 OF CSM DOCUMENT NO. 1771790 RECORDED IN VOLUME 30 ON PAGES 271-273 (EXCEPTING LOT 1 OF CSM DOCUMENT NO. 1831390); AND PART OF VACATED MORSE AVENUE DOCUMENT NO. 1865898; SITUATED IN PARTS OF THE SW ¼ OF THE NW ¼ AND NW ¼ OF THE SW ¼ OF SECTION 25, T. 1 N., R. 12 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 1600 & 1682 Park Avenue, subject to the following conditions:

1. The final CSM shall include the storm sewer easement locations and language requested by the City Engineer.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 23rd day of October, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director