



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, December 18, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the December 4, 2019 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a request for an exception to 34.21(2)(c) of the Architectural Review and Landscape Code to waive the landscape strip requirement for the property located at 511 Public Avenue
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of an Underground Electrical Easement to Wisconsin Power & Light on the property located at 1111 Elaine Drive
[Attachment](#)
 - 4.b. Consideration of a three-lot Certified Survey Map for the property located at 2000 Sutler Avenue
[Attachment](#)
 - 4.c. Consideration of a one-lot Certified Survey Map (CSM) to combine the properties located at 2924 Wyetta Drive and 2951 Kennedy Drive
[Attachment](#)
 - 4.d. Appointment of a Plan Commissioner to the Greater Beloit Economic Development Corporation (GBEDC)
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.



**MINUTES
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, December 04, 2019**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Vice-Chairperson Weeden at 7:00PM. Commissioners Finnegan, Ruster, Weeden, and Robson and Councilor Preuschl were present.

2. MINUTES

2.a. Consideration of the minutes of the November 20, 2019 Plan Commission meeting

Motion was made by Commissioner Robson, seconded by Commissioner Finnegan to approve the minutes. Motion carried, voice vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Zoning Map Amendment for the property located at 656 Pleasant Street to change the zoning from PLI, Public Lands and Institutions District, to CBD-2, Central Business District-Fringe

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

Vice-Chairperson Weeden opened the public hearing.

Celestino Ruffini, Executive Director of Visit Beloit, introduced himself and indicated that he was available for questions. Commissioner Robson asked about the timeline for the project. Mr. Ruffini indicated that the purchase agreement between the City of Beloit and Visit Beloit is being delayed until January. The rezoning is moving forward to City Council this month, and Angus Young & Associates is working on the plans for the building. He indicated that Phase 1 is a four month process. They anticipate occupying the space by the end of spring. Phase 2 is the large addition to the south that will begin in the spring of 2021 and be finished in the fall.

Commissioner Ruster asked about the parking to the south. Celestino indicated that the parking to the south is the Heritage View parking lot, and it would remain a public parking lot. He indicated that he discussed with City doing shorter-term parking south of their property. Snow emergency parking will be moved as part of this project.

Motion was made by Commissioner Finnegan, seconded by Commissioner Robson to approve the Zoning Map Amendment. Motion carried, voice vote.

4. REPORTS

4.a. Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 1255 Gateway Boulevard

Community Development Director Julie Christensen presented the staff report and recommendation and recommended a modification of condition one.

Motion was made by Commissioner Ruster and seconded by Commissioner Robson to approve the Certified Survey Map as amended. Motion carried, voice vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that at Monday's City Council meeting, the City Council held the public hearing and first reading on the Subdivision and Sign Ordinance Amendments.

Commissioner Robson asked about the stop sign for the Burger King Development along the frontage road. Julie said that she would follow up on this issue.

6. ADJOURNMENT

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:20 PM.

Respectfully submitted by Julie Christensen



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 18, 2019

Agenda Item: 3(a)

File Number: ARC/EXP-2019-01

General Information

Applicant: Hendricks Commercial Properties, LLC

Owner: Hendricks Commercial Properties, LLC

Address/Location: 511 Public Avenue

Applicant's Request/Proposal: Hendricks Commercial Properties, LLC has filed an application for an Exception to Section 34.21(2)(c) of the Architectural Review and Landscape Code to waive the landscape strip requirement for the property located at 511 Public Avenue.

Staff Analysis

Project Background: The subject property is the site of an approved PUD – Master Land Use Plan that authorizes a redevelopment consisting of up to fourteen (14) row house units in two buildings, a small (2,400 SF) commercial building, and an off-street parking lot. The site plans for this redevelopment are under review. As part of this review, the plans are evaluated against the City's Architectural Review and Landscape Code. Section 34.21(2)(c) of the Code requires a landscape strip along the perimeter of a commercial parking lot adjacent to a public street. A landscape strip located between a commercial parking lot and public street must include trees, shrubs, and other landscaping in an amount equal to 10 landscape units per linear foot of frontage. The required number of landscape units are then achieved by planting trees (worth 225 units) and shrubs (worth 20 points).

As shown on the attached plan, the applicant's proposed parking lot will be adjacent to the public sidewalk along Public Avenue, and has been proposed without landscaping adjacent to 10 parking stalls. In lieu of revising the plans to provide a landscape strip, the applicant has elected to seek this Exception.

Existing Site Conditions: The subject property has been vacant and used as a contractor staging area with a gravel surface since the applicant acquired it in 2016 and demolished the former church structure. The site is 1.15 acres in area and includes frontage upon Public Avenue, Pleasant Street (U.S. Hwy 51), and Bushnell Street. The site slopes downward from the NE corner towards the SW corner.

Surrounding Land Use and Zoning: The Ironworks Hotel is located to the west of the subject property, and Hotel Goodwin is located to the south. Both of these hotel properties are zoned Central Business District (CBD). The Scoville Apartments, which is a mid-rise apartment community, lies to the east and is zoned R-4, Moderate-Density Multifamily Residential. To the north is the Beloit College campus, which is zoned Public Lands and Institutions (PLI).

Applicant’s Hardship Argument:

According to the applicant, the project will include ample landscaping elsewhere on the property, and the zero-setback parking is consistent with the project’s overall urban design.

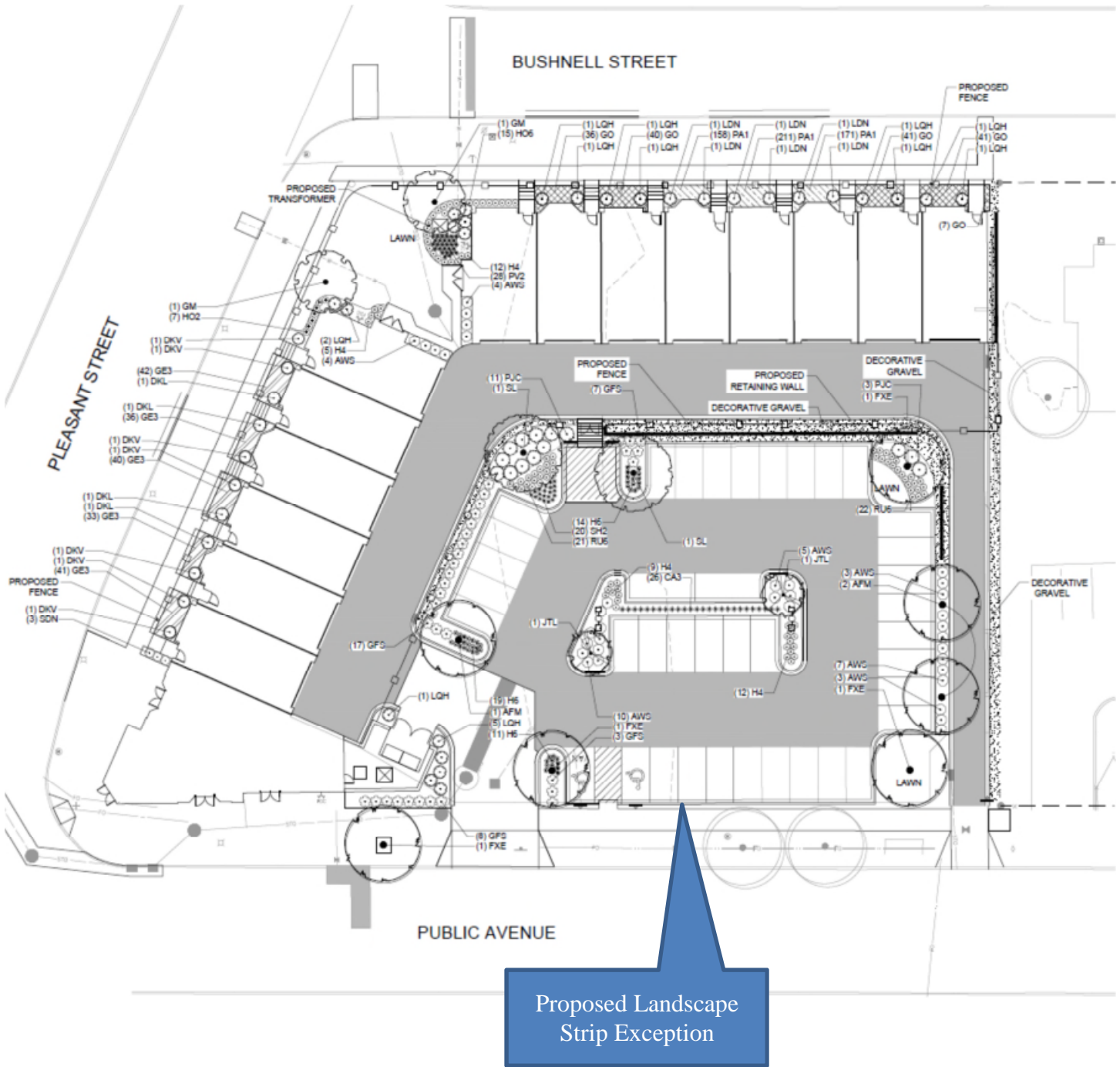
Findings of Fact – Section 34.22(5) of the Architectural Review and Landscape Code states that the City Council may grant exceptions to the regulations contained in this chapter when:

- (a) **Such exceptions are in harmony with the general purpose and intent of this chapter;** The intent of the landscape strip requirement is to beautify otherwise unattractive parking areas, and to screen parked vehicles from public view. Overall, this project exemplifies excellent urban design with buildings close to the street, parking in the rear, and public sidewalks along Pleasant Street and Bushnell Street, including the corner of Pleasant and Public facing Hotel Goodwin. Although the applicant is requesting a waiver of the landscape strip requirements, they are actually providing some landscape islands at each end of the landscape strip in question as shown on the attached landscape plan.
- (b) **The City Council finds that special circumstances exist involving the size, shape, topography, location or surroundings of the property referred to in the application;** The subject property is unique in the fact that the only other property with a direct view of the landscape strip to be waived is also owned by the applicant. Because the proposed parking lot is located behind the proposed rowhouses and commercial building, it will not be highly visible.
- (c) **Denial of the exception will cause unreasonable or unnecessary hardship;** Denial of the application would force the applicant to redesign the parking lot and would eliminate a row of parking stalls.
- (d) **Granting the exception will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the general welfare of the neighborhood or the public.** Granting the exception will not cause substantial injury to the value of nearby properties nor be detrimental to the general welfare of the neighborhood or the public. This unique redevelopment project is expect to have a very positive impact upon the downtown district.

STAFF RECOMMENDATION:





The Planning & Building Services Division recommends approval of an Exception to Section 34.21(2)(c) of the Architectural Review and Landscape Code to waive the landscape strip requirement for the property located at 511 Public Avenue, based upon the standards for granting an exception.

ATTACHMENTS: Proposed Landscape Plan & Application.



Proposed Landscape Strip Exception

PLANT SCHEDULE SITE

DECIDUOUS TREES							
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
AFM	3	Freeman Maple	<i>Acer Freemanii</i> 'Autumn Fantasy'	2' CAL	B&B	Full matching heads	
GM	2	Green Column Black Maple	<i>Acer saccharum</i> ssp. 'nigrum' 'Green Column'	2' CAL	B&B	Full matching heads	
SL	2	Seydine Honey Locust	<i>Gleditsia triacanthos</i> 'Seydine'	2' CAL	B&B	Full matching heads	
FXE	4	'Frontier' Elm	<i>Ulmus</i> x 'Frontier'	2' CAL	B&B	Full matching heads	
ORNAMENTAL TREES							
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
JTL	2	Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	2 1/2' CAL	B&B	Full matching heads	
DECIDUOUS SHRUBS							
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
SDN	3	Nikko Stender Deutzia	<i>Deutzia gracilis</i> 'Nikko'	15' HT	CONT.		
LQH	21	Little Quick Fire Hydrangea	<i>Hydrangea paniculata</i> 'SMHPFL'	24' HT	CONT. OR BB		
LDN	6	Little Devil Dwarf Ninebark	<i>Physocarpus opulifolius</i> 'Little Devil' TM	24' HT	CONT. OR BB		
AWS	36	Anthony Waterer Spiraea	<i>Spiraea x bumalda</i> 'Anthony Waterer'	15' HT	CONT.		
GFS	36	Goldflame Spiraea	<i>Spiraea x bumalda</i> 'Goldflame'	15' HT	CONT.		
DKL	4	Dwarf Korean Lilac	<i>Syringa meyeri</i> 'Palibin'	24' HT	CONT. OR BB		
DKV	7	Dwarf Korean Spice Viburnum	<i>Viburnum coccineum</i> 'Compactum'	24' HT	CONT. OR BB		
EVERGREEN SHRUBS							
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
RJC	14	Kelly Compact Pfitzer Juniper	<i>Juniperus chinensis</i> 'Kellys Compact'	18"SPD	CONT.		
ORNAMENTAL GRASSES							
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
CA3	25	Overdani Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Overdani'	1 GAL	POT	24" Spacing	
PV2	25	Cheyenne Sky Switch Grass	<i>Panicum virgatum</i> 'Cheyenne Sky'	1 GAL	POT	18" Spacing	
SH2	20	Tara Prairie Dropseed	<i>Sporobolus heterolepis</i> 'Tara'	1 GAL	POT	18" Spacing	
PERENNIALS							
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
H4	38	Happy Returns Daylily	<i>Hemerocallis</i> x 'Happy Returns'	4 1/2"	POT	18" Spacing	
H8	44	Little Business Daylily	<i>Hemerocallis</i> x 'Little Business'	4 1/2"	POT	18" Spacing	
HO2	7	Gold Standard Hosta	<i>Hosta fortunei</i> 'Gold Standard'	4 1/2"	POT	18" Spacing	
HO6	15	Hakoyon Hosta	<i>Hosta tardiana</i> 'Hakoyon'	4 1/2"	POT	24" Spacing	
RU6	43	Goldsturm Black-eyed Susan	<i>Rudbeckia hirta</i> 'Goldsturm'	4 1/2"	POT	24" Spacing	
GROUND COVERS							
	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	GO	185	Sweet Woodruff	<i>Galium odoratum</i>	3 1/2"	POT	8" o.c. Spacing
	GE3	192	Blood Red Cranebill	<i>Geranium sanguineum striatum</i>	4 1/2"	POT	18" Spacing
	PA1	540	Japanese Spurge	<i>Pachysandra terminalis</i> 'Green Carpet'	3 1/2"	POT	8" o.c. Spacing
	DECORATIVE GRAVEL						

CITY of BELOIT

Planning & Building Services Division

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

Architectural Review Exception Application Form

(Please Type or Print)

File number: ARC/EXP-2019-01

1. Name of applicant: Hendricks Commercial Properties LLC Phone #: (608) 362-8981

525 3rd Street, Suite 300 Beloit, Wisconsin 53511

(Address) (City) (State) (Zip)

2. Address of subject property: 511 Public Ave Beloit WI

3. Tax Parcel Number(s): 13530967

4. Legal description: 'Lots 1, 2, 3, 4, 15, 16, 17 and the West 5.94 feet of Lots 5 & 14, Block 58 of the Original Plat of the City of Beloit, in the City of Beloit, Rock County, Wisconsin.'

5. Present zoning: PUD Present use: Residential, Commercial, Parking

6. Proposed use (if different): _____

7. Owner of record: Hendricks Commercial Properties LLC Phone: (608) 362-8981

525 3rd Street, Suite 300 Beloit, Wisconsin 53511

(Address) (City) (State) (Zip)

8. Code from which relief is sought or exception is taken:

() Architectural Review (X) Landscape Regulations

9. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)

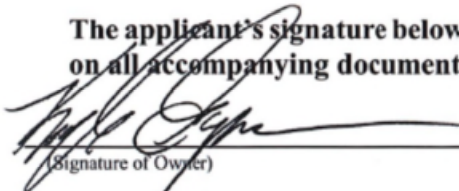
"A Landscape Strip (at least five feet wide with at least 10 landscape units per foot) is required between the parking lot and sidewalk along Public Avenue."

10. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

The proposed development aims to extend the urban experience of downtown Beloit by employing traditional neighborhood design. Buildings are designed to hold the street edge. The public way will be enhanced, including paving between building and curb with the potential to enhance visitor experience. Other landscape amenities are planned within the site. Though zoned PUD, we believe strict requirement for a landscape buffer between parking and sidewalk would be at variance with the intended urban design.

11. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

 Kyle Gapson, Vice President / Nov 19, 2019
 (Signature of Owner) (Print name) (Date)

 (Signature of Applicant, if different) (Print name) (Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

To be completed by Planning staff

Filing fee: **\$100.00** Amount paid: \$100.⁰⁰ Meeting date: Dec 18, 2019
 Application accepted by: Don Pennington Date: 12/3/19
 No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
 Date Notice Published: _____ Date Notice Mailed: _____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 18, 2019

Agenda Item: 4.a

File Number: RPB-2019-12

General Information

Applicant: Wisconsin Power & Light Co. DBA Alliant Energy

Owner: City of Beloit

Address/Location: 1111 Elaine Drive

Applicant's Request: The applicant has requested a 12-foot wide easement to the transformer on City owned property located at 1111 Elaine Drive.

Staff Analysis

Existing Conditions: The subject property is City owned and used for Water Utility Well #11, a 0.53-acre parcel located on the corner of Elaine Drive and Weiser Road.

Easement Area: The proposed easement will allow the applicant to install a new underground electric line from the transformer pad to the right-of-way. An existing electric line will be retired. As shown on the attached map, the proposed easement is a 12 x 47 foot rectangle that measures from the right-of-way along Weiser Road to the transformer which is located on the west side of Water Utility Well #11. This easement also include the area around the transformer pad (the easement is located in pink on the attachment map)

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Institutional and Community Services land uses. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Additional Comments: The Engineering Division and Water Resources have both reviewed the easement and have no comments.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached Underground Electric Easement across part of the City-owned property located at 1111 Elaine Drive.

ATTACHMENTS: Location Map, Proposed Easement, and Easement Exhibits

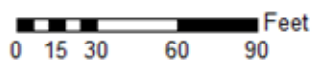
Location Map

1111 Eliane Drive

RPB-2019-12



1 inch = 63 feet



Legend

- Parcel Poly
- City Limits (Corp Poly)

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

PLANNING & BUILDING SERVICES DIVISION

Document No.

**EASEMENT UNDERGROUND
ELECTRIC**

The undersigned **City of Beloit, Rock County, Wisconsin, a Wisconsin municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor in the **City of Beloit, County of Rock, State of Wisconsin**, said "Easement Area" to be described as follows:

See Exhibit "A" for the legal description of the Easement Area, attached hereto and made a part hereof.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line and underground communication line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment, and any other components as Grantee may select for use in transmitting electricity or communication signals (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee. It is understood that the City of Beloit has a fiber optic cable running across the easement area that is allowed to remain in place and the Grantor retains the right to install, maintain, operate, repair, inspect, replace, add, relocate and remove facilities related to this fiber optic cable across the easement area in perpetuity.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, fiber optic, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)

11361200

WITNESS the signature(s) of the Grantor this _____ day of _____, 20____.
City of Beloit, Rock County, Wisconsin, a Wisconsin municipal corporation

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
 } SS
COUNTY OF ROCK

Personally came before me this _____ day of _____, 20____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____ }
 } SS
COUNTY OF _____

Personally came before me this _____ day of _____, 20____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

Seth J. Raasch

Jordan R. Oosterhouse

Checked by _____

Project Title:	1115 Elaine Dr.
ERP Activity ID:	4173584
Tract No.:	2 of 2
REROW No.:	

Exhibit A

An easement twelve (12) feet in width located within Lot 1, Block 2 of Beloit Industrial Park, recorded in Volume 24 of Plats, Pages 2 & 3, as Document Number 723242, in the office of the Register of Deeds for Rock County, Wisconsin, and more particularly described as follows:

Commencing at the northwest (nw) corner of said Lot 1, Block 2 of Beloit Industrial Park;

thence South 00°25'18" East, 92 feet along the westerly margin of said Lot 1 to the Point of Beginning of an easement twelve (12) feet in width lying six (6) feet on each side of the following described reference line;

thence South 89°34'27" East, 47 feet and there terminating.

Also, an easement sixteen (16) feet in width lying 8 feet on each side of the following described reference line and more particularly described as follows:

Commencing at the northwest (nw) corner of said Lot 1, Block 2 of Beloit Industrial Park;

thence South 00°25'18" East, a distance of 92 feet along the westerly margin of said Lot 1;

thence South 89°34'27" East, 39 feet;

thence North 00°25'18" West, a distance of six (6) feet to the point of beginning;

thence continuing North 0°25'18" West, a distance of eighteen (18) feet and there terminating.

The Grantor's deed recorded on November 18, 2003, as Document Number 1642370, in the office of the Register of Deeds for Rock County, Wisconsin.

Being located within the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 13, Township 1 North, Range 12 East, City of Beloit, Rock County, Wisconsin.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 18, 2019

Agenda Item: 4.b.

File Number: CSM-2019-16

General Information

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

Owner: Morgan Square LLC

Address/Location: 2000 Sutler Avenue

Applicant's Request: The applicant has proposed a 3-Lot Certified Survey Map (CSM) for the property located at 2000 Sutler Avenue in the City of Beloit.

Staff Analysis

Existing Conditions: The area covered by this CSM contains a vacant big box store, strip mall, and a large parking lot. This development was approved as a PUD, Planned Unit Development.

Proposed Land Division: Proposed Lot 1 will be 293,689 square feet and will contain the existing retail strip mall and parking lot. Proposed Lot 2 will be 101,088 square feet and will contain the former Staples building and parking lot. Proposed Lot 3 will be 22,638 square feet and set up for a future build out.

Surrounding Land Use and Zoning: There are commercial uses zoned C-3, Community Commercial and PUD, Planned Unit Development Districts to the east and south of the subject property. To the west is the vacant Morgan School building zoned PLI, Public Lands and Institutions District. To the north is a housing development zoned PUD, Public Lands and Institutions.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Community Commercial Use for the subject property. 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.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts who provided the following comments:

AT&T: AT&T states they have facilities along Sutler Avenue and any request to relocate AT&T facilities may be compensable.

Alliant Energy: Alliant has no conflicts but noted they have service to the existing pole sign on proposed Lot 2.

Fire Department: The Fire Department would like to maintain a clear fire access road around the whole site. They have suggested an easement across properties or a statement of intent to maintain clear fire/emergency access to all properties, or some other means to ensure that parking, curbs, structures, or other impediments to travel are not allowed. The FDC, Fire Department Connection, must be relocated and code compliant.

Water Resources: Water Resources stated proposed Lot 3 is not currently served by sanitary sewer. The developer will have to install sewer at their cost. A long lateral to the south side of Milwaukee may be possible. A map of existing public utilities is attached.

Engineering:

- The Engineering Division states sanitary sewer service for the former Staples building (Lot 2) currently drains in a private sewer service behind the strip mall on Lot 1 and then crosses under the strip mall and drains to the east out to Sutler Ave. between Culvers and Applebees. If this CSM was approved and Lot 2 was created then this private sewer service would automatically become a public sewer main. This is not acceptable. In order for Lot 2 to be created, the sewer service for the former Staples building would need to be disconnected from the strip mall and routed in a new sewer service to public sanitary sewer.
- There is an existing watermain across lots 1 and 2 located behind the strip mall that is not in an easement. A City Utility Easement needs to be provided for this watermain.
- The 90 degree turn in Sutler Ave. adjacent to the northeast corner of Lot 2 has long had traffic issues with vehicles speeding through the parking lot to the north and not yielding to vehicles traveling in the right-of-way. Prior to approval of a CSM the access driveways in this area would need to be re-worked to address this issue. A potential solution may be to install curb around the 90 degree turn, depress the curb at the access points and install stop signs for the access points.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 3-Lot Certified Survey Map (CSM) for the property located at 2000 Sutler Avenue in the City of Beloit, subject to the following conditions:

1. The final CSM must include a utility easement for the watermain that runs through Lot 1 and 2 along the west property line.
2. The issues raised by Engineering and the Fire Department must be resolved prior to recording the CSM.
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, Review Agent Comments, Application, and Resolution

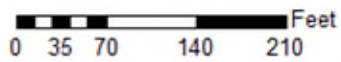
Location Map

2000 Sutler Avenue

CSM-2019-16



1 inch = 132 feet



Legend

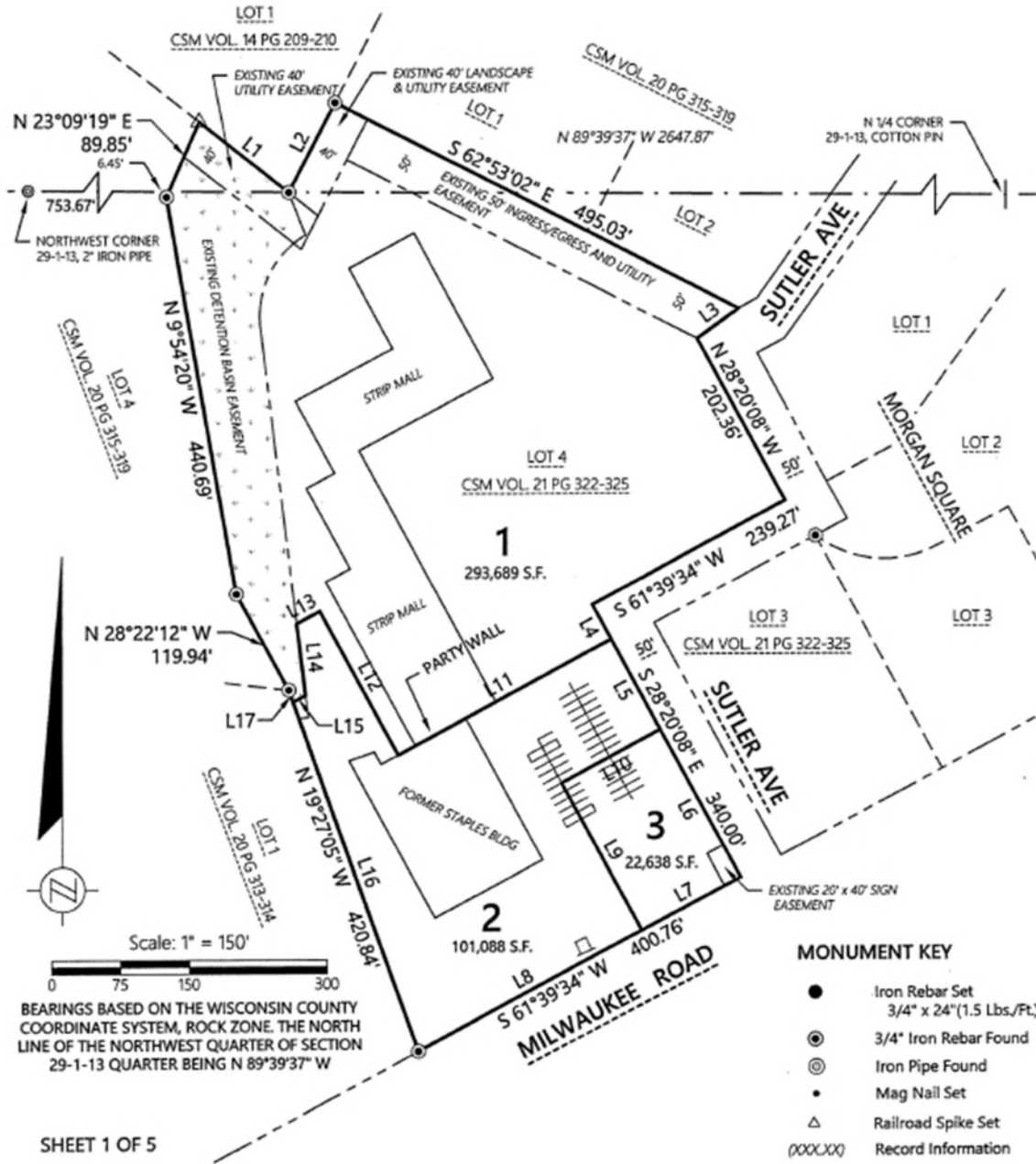
- Parcel Poly
- City Limits (Corp Poly)

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

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP

OF LOT 4 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1382044 AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, PAGES 322-325, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20 AND PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29 ALL IN T. 1 N., R. 13 E., OF THE 4TH P.M., SITUATED IN PART OF LOTS 4 AND 5 OF MORGAN FARM, CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



ORDER NO: 33434
 BOOK: SEE FILE
 FIELD CREW: DE
 DRAWN BY: RHL
 DATE: November 13, 2019

ORDERED BY
 TERRY MCGUIRE
 400 MIDLAND COURT, SUITE 101
 JANESVILLE WI 53546

Batterman
 engineers surveyors planners
 2857 Bartels Drive Beloit, Wisconsin 53511
 608.365.4454 www.rhbatterman.com



File Name: J:\33400-33499\33434 - Morgan Square\SURVEY\RHB DRAWING FILES

Rottmann, Hilary

From: GARTLAND, JEFFREY M <jg5181@att.com>
Sent: Wednesday, November 20, 2019 9:01 AM
To: Rottmann, Hilary
Subject: RE: CSM-2019-16 -2000 Sutler Ave

Hilary,

AT&T has facilities along Sutler Ave. Any request to relocate AT&T facilities may be compensable.

Jeff Gartland

Manager-OSP Planning and Engineering Design
AT&T Technology Operations, Construction & Engineering-MW

AT&T

316 W. Washington Ave Madison, WI 53703
o (608) 888-5588 | jg5181@att.com

MOBILIZING YOUR WORLD

From: Rottmann, Hilary <RottmannH@beloitwi.gov>
Sent: Wednesday, November 20, 2019 8:16 AM
To: Prindiville, Scot <PrindivilleS@beloitwi.gov>; Pease, Daniel <PeaseD@beloitwi.gov>; Schenck, Gary <SchenckG@beloitwi.gov>; Davis, Laurie <DavisL@beloitwi.gov>; Frisbee, William <FrisbeeW@beloitwi.gov>; Anderson, Danny <AndersonD@beloitwi.gov>; 'Dean Copp (DeanCopp@Alliantenergy.com)' <DeanCopp@Alliantenergy.com>; Phillips, Thomas <Thomas.Phillips@charter.com>; GARTLAND, JEFFREY M <jg5181@att.com>; Stottler, Lorena <StottlerL@beloitwi.gov>; Dupuis, Jason <DupuisJ@beloitwi.gov>
Cc: Pennington, Drew <PenningtonD@beloitwi.gov>
Subject: CSM-2019-16 -2000 Sutler Ave

Good Morning,

This office has received a request to review of a 3-Lot Certified Survey Map (CSM) for the property located at 2000 Sutler Avenue, in the City of Beloit. The intent of this CSM is to divide off two lots; Lot 2 is for a current development and Lot 3 is for a future development. The proposed CSM is attached for your review.

Please review the CSM as soon as possible and return your comments to me by **Wednesday, December 4, 2019**. If I do not receive a response by the deadline above, I will assume your department does not have any issues with the CSM. If you have any questions about this project or other comments about the review process, please contact me at (608) 364-6708.

Thanks,

c: File, CSM-2019-16

Rottmann, Hilary

From: Tuescher, Brittany <BrittanyTuescher@alliantenergy.com>
Sent: Thursday, November 21, 2019 9:09 AM
To: Rottmann, Hilary
Subject: RE: CSM-2019-16 -2000 Sutler Ave

We are all clear here I believe except a service to the sign

Brittany Tuescher- Engineering Tech.
ALLIANT ENERGY
935 W B R Townline Road | Beloit, WI 53511
608-364-6458

BrittanyTuescher@AlliantEnergy.com

From: Copp, Dean <DeanCopp@alliantenergy.com>
Sent: Wednesday, November 20, 2019 10:04 AM
To: Tuescher, Brittany <BrittanyTuescher@alliantenergy.com>
Subject: FW: CSM-2019-16 -2000 Sutler Ave

Dean Copp
Lead Engineering Technician
Alliant Energy - Beloit Customer Service
935 WBR Townline Road
Beloit WI 53511

608-364-6431 (Direct)
608-364-6406 (Fax)

From: Rottmann, Hilary <RottmannH@beloitwi.gov>
Sent: Wednesday, November 20, 2019 8:16 AM
To: Prindiville, Scot <PrindivilleS@beloitwi.gov>; Pease, Daniel <PeaseD@beloitwi.gov>; Schenck, Gary <SchenckG@beloitwi.gov>; Davis, Laurie <DavisL@beloitwi.gov>; Frisbee, William <FrisbeeW@beloitwi.gov>; Anderson, Danny <AndersonD@beloitwi.gov>; Copp, Dean <DeanCopp@alliantenergy.com>; Phillips, Thomas <Thomas.Phillips@charter.com>; 'GARTLAND, JEFFREY M (jg5181@att.com)' <jg5181@att.com>; Stottler, Lorena <StottlerL@beloitwi.gov>; Dupuis, Jason <DupuisJ@beloitwi.gov>
Cc: Pennington, Drew <PenningtonD@beloitwi.gov>
Subject: CSM-2019-16 -2000 Sutler Ave

[This is an external email. Be cautious with links, attachments and responses.]

Good Morning,

Rottmann, Hilary

From: Schenck, Gary
Sent: Wednesday, December 4, 2019 12:18 PM
To: Rottmann, Hilary
Subject: Re: CSM-2019-16 -2000 Sutler Ave
Attachments: image001.jpg; image001.jpg; image001.jpg

After much thought, it is important to somehow maintain a clear fire access road around the site as a whole. Whether it be an easement across properties or a statement of intent to maintain clear fire/emergency access to all properties, or some other means to ensure that parking, curbs, structures, or other impediments to travel are not allowed.

Has maintenance of the fire access road by the owners of the individual parcels been addressed?

Sent from my iPhone

On Dec 4, 2019, at 12:08 PM, Rottmann, Hilary <RottmannH@beloitwi.gov> wrote:

Good Afternoon Gary,

I wanted to check to see if you have any comment for the attached CSM. If you have any they are due today.

Thank you,

Hilary Rottmann | Planner II
rottmanh@beloitwi.gov
City of Beloit | 100 State Street | Beloit, WI 53511 | beloitwi.gov
Office: (608) 364-6708 | Fax: (608) 364-6609



NOTICE: The City of Beloit is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Beloit e-mail should presume that e-mail is subject to release upon request, and is subject to records retention requirements.

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See City of Beloit full e-mail disclaimer at beloitwi.gov

From: Rottmann, Hilary
Sent: Monday, December 2, 2019 8:32 AM
To: Prindiville, Scot; Pease, Daniel; Schenck, Gary; Davis, Laurie; Frisbee, William; Anderson, Danny; 'Phillips, Thomas'; Stottler, Lorena; Dupuis, Jason
Subject: FW: CSM-2019-16 -2000 Sutler Ave

Good Morning,

Just a reminder that if you have comments for CSM-2019-16 at 2000 Sutler Ave they are due Wednesday December 4, 2019.

Rottmann, Hilary

From: Frisbee, William
Sent: Monday, December 2, 2019 4:23 PM
To: Rottmann, Hilary
Cc: Prindiville, Scot; Dupuis, Jason
Subject: RE: CSM-2019-16 -2000 Sutler Ave
Attachments: Sutler - Milwaukee Utilities.pdf

Hi Hilary-

The new parcel is not currently served by sanitary sewer. The developer will have to install sewer at their cost. A long lateral to the south side of Milwaukee may be possible. A map of existing public utilities is attached.

Scot or Jason can comment on the curb/driveway openings at the turn in Sutler.

Bill Frisbee, PE, MPA | *Director of Water Resources*
FrisbeeW@beloitwi.gov

Department of Public Works | Water Resources Division
City of Beloit | 2400 Springbrook Ct. | Beloit, WI 53511 | beloitwi.gov
Office: (608)364-6699 | Fax: (608)364-2879 | Mobile: (608)207-0888



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This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please destroy it and notify the sender immediately.

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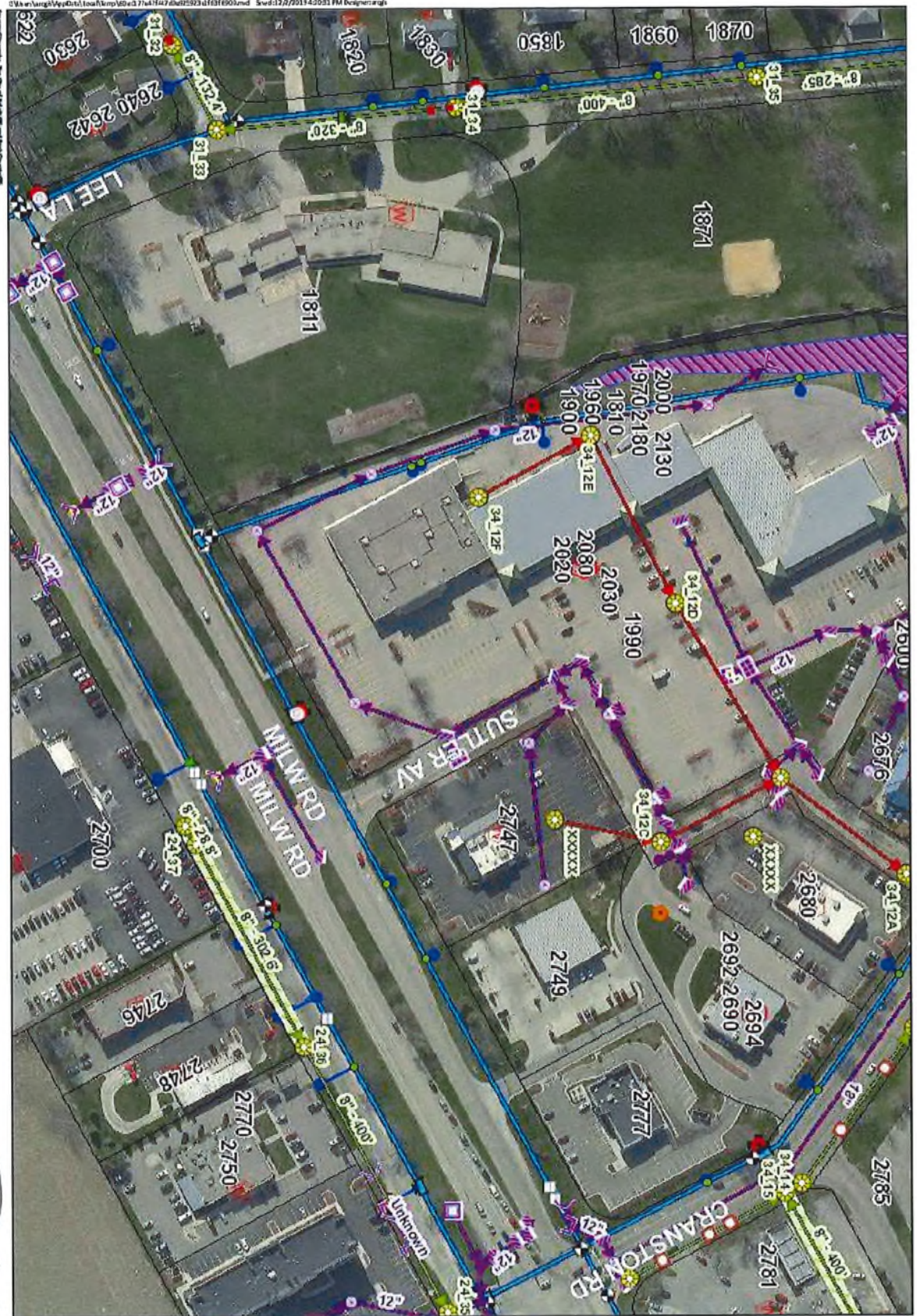
From: Rottmann, Hilary
Sent: Wednesday, November 20, 2019 8:16 AM
To: Prindiville, Scot; Pease, Daniel; Schenck, Gary; Davis, Laurie; Frisbee, William; Anderson, Danny; 'Dean Copp (DeanCopp@Alliantenergy.com)'; Phillips, Thomas; 'GARTLAND, JEFFREY M (jg5181@att.com)'; Stottler, Lorena; Dupuis, Jason
Cc: Pennington, Drew
Subject: CSM-2019-16 -2000 Sutler Ave

Good Morning,

This office has received a request to review of a 3-Lot Certified Survey Map (CSM) for the property located at 2000 Sutler Avenue, in the City of Beloit. The intent of this CSM is to divide off two lots; Lot 2 is for a current development and Lot 3 is for a future development. The proposed CSM is attached for your review.

Please review the CSM as soon as possible and return your comments to me by **Wednesday, December 4, 2019**. If I do not receive a response by the deadline above, I will assume your department does not have any issues with the CSM. If you have any questions about this project or other comments about the review process, please contact me at (608) 364-6708.

Thanks,



To: Hilary Rottmann, Planner II
From: Scot Prindiville, City Engineer
Re: CSM for 2000 Sutler Avenue
Date: December 4, 2019

Engineering has been provided a copy of the CSM for the above referenced project prepared by RH Batterman dated November 13, 2019. We offer the following comments:

- Sanitary sewer service for the former Staples building (Lot 2) currently drains in a private sewer service behind the strip mall on Lot 1 and then crosses under the strip mall and drains to the east out to Sutler Ave. between Culvers and Applebees. If this CSM was approved and Lot 2 was created then this private sewer service would automatically become a public sewer main. This is not acceptable. In order for Lot 2 to be created, the sewer service for the former Staples building would need to be disconnected from the strip mall and routed in a new sewer service to public sanitary sewer.
- There is an existing watermain across lots 1 and 2 located behind the strip mall that is not in an easement. A City Utility Easement needs to be provided for this watermain.
- The 90 degree turn in Sutler Ave. adjacent to the northeast corner of Lot 2 has long had traffic issues with vehicles speeding through the parking lot to the north and not yielding to vehicles traveling in the right-of-way. Prior to approval of a CSM the access driveways in this area would need to be re-worked to address this issue. A potential solution may be to install curb around the 90 degree turn, depress the curb at the access points and install stop signs for the access points.

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-2019-16

1. Address of property: 2000 SUTLER AVE
2. Tax Parcel Number(s): 22980340
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NW Quarter of Section 29, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: MORGAN SQUARE LLC Phone: 751-0516
400 MIDLAND CT STE 101 JANESVILLE WI 53546
(Address) (City) (State) (Zip)
5. Surveyor's name: RH BATTERMAN CO Phone: 363 4464
2857 BARTELLS DR 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: 9.6 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: 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 10-1-19 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.



TERRY MCGUIRE
(Name of applicant)

11.15.19
(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>\$180.⁰⁰</u>
Scheduled meeting date: <u>Dec. 18, 2019</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>11/15/19</u>

**RESOLUTION
APPROVING A THREE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2000 SUTLER 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 three-lot Certified Survey Map for the property located at 2000 Sutler Avenue, containing 9.58 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 three-lot Certified Survey Map, which pertains to the following described land:

OF LOT 4 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1382044 AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, PAGES 322-325, BEING PART OF THE SW ¼ OF THE SW ¼ OF SECTION 20 AND PART OF THE NW ¼ OF THE NW ¼ AND PART OF THE NE ¼ OF THE NW ¼ OF SECTION 29 ALL IN T. 1 N., R. 13 E., OF THE 4TH P.M., SITUATED IN PART OF LOTS 4 AND 5 OF MORGAN FARM, CITY OF БЕЛОIT, ROCK COUNTY WISCONSIN. (ALSO KNOWN AS 2000 SUTLER AVENUE). SAID PARCEL CONTAINS 9.58 ACRES, MORE OR LESS

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached three-lot Certified Survey Map for the property located at 2000 Sutler Avenue, subject to the following conditions:

1. The final CSM must include a utility easement for the watermain that runs through Lot 1 and 2 along the west property line.
2. The issues raised by Engineering and the Fire Department must be resolved prior to recording the CSM.
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.

Adopted this 18th day of December, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 18, 2019

Agenda Item: 4(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. A preliminary site plan 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. 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 approval of the site plans for the building addition before the CSM may be recorded.

***CSM Revised for 12/18/19 Meeting to Provide Sidewalk Easement:** As part of the site plan review process, the City Engineer has required public sidewalks around the property. A portion of the public sidewalk does not fit in the right-of-way, and requires an easement as shown on the attached, revised CSM. The CSM was originally approved on September 4, 2019.

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:

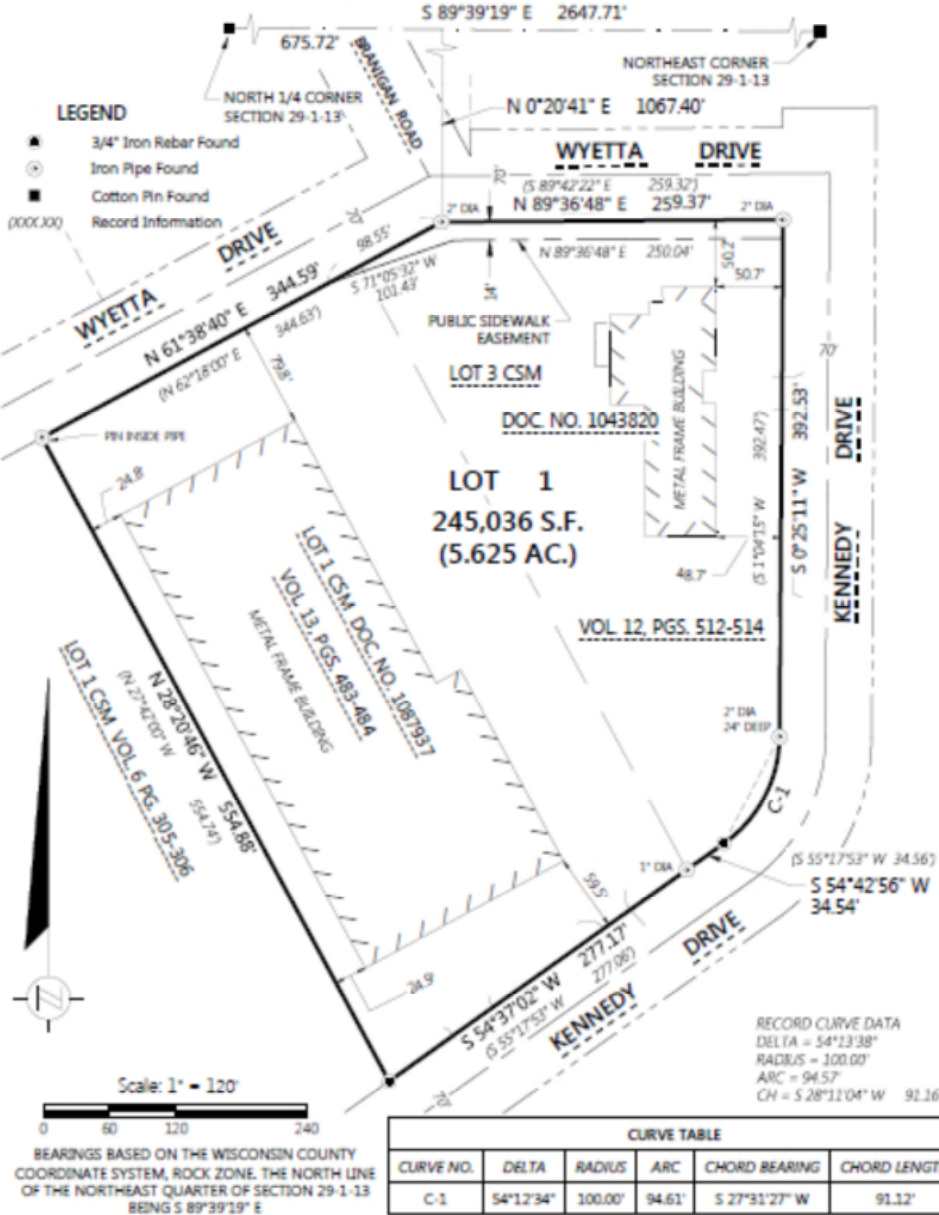
The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 2924 Wyetta Drive & 2951 Kennedy Drive in the City of Beloit, subject to the following condition:

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.

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.



ORDER NO: 33320
 BOOK: SEE FILE
 FIELD CREW: AK
 DRAWN BY: KB
 SHEET 1 OF 3

FOR THE EXCLUSIVE USE OF:
 LYONS MAGNUS
 3158 EAST HAMILTON AVENUE
 FRESNO, CA 93702

Batterman
 engineers surveyors planners
 2857 North Drive Beloit, Wisconsin 53511
 608.765.4864 www.batterman.com

File Name: J:\2100-11096\1120 - Lyons Magnus - Parking Lot\21096104B DRAWING FILE

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 18th day of December, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director