



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 05, 2020**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the January 8, 2020 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Preliminary Subdivision Plat for Eagles Ridge No. 4 and 5, including an Exception request relating to minimum right-of-way width
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a one-lot Certified Survey Map for the properties located at 200 W Grand Avenue, 500 and 525 Cross Street, and a portion of 208 W Grand Avenue
[Attachment](#)
 - 4.b. Consideration of a resolution approving an extraterritorial one-lot Certified Survey Map for the property located at 11638 S Turtle Townhall Road in the Town of Turtle
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. ADJOURNMENT

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



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 8, 2020

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the December 18, 2019 Plan Commission meeting

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

3. REPORTS

3.a. Consideration of a three-lot Certified Survey Map for a portion of the property located at 1452 Townhall Road

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

Motion made by Commissioner Haynes and seconded by Commissioner Weeden. Motion carried, voice vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

The utility easement on Elaine Drive and the Rezoning for Visit Beloit at 656 Pleasant was approved by City Council on Monday. Glenn Sardar, representing Hendricks Commercial Properties, met with Drew Pennington and Mr. Pennington stated that Hendricks is willing to provide a five foot landscape strip. Code allows a five-foot strip with a fence or wall to meet the landscape standards. Mr. Sardar stated that they would come back in February with a plan.

5. ADJOURNMENT

Motion was made by Commissioner Ruster, seconded by Commissioner Johnson to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:08PM.

Respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 5, 2020

Agenda Item: 3(a)

File Number: PS-2020-01

General Information

Applicant: Arc Design Resources Inc., on behalf of New Leaf Homes

Owner: Luke Madson

Address/Location: 1452 & 1510 Townhall Road

Applicant’s Request: Preliminary Subdivision Plat (70 buildable lots)

Staff Analysis

Proposed Lots: Arc Design Resources Inc., on behalf of New Leaf Homes, has submitted the attached Preliminary Plat of Eagles Ridge No. 4 & 5 for part of the property located at 1452 Townhall Road and all of the property located at 1510 Townhall Road. As shown on the attached plat, the applicant has proposed the construction of up to 70 single-family lots on new streets to be completed in two phases. The subject property is already zoned R-1A, Single-Family Residential. The applicant recently commissioned a Certified Survey Map (CSM) to create a 13-acre parcel (Lot 1) for Phase 4 of the Eagles Ridge Subdivision to be constructed in 2020 and a 14.6-acre parcel (Lot 2) for Phase 5 to be constructed in the future. The proposed lots are similar in width and size to earlier phases, and have an average size of 13,180 square feet. However, the lot sizes are shown based upon a proposed right-of-way width of 60 feet, which may be increased to 66 feet based upon the outcome of the applicant’s request for an Exception to the minimum right-of-way width in the Subdivision Code. If the Exception is not granted, the lot sizes will become slightly smaller as the platted right-of-way width will need to be increased. The minimum lot width in the R-1A district is 70 feet, and the minimum lot area is 8,750 square feet. All of the proposed lots meet these minimums.

Platting Process: Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. The Plan Commission may approve, conditionally approve, or reject any preliminary plat.

Proposed Public Improvements: The proposed streets will include curb & gutter, sidewalks, water, and sewer mains. The proposed plat will extend existing dead-end streets known as Hawk’s Pass and Quail Run, and will create three new streets known as Prairie Falcon Pass, Cardinal Drive, and Night Hawk Drive. There are two proposed outlots (A & B) for temporary stormwater management. The City and developer will soon begin negotiating a Development Agreement regarding the needed infrastructure. The developer is not proposing any additional parkland at this time, and may be required to pay fees in lieu of parkland dedication [Section 12.11(1) of the Sub. Ordinance].

Proposed Right-of-Way Exception: Section 12.13 of the Subdivision Ordinance grants the Plan Commission the authority to approve Exceptions to the street design standards. The Quail Run right-of-way is proposed to remain 66 feet in width, whereas the other proposed streets are shown at 60 feet in right-of-way width. As a reminder, in 2019 the Subdivision Ordinance was amended to consolidate two types of Minor Streets into one, but the larger 66-foot minimum right-of-way width was retained even though the narrower minimum street width of 30 feet was retained. In order to receive an Exception, the following standards must be met:

- (a) The granting of the exception or waiver conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
- (b) The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;
- (c) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- (d) The relief sought will not in any manner vary the provisions of the comprehensive plan, zoning ordinance, official map, or other ordinances, except that those documents may be amended in the manner prescribed by law;
- (e) The purpose of the variance or exception is not based exclusively on a financial consideration.

According to the applicant, the dedication of six additional feet of right-of-way along all of the proposed streets will unnecessarily reduce the size of the buildable lots. Based upon the standards above, the City Engineer has recommended denial of the Exception request and compliance with the 66-foot minimum in the Subdivision Ordinance.

Surrounding Uses: A Location & Zoning Map is attached to this report. As shown on the attached map, there are existing single-family homes zoned R-1A to the north of the subject property, and agricultural land zoned Development Holding (DH) to the east. The applicant is only purchasing part of the parent parcel for development, and the remaining southern parcel will remain in productive agricultural use. This land cannot be developed until a lift station is constructed in order to serve this area with sanitary sewer service. The land to the west of the subject property is ag land in the Town of Turtle within the Boundary Adjustment Area, which could be annexed for development in the future at the owner's request.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

Review Agent Comments: The City Engineer has requested a hammerhead turn-around area at the end of Night Hawk Drive. The Fire Inspector has requested east-west numbering along Night Hawk Drive.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the Preliminary Plat of Eagles Ridge No. 4 & 5 for part of the property located at 1452 Townhall Road and all of the property located at 1510 Townhall Road, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout. Minimum right-of-way width shall be 66 feet.
2. A draft of any proposed restrictive covenants shall be submitted with the Final Plat.
3. The Final Plat shall include a designated area for a cluster mailbox delivery system.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

ATTACHMENTS: Location & Zoning Map, Preliminary Plat, CSM, Application, Public Notice, and Resolution.

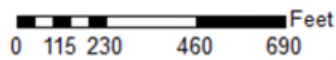
Location & Zoning Map

1452 Townhall Road

Proposed
Subdivision



1 inch = 421 feet



Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2020
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

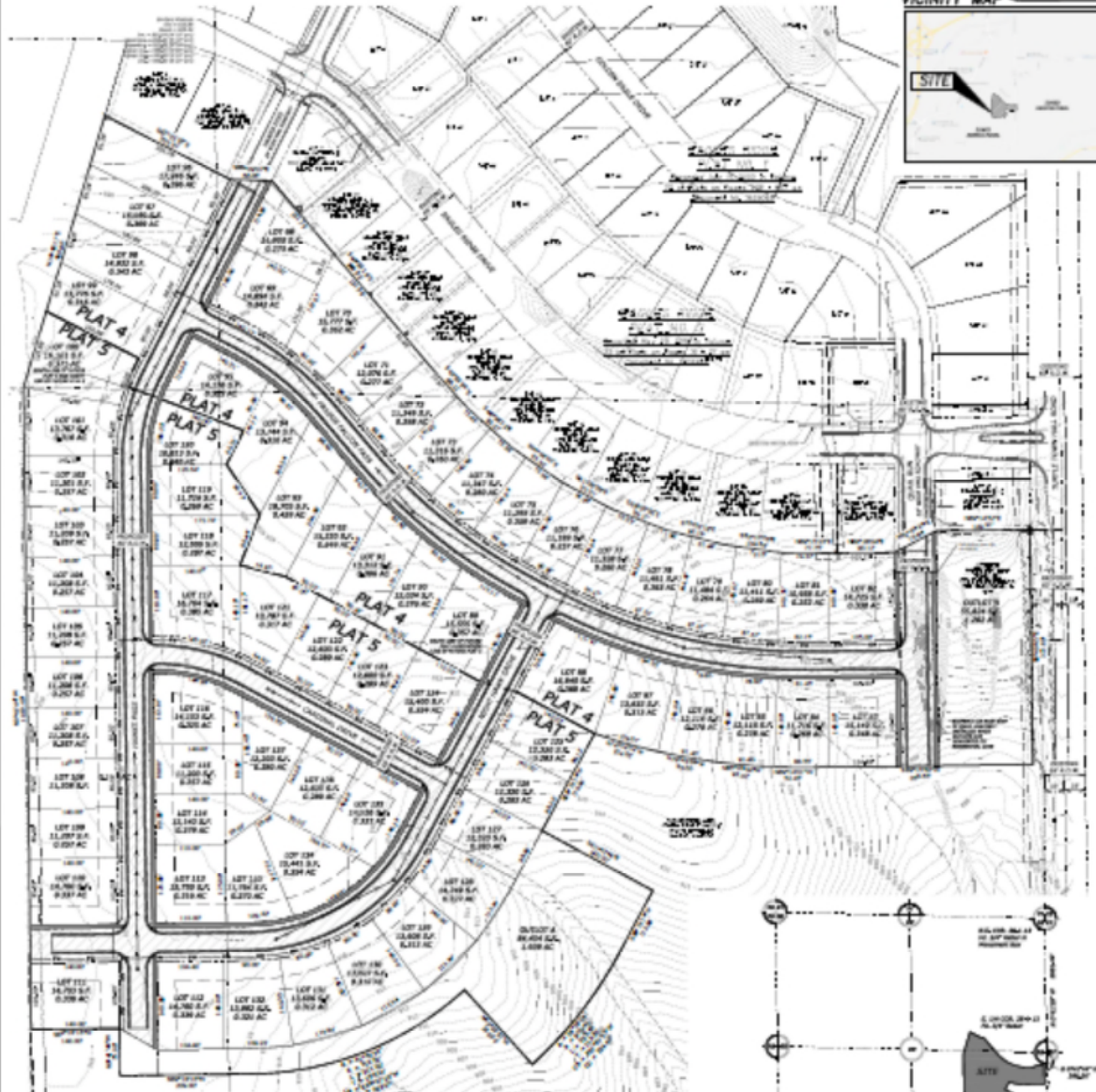
PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY PLAT OF EAGLES RIDGE NO. 4 & 5

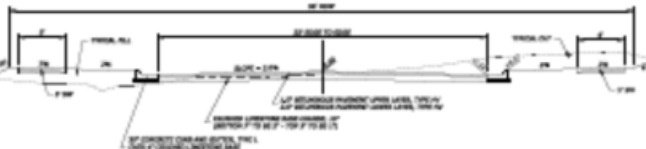
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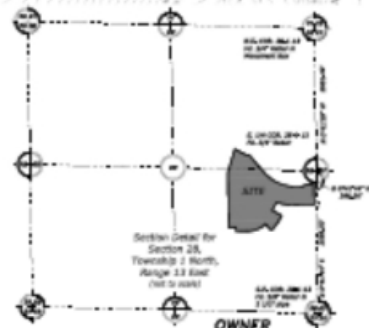
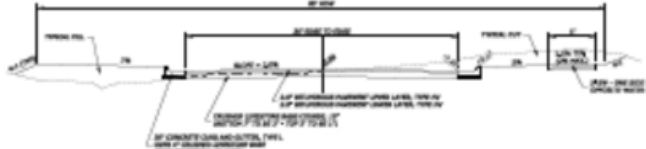
VICINITY MAP



PAVEMENT SECTION



PAVEMENT SECTION



OWNER

NEW HOME & HOMES INC.
 2000 W. WISCONSIN ST., SUITE 200
 BELLOIT, WI 53510
 (920) 833-8888

PLAT DATA

ALL LOTS ARE 60' WIDE.
 ALL LOTS ARE 120' DEEP.
 ALL LOTS ARE 7200 SQ. FT.
 ALL LOTS ARE 1/2 AC.
 ALL LOTS ARE 1/4 AC.
 ALL LOTS ARE 1/8 AC.

BUILDING SETBACK LINES & ZONING

CONCRETE DRIVEWAY
 FRONT AND REAR YARD SETBACK TO BE 20 FEET (MIN.)
 SIDEYARD SETBACK TO BE 5 FEET, WITH A MINIMUM OF 5 FEET FROM THE LOT CORNER TO THE CORNER OF THE DRIVEWAY.
 A STREET SETBACK TO BE 20 FEET (MIN.)

BEDROCK & GROUNDWATER DEPTHS

BASED UPON RECORDS ON FILE AT THE BELLOIT CITY ENGINEER'S OFFICE.
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LEGEND

●	WET WELL	888.1'	REDUCED DISTANCE	---	PROPOSED PROPERTY LINE	S.S.L.	BUILDING SETBACK LINE	---	CONCRETE DRIVEWAY
○	DRIVE	888.1'	MINIMUM DISTANCE	---	EXISTING PROPERTY LINE	---	PROPOSED TO BE CONCRETE TO THE PROPERTY SETBACK LINE	---	WET WELL
⊕	UNDER PASSAGE	888.1'	MINIMUM DISTANCE	---	PROPOSED SETBACK LINE	---	PROPOSED TO BE CONCRETE TO THE PROPERTY SETBACK LINE	---	EXISTING DRIVE
⊙	CONCRETE DRIVE	888.1'	MINIMUM DISTANCE	---	PROPOSED SETBACK LINE	---	PROPOSED TO BE CONCRETE TO THE PROPERTY SETBACK LINE	---	WET WELL
⊙	WET WELL	888.1'	MINIMUM DISTANCE	---	PROPOSED SETBACK LINE	---	PROPOSED TO BE CONCRETE TO THE PROPERTY SETBACK LINE	---	WET WELL

CERTIFIED SURVEY MAP OF

PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING PART OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BELOIT, ROCK COUNTY, WISCONSIN



SCALE: 1" = 300'



Basis of Bearing is the East Line of the Northeast Quarter of Section 28-01-13 which as measured bears S 0°41'39" E. This was determined based upon G.P.S. observations referenced to the Rock County Coordinate System - NAD 83 (2007).

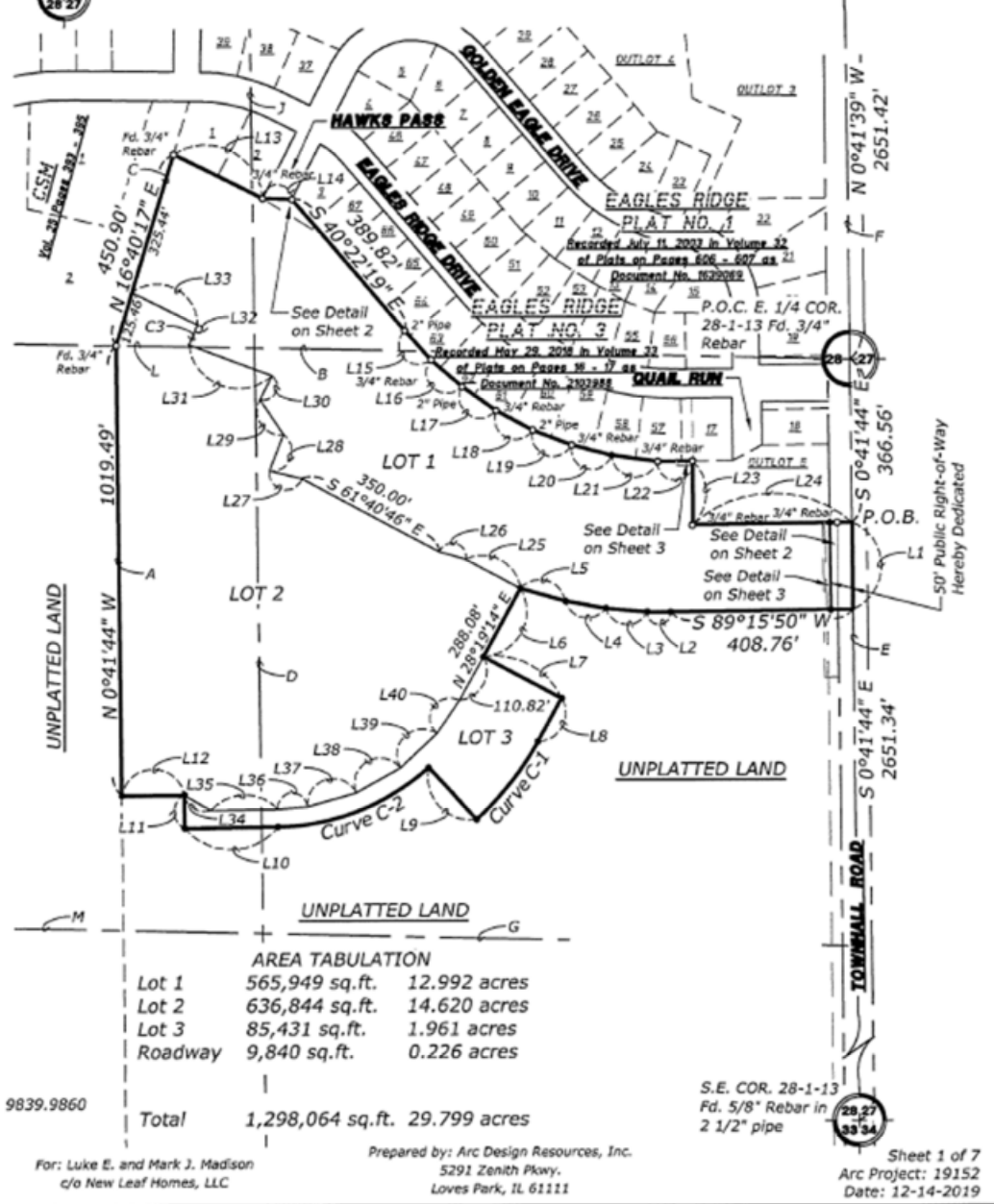
KEY LEGEND:

- Set Monument: Iron Rebar 1.25" O.D. x 18" (4.30 LBS / LF)
- Found Monument: See Map for Monument Material

N.E. COR. 28-1-13
Fd. 3/4" Rebar in Monument Box



Section Corner Monument



AREA TABULATION		
Lot 1	565,949 sq.ft.	12.992 acres
Lot 2	636,844 sq.ft.	14.620 acres
Lot 3	85,431 sq.ft.	1.961 acres
Roadway	9,840 sq.ft.	0.226 acres
Total	1,298,064 sq.ft.	29.799 acres

9839.9860

For: Luke E. and Mark J. Madison
c/o New Leaf Homes, LLC

Prepared by: Arc Design Resources, Inc.
5291 Zenith Pkwy.
Loves Park, IL 61111

S.E. COR. 28-1-13
Fd. 5/8" Rebar in 2 1/2" pipe



Sheet 1 of 7
Arc Project: 19152
Date: 12-14-2019

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 Preliminary Subdivision Plat

(Please Type or Print)

File Number: PS-2020-01

1. Proposed subdivision name: Eagles Ridge Plats 4 & 5
2. Address of property: 1452 Townhall Road + 1510 Townhall Rd.
3. Tax Parcel Number(s): 22830020 & 22830030
4. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NE&SE Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
5. Owner of record: Luke E. Madson Phone: 608-676-5166
8729 E. Little Lane Clinton WI. 53525
(Address) (City) (State) (Zip)
6. Applicant's Name: New Leaf Homes & Remodeling (c/o Jason Houle- Arc Design)
6551 E. Riverside Blvd. Suite 110 Rockford IL. 61114
(Address) (City) (State) (Zip)
815.904.6006 / 815.979.2617 / andy@newleafremodeling.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. The present zoning classification is: R1-A
8. All existing uses on the property are: Ag.
9. Proposed future zoning classification(s) is (are): Same
10. Proposed future uses of the property are: Residential (70 lots) + 2 outlots
11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist;** as required for all major subdivision plats by section 12.02(1).
 - Pre-application meeting;** a pre-application meeting was held on 12-5-19 with City of Beloit Staff as per section 12.02(2).
 - Site Assessment Report;** if required as per section 12.02(5) of the Subdivision Ordinance.
 - Concept Plan;** as required by section 12.02(6) of the Subdivision Ordinance.
 - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
 - Preliminary Plat Map;** 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Jason Houle-Arc / Surveyor (Jason Houle- Arc) / 1/6/2020
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: <u>\$500 plus \$15 per lot</u>	Amount paid: <u>\$1,550.⁰⁰</u>
Scheduled meeting date: <u>Feb. 5, 2020</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>1/6/20</u>



To: City of Beloit
RE: Developers Statement

New Leaf Homes has developed the following properties within the city and have the below stated requirement outstanding per our developers agreements with the city.

Eagles Ridge Plat #2

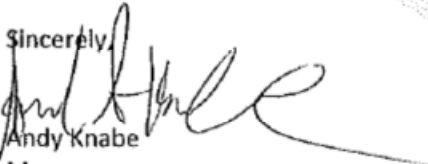
- Finalize the installment of the street light per construction documents approved by the City of Beloit.
- Install street trees as required by the developers agreement with the City of Beloit.

Eagles Ridge Plat #3

- Install the street light per the construction documents approved by the City of Beloit.
- Install final road HMA surface on the public street.
- Install remaining Bike path HMA on the lots not built on.
- Install street trees as required on remaining lot not built on per the developers agreement with the City of Beloit.

If there are any questions and or additional concerns, please let us know.

Sincerely,


Andy Knabe
Manager

CITY of BELOIT

Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: 1452 Townhall Road

Property owner's name: Luke E. Madson

ITEM OF INFORMATION	YES	NO
I. Land Resources; Does the project site involve:	----	----
A. Changes in relief and drainage patterns? <small>(Attach a topographical map showing, at a minimum, 2-foot contour intervals)</small>	X	
B. A landform or topographical feature including perennial streams?		X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		X
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?		X
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"?		X
H. Prevention of future gravel extraction?	X	
I. A drainage-way with a tributary area of 5 or more acres?		X
J. Lot coverage of more than 50 percent impermeable surfaces?		X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		X
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		X
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		X
C. The use of septic systems for on-site wastewater disposal?		X
D. Lowering of water table by pumping or drainage?		X
E. Raising of water table by altered drainage?		X
F. Frontage on a lake, river, or other navigable waterway?		X
III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		X
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		X

Site Assessment Checklist (continued)

ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:	----	----
A. Critical habitat for plants and animals of community interest per DNR inventory?		X
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?		X
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)		X
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		X
E. Environmental corridors as mapped by the City of Beloit or Rock County?		X

V. Energy, Transportation and Communications:	----	----
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)?		X
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?		X
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?		X
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		X

VI. Population:	----	----
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity?		
Elementary; <u>Todd</u>	B: Cap=	
Middle; <u>Fruzen</u>	M: Cap=	
High School; <u>BMHS</u>	H: Cap=	

NOTES:

- "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
- The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

January 24, 2020

To Whom It May Concern:

Arc Design Resources Inc., on behalf of New Leaf Homes, has submitted the attached Preliminary Plat of Eagles Ridge No. 4 & 5 for part of the property located at **1452 Townhall Road** and all of the property located at **1510 Townhall Road**. As shown on the attached plat, the applicant has proposed the construction of up to 70 single-family lots on new streets to be completed in two phases.

The proposed streets will include curb & gutter, sidewalks, water, & sewer mains. The proposed plat will extend existing dead-end streets known as Hawk's Pass and Quail Run, and will create three new streets known as Prairie Falcon Pass, Cardinal Drive, and Night Hawk Drive. There are two proposed outlots for temporary stormwater management. The proposed lots are similar in width and size to earlier phases, and have an average size of 13,180 square feet.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, February 5, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

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

RESOLUTION
APPROVING A PRELIMINARY PLAT OF EAGLES RIDGE NO. 4 & 5
FOR PART OF 1452 TOWNHALL ROAD AND ALL OF 1510 TOWNHALL ROAD

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on February 5, 2020 regarding the Preliminary Plat of Eagles Ridge No. 4 & 5 for part of the property located at 1452 Townhall Road and all of the property located at 1510 Townhall Road in the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the attached Preliminary Plat of Eagles Ridge No. 4 & 5, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout. Minimum right-of-way width shall be 66 feet.
2. A draft of any proposed restrictive covenants shall be submitted with the Final Plat.
3. The Final Plat shall include a designated area for a cluster mailbox delivery system.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 5th day of February, 2020.

By: _____
James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 5, 2020

Agenda Item: 4(a)

File Number: CSM-2020-04

General Information

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

Owner: 200 W. Grand Avenue LLC and City of Beloit

Address/Location: 200 & Part of 208 W. Grand Ave; 500 & 525 Cross Street

Applicant's Request: 1-Lot Certified Survey Map (CSM) to consolidate parcels

Staff Analysis

Background Info: This office has received a request for review of a 1-Lot Certified Survey Map (CSM) to consolidate the privately owned parcels located at 200 W. Grand Avenue and 525 Cross Street with the City-owned parcel at 500 Cross Street and 8,688 square-feet of the City-owned bike path parcel addressed as 208 W. Grand Avenue. The City Council has authorized the sale of the above-referenced City-owned land.

Project Details: This redevelopment project is known as the Wright & Wagner Lofts project. The Beloit City Council approved a Planned Unit Development (PUD) Master Land Use Plan for this project on October 7, 2019, and the site plans were approved on January 17, 2020. In addition, the developer and City have entered into a Development Agreement for utility relocation and the conveyance of City-owned land included in this CSM.

Plat of Survey: The attached Plat of Survey shows the piece of the bike path parcel being conveyed to the developer as parcel "A." The City will retain ownership of the path plus a 4-foot buffer on the east side of the path including the fence. The Plat is eligible for staff approval as a lot line adjustment, so once the CSM has been approved, the Plat of Survey will be signed and recorded so that it can be included on the final CSM. Both Parcel "A" of the Plat of Survey and the freestanding parcel at 500 Cross Street will need to be rezoned to PUD and conveyed from the City to the developer before this CSM may be recorded. This is necessary so that all of proposed Lot 1 is under the same ownership and zoning when the CSM is recorded. Proposed Lot 1 is 3.424 acres in area and includes relocated utility and ingress & egress easements.

Review Agent Comments: Alliant Energy has noted that easements will be needed in the future in order to serve this project with final design to be determined. Note that the CSM contemplates the release of existing easements in two locations that conflict with proposed

buildings. Alliant Energy has noted the presence of existing facilities within the portion of the bike path parcel being sold (Parcel "A" of the attached Plat) and has requested a blanket utility easement.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 200 W. Grand Avenue, 525 Cross Street, 500 Cross Street and part of 208 W. Grand Avenue in the City of Beloit, subject to the following conditions:

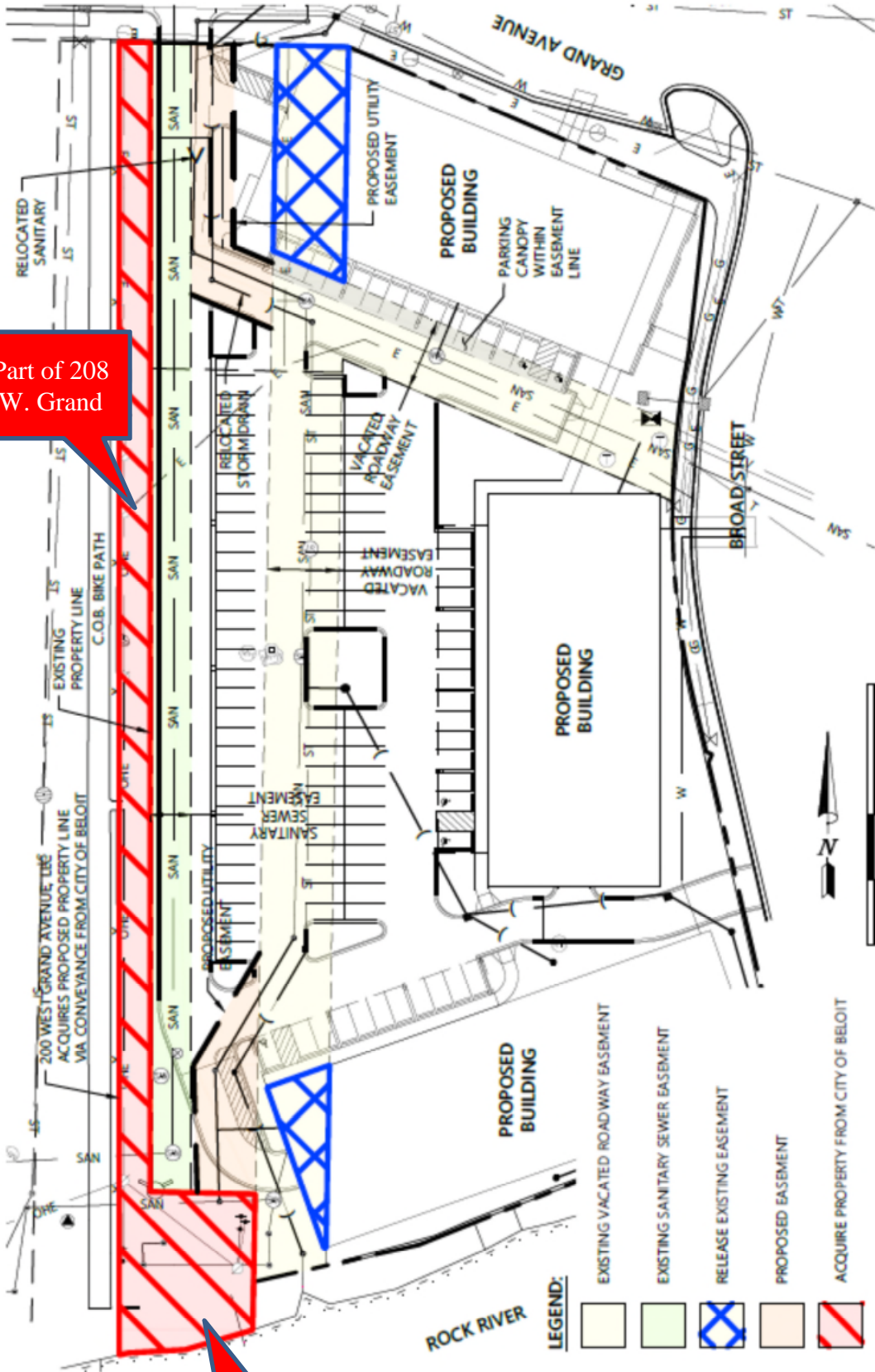
1. The Plat of Survey and final CSM shall include the utility easements requested by Alliant.
2. City staff will initiate a Zoning Map Amendment to PUD for the land being conveyed by the City, which must be approved before the CSM may be recorded.
3. The CSM may not be recorded until after or during the real estate closing.
4. The applicant shall submit a Release of Easements request and supporting exhibits within six (6) months of CSM approval.
5. 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: Conveyance & Easement Release Exhibit, Certified Survey Map, Plat of Survey, Application, and Resolution.

Conveyance and Easement Release Exhibit

Part of 208 W. Grand

500 Cross Street



Batterman
engineers surveyors planners
Beloit, Wisconsin 53511
www.batterman.com

2877 Barrells Drive
608.385.4464

EXHIBIT FOR DEVELOPMENT AGREEMENT

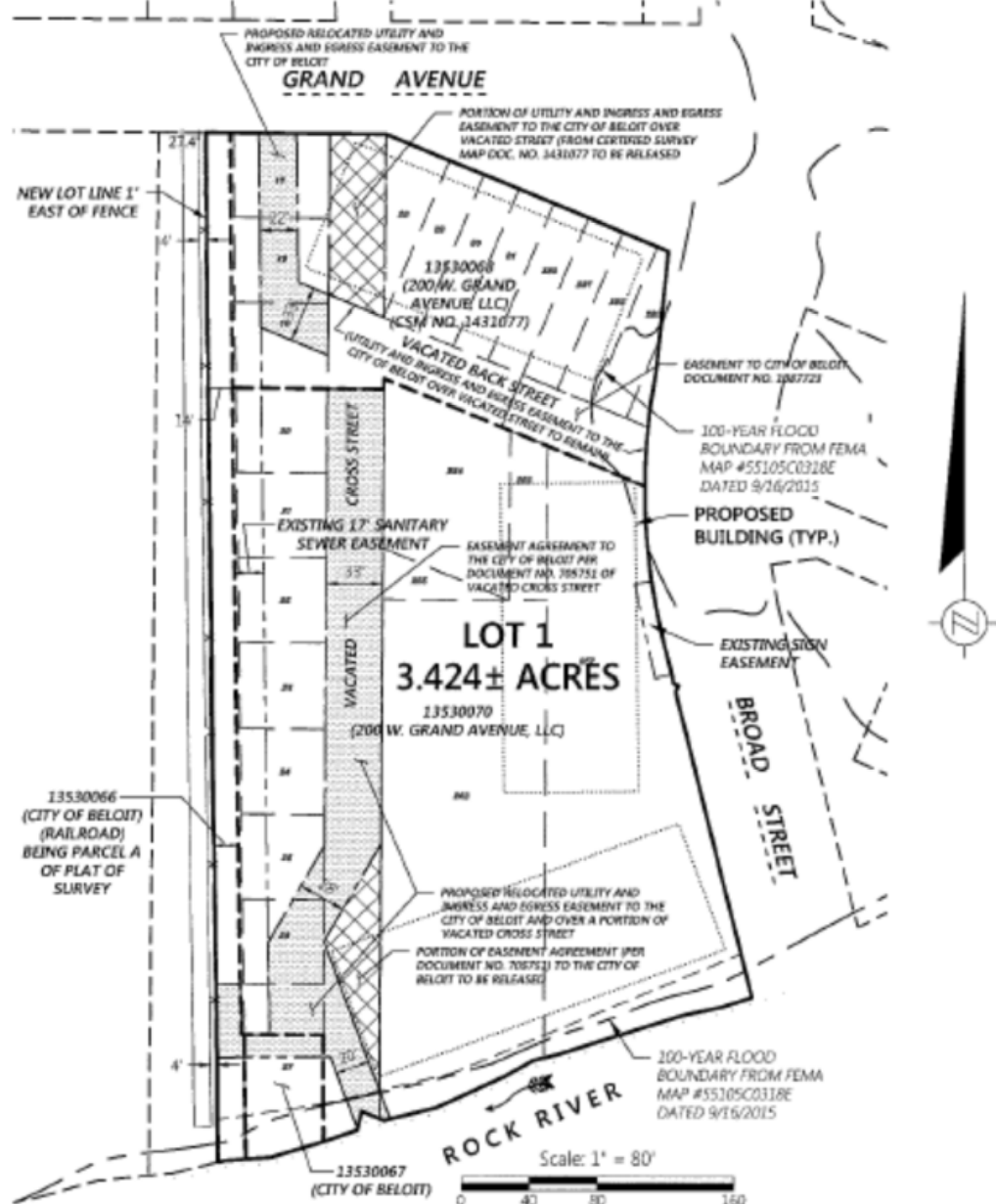
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

HENDRICKS COMMERCIAL PROPERTIES
200 WEST GRAND AVENUE
CITY OF БЕЛОIT
ROCK COUNTY, WISCONSIN

33382 - DEVELOPMENT AGREEMENT EXHIBIT.DWG5

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1431077;
LOTS 20 THROUGH 27, AND LOTS 254 THROUGH 258 OF
HACKETT'S ALTERATION; PART OF VACATED CROSS STREET;
AND PART OF THE ADJACENT RAILROAD RIGHT OF WAY
(BEING PARCEL A OF DOCUMENT NO. _____, SITUATED IN
PART OF GOVERNMENT LOT 3 OF SECTION 35, T. 1 N., R. 12 E.,
OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



ORDER NO: 33382
BOOK: SEE FILE
FIELD CREW: N/A
DRAWN BY: KJB
DATE: October 16, 2019

FOR THE EXCLUSIVE USE OF:
200 WEST GRAND AVENUE, LLC
525 THIRD STREET
BELOIT, WI 53511

Batterman
engineers surveyors planners
2057 Daniels Drive | Beloit, Wisconsin 53511
608.365.4464 | www.batterman.com

File Name: P33382-11201911162 - HCP - 200 West Grand Avenue DMB DRAWING.FLT3

PRELIMINARY PLAT OF SURVEY

PART OF RAILROAD RIGHT-OF-WAY SITUATED IN
PART OF GOVERNMENT LOT 3 OF SECTION 35,
T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF BELOIT,
ROCK COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

PART OF RAILROAD RIGHT-OF-WAY SITUATED IN PART OF GOVERNMENT LOT 3 OF SECTION 35, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON REBAR FOUND AT THE NORTH-WEST CORNER OF CERTIFIED SURVEY MAP DOCUMENT NO. 1431077, RECORDED IN VOLUME 22 ON PAGES 371-373 OF CERTIFIED SURVEYS; THENCE SOUTH 0°44'20" EAST ALONG THE WEST LINE OF AFORESAID CERTIFIED SURVEY MAP DOCUMENT NO. 1431077 EXTENDED A DISTANCE OF 530.03 FEET TO AN IRON REBAR FOUND; THENCE SOUTH 89°31'47" EAST A DISTANCE OF 2.00 FEET TO THE WEST LINE OF LOT 27 OF HACKETT'S ADDITION; THENCE SOUTH 0°44'20" EAST A DISTANCE OF 47.65 FEET TO MEANDER CORNER #1; THENCE CONTINUING SOUTH 0°44'20" EAST A DISTANCE OF 25 FEET, MORE OR LESS, TO THE EDGE OF THE ROCK RIVER; THENCE WESTERLY AND DOWNSTREAM ALONG SAID EDGE 16 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THIS DESCRIPTION; THENCE NORTH 0°44'01" WEST A DISTANCE OF 25 FEET, MORE OR LESS, TO MEANDER CORNER #2, BEING SOUTH 81°34'01" WEST A DISTANCE OF 16.31 FEET FROM MEANDER CORNER #1; THENCE CONTINUE NORTH 0°44'01" WEST A DISTANCE OF 580.22 FEET TO THE SOUTH-EASTLY RIGHT-OF-WAY OF GRAND AVENUE; THENCE SOUTH 89°28'55" EAST A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING. CONTAINING 8,688 SQUARE FEET, MORE OR LESS, OF LAND.
SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.

LEGEND

- Iron Rebar Set
3/8" x 24"(3.5 lbs./PL)
- ⊙ 3/4" Iron Rebar Found
- (XXX.XX) Record Information

THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND AS ALLOWED UNDER CITY OF BELOIT SUBDIVISION ORDINANCE 12.02 (86L). SPECIFICALLY, THE INTENT IS FOR PARCEL A TO BE COMBINED WITH PARCEL 13330070.

IT IS NOT THE INTENT OF THIS SURVEY TO CREATE ANY SEPARATE BLDGABLE LOT; PARCEL A CANNOT BE SOLD AS A SEPARATE BLDGABLE LOT.

APPROVED THIS _____ DAY OF _____, 2019 BY THE CITY OF BELOIT, PLANNING AND BUILDING SERVICES.

DIRECTOR OF PLANNING AND BUILDING SERVICES

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin }
County of Rock } SS

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.

Given under my hand and seal this _____ day of _____, 2019 at Beloit, Wisconsin.
Last day of field work _____, 2019

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

GRAND AVENUE
(66' WIDE RIGHT-OF-WAY)

NORTHWEST CORNER OF CERTIFIED SURVEY MAP DOCUMENT NO. 1431077 (POINT OF BEGINNING)

NEW LOT LINE 2' EAST OF FENCE

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK COUNTY, WISCONSIN. PARCEL BEING S 0°44'20" E



BIKE PATH

PARCEL A
8,688± S.F.

LINE #	LENGTH	DIRECTION
L1	2.00'	S 89°31'47" E
L2	73.6'	S 00°44'20" E
L3	14.12'	S 89°28'55" E
L4	16.31'	S 81°34'01" W

13330066 (CITY OF BELOIT)

13330070 (200 W. GRAND AVENUE, LLC)

13330067 (CITY OF BELOIT)

M.C. #2

M.C. #1

200-YEAR FLOOD BOUNDARY FROM FEMA MAP #55105C0378E DATED 3/16/2015

ROCK RIVER

Scale: 1" = 50'



ORDER NO: 33382

BOOK: SEE FILE
FIELD CREW: NA
DRAWN BY: KB
DATE: October 28, 2019

FOR THE EXCLUSIVE USE OF:
200 WEST GRAND AVENUE, LLC
525 THIRD STREET
BELOIT, WI 53511

**PRELIMINARY
PLAT OF SURVEY**

Batterman

engineers surveyors planners
3817 South Drive Beloit, Wisconsin 53511
888.355.4466 www.batterman.com



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: CSA-2020-04

1. Address of property: 200 W. Grand Avenue, 525 Cross Street, 500 Cross Street, Part of 208 W. Grand Avenue
2. Tax Parcel Number(s): 13530068, 13530070, 13530067, Part of 13530066
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
Govt.
 In the Lot 3 Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: 200 West Grand Avenue, LLC (Dan Barks) Phone: 608-247-1192
525 Third Street 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 none (consolidation) lot(s).
7. Total area of land included in this map: 3.424 Acres
8. Total area of land remaining in parent parcel: none
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 Waived 9/14 with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance. Under separate cover.
- 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.

200 West Grand Avenue, LLC

BY Robert Gerbitz / Robert Gerbitz, President and C.E.O. / 10/29/2019 | 11:14 AM PDT
(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: \$150 plus \$10 per lot Amount paid: \$160.⁰⁰
 Scheduled meeting date: Feb 5, 2020
 Application accepted by: Drew Pennington Date: 1/15/20

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT 200 W. GRAND AVENUE, 525 CROSS STREET,
500 CROSS STREET AND PART OF 208 W. GRAND 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 200 W. Grand Avenue, 525 Cross Street, 500 Cross Street and part of 208 W. Grand Avenue, containing 3.424 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 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1431077; LOTS 20 THROUGH 27, AND LOTS 254 THROUGH 258 OF HACKETT’S ALTERATION; PART OF VACATED CROSS STREET; AND PART OF THE ADJACENT RAILROAD RIGHT-OF-WAY (BEING PARCEL A OF DOCUMENT NO. _____, SITUATED IN PART OF GOVERNMENT LOT 3 OF SECTION 35, 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 200 W. Grand Avenue, 525 Cross Street, 500 Cross Street and part of 208 W. Grand Avenue, subject to the following conditions:

1. The Plat of Survey and final CSM shall include the utility easements requested by Alliant.
2. City staff will initiate a Zoning Map Amendment to PUD for the land being conveyed by the City, which must be approved before the CSM may be recorded.
3. The CSM may not be recorded until after or during the real estate closing.
4. The applicant shall submit a Release of Easements request and supporting exhibits within six (6) months of CSM approval.
5. 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 5th day of February, 2020.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 5, 2020

Agenda Item: 4.b.

File Number: CSM-2020-02

General Information

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

Owner: Robert T Brewer & Andrew J. Brewer

Address/Location: 11638 S. Turtle Townhall Road

Applicant's Request: The applicant is proposing a one-lot Certified Survey Map in order to adjust a lot line. The parent parcel is approximately 68.64 acres. The owner is proposing to add/convey 0.586 acre to the 2.529 acre parcel adjacent to the subject property. They will also be dedicating 40 feet of right-of-way.

Jurisdiction: Town of Turtle

Staff Analysis

Existing Conditions: The property at 11638 S. Turtle Townhall Road is located in the Town of Turtle east of the city limits and I-90. The 2.529 acre parcel is currently zoned RR, Rural Residential District within the Town of Turtle. This zoning designation is intended for rural residential developments on sites served by private sewer systems.

Surrounding Land Use and Zoning: To the north, east, south, and west the zoning is AE, Exclusive Agricultural District with agricultural land uses. All surrounding properties are located within the Town of Turtle.

Proposed Land Use and Zoning: The owner intends to rezone the new 3.049 acre Lot to AG, General Agricultural District.

City of Beloit Comprehensive Plan: This property is listed as Business Park in the Future Land Use Map from the Comprehensive Plan. This property is within the Boundary Adjustment Area and could be annexed in the future but is currently not contiguous to City Limits.

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

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

Engineering:

Engineering would like clarification on the CSM that 40 feet of right-of-way is being dedicated to the public from the current property line going north 72 feet along Townhall Road. That is not clearly noted on the CSM.

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

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 11638 S. Turtle Townhall Road, in the Town of Turtle, subject to the following condition:

1. The final CSM shall include a note that 72 feet of right-of-way is being dedicated.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

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

11638 S. Turtle Townhall Road

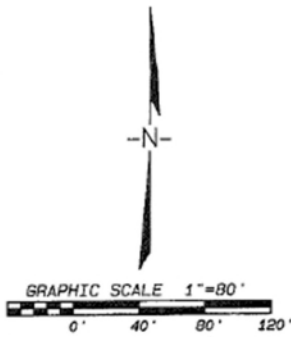


PRELIMINARY CERTIFIED SURVEY MAP

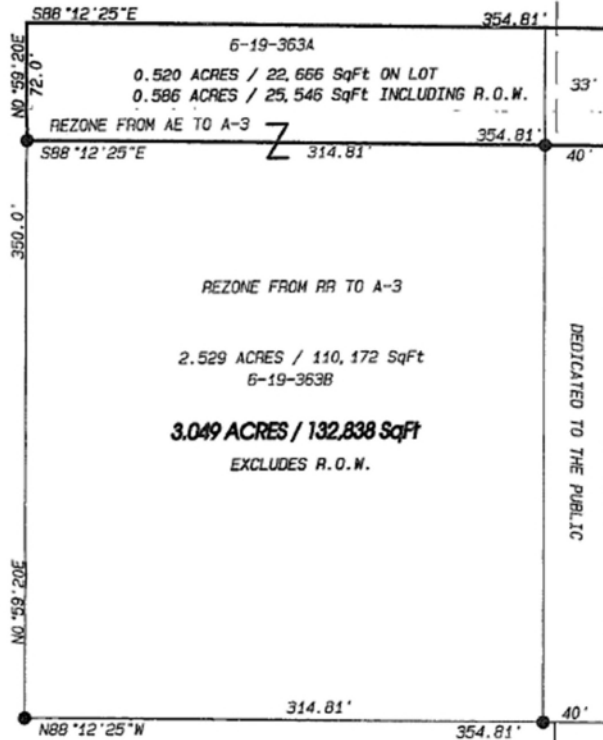
PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, T.1N., R.13E OF THE 4TH PM.,
TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND ALUMINUM MONUMENT
- FOUND IRON PIN
- FOUND IRON PIPE



6-19-363A



NE. CORNER
SECTION
33-1-13

ASSUMED S90°00'00"W
499.96'

S0°0'0" E
360.0'

S0°0'0" E
350.0'

S0°0'0" E
402.65.05'

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 119-554

For: Brewer

Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 11638 S. TURTLE TOWNHALL ROAD**

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

WHEREAS, the attached one-lot Certified Survey Map for the property located at 11638 S. Turtle Townhall Road in the Town of Turtle, containing 3.049 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 33, T.1N., R.13E OF THE 4TH
PM., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located 11638 S. Turtle Townhall Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall include a note that 72 feet of right-of-way is being dedicated.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 5th day February, 2020.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director