



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, July 22, 2020**

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Members of the media or the public may participate in the open session portion of this agenda by calling 1 (312) 757-3121, access code 316-509-597. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to planning@beloitwi.gov by 12:00 noon on Wednesday, July 22, 2020.

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the July 8, 2020 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 1610 Cranston Road in the Town of Beloit
[Attachment](#)
 - 3.b. Consideration of a Resolution approving a two-lot Extraterritorial Certified Survey Map for the property located at 2871 S. Afton Road in the Town of Beloit
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. ADJOURNMENT

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



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

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Weeden at 7:00 PM. Commissioner Weeden attended in person. Commissioners Robson, Finnegan, Haynes, Toral and Councilor Preuschl were on the phone. Commissioners Zick and Ruster were absent.

2. MINUTES

2.a. Consideration of the minutes of the June 17, 2020 Plan Commission meeting

Motion made by Commissioner Robson, seconded by Commissioner Finnegan to approve the minutes.

3. REPORTS

3.a. Consideration of a request for a Natural Gas easement to Wisconsin Power and Light and the Release of Easements in the vacated Water Street right-of-way

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

Commissioner Robson asked what the purpose of the easement was. Ms. Christensen stated that if Wisconsin Power and Light needs to repair the utilities, this will grant them the access they need. The easement also ensures that nothing gets built on top of the land where their pipe is located.

Commissioner Robson expressed concern about having the stadium located so close to a high pressure gas main. Julie Christensen said that she didn't think there was a real concern with it being located there. Commissioner Haynes indicated that there was a high pressure gas main near his house and that they run throughout the City.

Motion made by Commissioner Haynes, seconded by Commissioner Finnegan to approve the natural gas easement and release of easement for the vacated Water Street right-of-way. Roll call vote (4-0), motion passed.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that the Planned Unit Developments for the Acadia Construction project and the car wash on Cranston Road were approved by City Council. In addition, the City Council approved an amendment to the 200 W Grand Avenue Development Agreement to install handicap ramps and sidewalks to be reconstructed and the Development Agreement and releases for the Lincoln Academy School.

5. ADJOURNMENT

Chairperson Weeden said that he would like to adjourn the meeting in memory of Jim Faragher. He set a record of service to this committee and that was consistent with his long-term commitment of public service on behalf of the City and the residents. A motion in memory of Jim Faragher was made by Robson, and seconded by Weeden to adjourn the meeting. Motion carried, voice vote (4, 0). Meeting was adjourned at 7:17PM.

Respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 22, 2020

Agenda Item: 3.a.

File Number: CSM-2020-12

General Information

Applicant: R. H Batterman & Co. Inc.

Owner: Backyard Properties of Rock County, LLC

Address/Location: 1610 E. Cranston Road (Parcels 6-2-337.3B & 6-2-337.3A)

Applicant's Request: 1-Lot Certified Survey Map (CSM) for 1610 E. Cranston Road in the Town of Beloit.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is vacant Industrial Land.

Proposed Land Division: The intent of the proposed CSM is to take the two lots and combine them to create one large 1.43 acre parcel for a future development.

Surrounding Land Use and Zoning: There are vacant land uses to the south of the subject property zoned I-1, Light Industrial within the Town of Beloit. The properties to the west and north are Dairy Queen and the National Flag Store zoned C-3, Community Commercial. To the east there are rail road tracks but beyond the tracks is State Line News zoned C-1 Office District and The Suites of Beloit zoned R-3 Low Density Multi-Family District all subject to City zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Planned Mixed Use; this land use category is intended to facilitate a carefully controlled mix of commercial and residential uses.

Municipal Utilities: Sewer and water are available to the property, but the site is not connected to either.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts have no comments.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 1610 E. Cranston Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

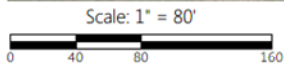
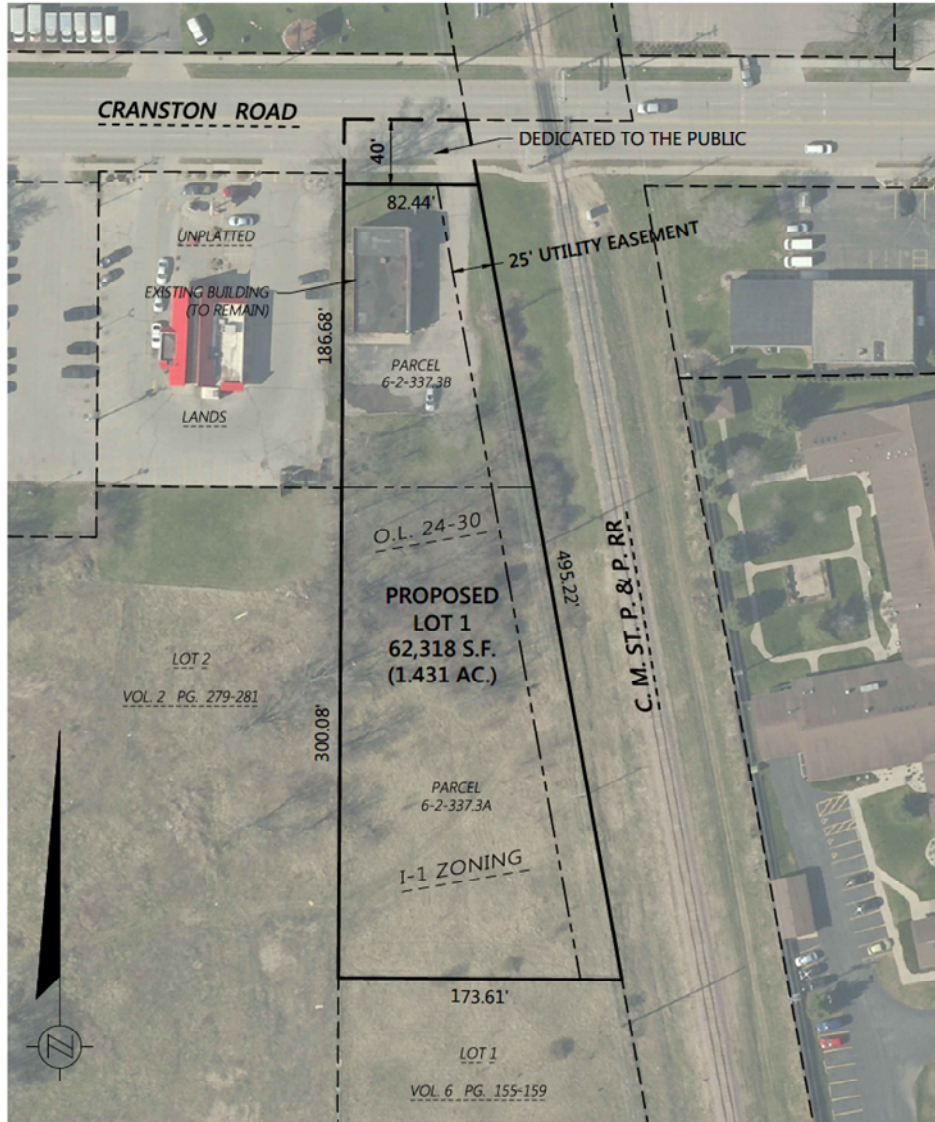
ATTACHMENTS: Location Map, Preliminary Certified Survey Map, Application, and Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24,
BEING PART OF OUT-LOT 24-30 OF THE ASSESSOR'S PLAT
OF BELOIT TOWNSHIP, T. 1 N., R. 12 E., OF THE 4TH P.M.,
BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.



ORDER NO: 33295 BOOK: SEE FILE FIELD CREW: n/a DRAWN BY: KJB DATE: June 5, 2020	FOR THE EXCLUSIVE USE OF: BACKYARD PROPERTIES OF ROCK COUNTY, LLC 1171 N. PARKER DRIVE JANESVILLE, WI 53545	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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File Name: J:\33200-33299\33295 - Storage Units - 1610 E Cranston\SURVEY\BIB DRAWING FILES

CITY of BELOIT
Neighborhood Planning Division
100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Application for Review of a Minor Subdivision

- (Please Type or Print) File Number: CSM-2020-12
1. Address of property: 1610 E. Cranston Road and Vacant parcel behind
 2. Tax Parcel Number(s): 6-2-337.3B and 6-2-337.3A
 3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the SE Quarter of Section 24, Township 1 North, Range 12 East of the 4th P.M.
 4. Owner of record: Backyard Properties of Rock County, LLC Phone: 608-358-2996 (Kevin Hendricks)
1171 N. Parker Drive Janesville WI 53545
(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 0 (Lot Combination) 0 lot(s).
 7. Total area of land included in this map: 1.431 Acres
 8. Total area of land remaining in parent parcel: 0 Acres
 9. Is there a proposed dedication of any land to the City of Beloit? Yes
 10. The present zoning classification of this property is: I-1 (Town of Beloit)
 11. Is the proposed use permitted in this zoning district: Yes (Conditional Use)

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 with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

_____/ Kristin J. Belongia, PLS / 6-9-2020
(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>July 22, 2020</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>6/22/20</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
1610 EAST CRANSTON ROAD IN THE TOWN OF BELOIT**

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 properties located at 1610 E. Cranston Road, containing 1.43 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 NW ¼ OF THE SE ¼ OF SECTION 24, BEING PART OF OUT-LOT 24-30 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP, 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 1610 E. Cranston Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 22nd day of July, 2020.

Tim Weeden, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 22, 2020

Agenda Item: 3(b)

File Number: CSM-2020-13

General Information

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

Owner: Town of Beloit

Address/Location: Former Town Hall, 2871 S. Afton Road

Applicant's Request: 2-Lot Certified Survey Map (CSM)

Staff Analysis

Existing Conditions: The subject property is 15 acres in total area and includes the former Town Hall building, former public works garage & yard, open space/ballfields, and two driveways. The property is not served by municipal utilities, and has a well and septic system.

Proposed Land Division: The intent of the proposed CSM is to subdivide the subject property into a 6.8-acre parcel (proposed Lot 1) for sale & redevelopment following a rezoning, and a 7.4-acre parcel (proposed Lot 2) to be retained as open/activity space. The CSM also includes a 50-foot dedication of land to the public to widen the Afton Road right-of-way.

Surrounding Land Use and Zoning: There are agricultural uses to the north, east, and south of the subject property, and rural residential uses to the west. All surrounding land is in the Town, except the land west of proposed Lot 2 which is in the City and zoned Development Holding.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Institutional & Community Service uses. Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: No comments have been received.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 2871 S. Afton Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

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

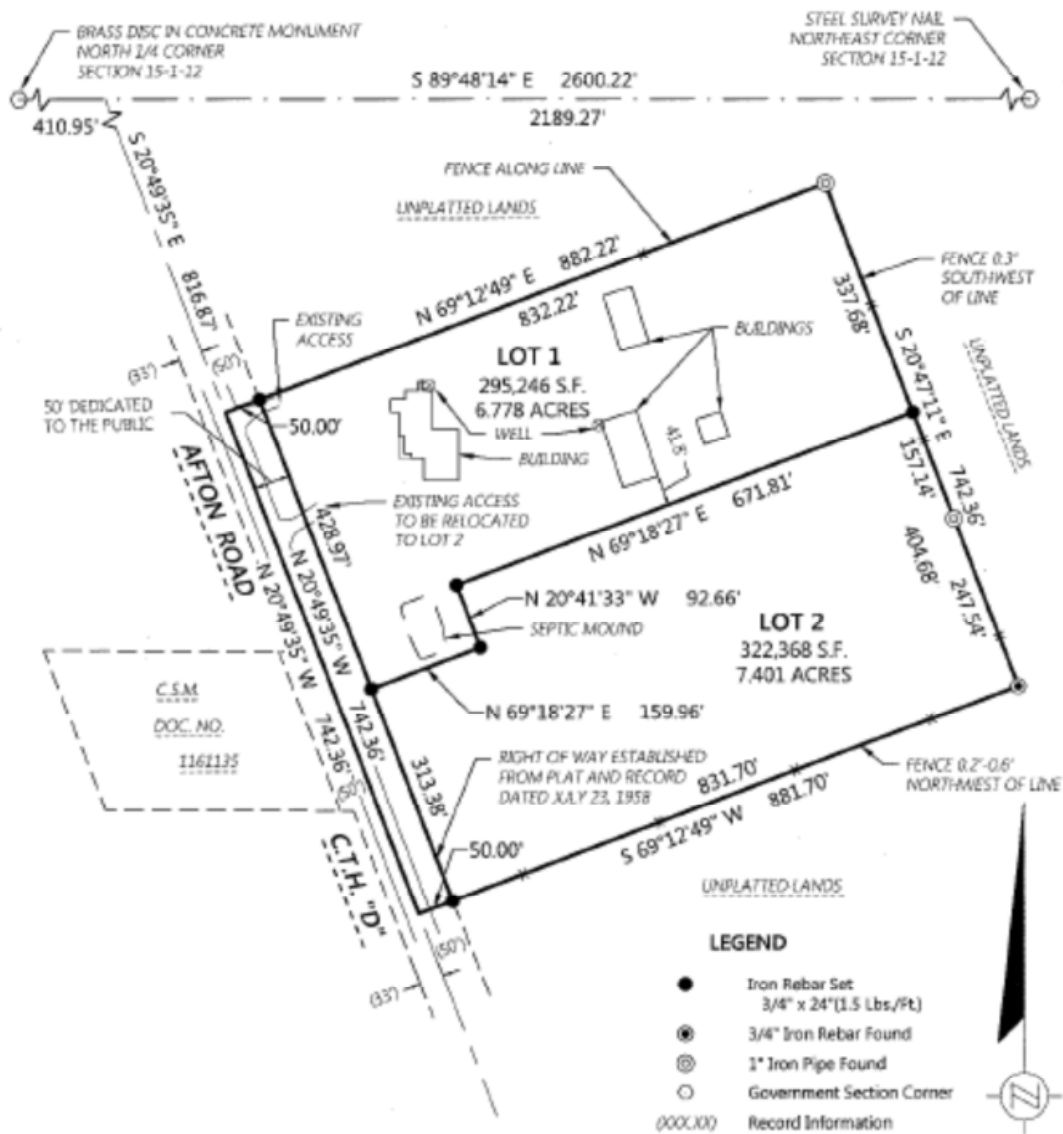
LOCATION MAP



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PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 15, T. 1 N., R. 12 E., OF THE 4TH P.M., BEING ALSO PART OF OUT-LOT 15-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15-1-12 BEARING S 89°48'14" E

ORDER NO: 33540
BOOK: SEE FILE
FIELD CREW: JDT
DRAWN BY: DGM
DATE: June 17, 2020

FOR THE EXCLUSIVE USE OF:
TOWN OF BELOIT
2445 S. AFTON ROAD
BELOIT, WI 53511

Batterman
engineers surveyors planners
2857 Barkle Drive Beloit, Wisconsin 53511
608.365.4464 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-2020-13

1. Address of property: 2871 S. Afton Road, Beloit
2. Tax Parcel Number(s): 6-2-184.1
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit Rock or LaPrairie
 In the NE Quarter of Section 15, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Town of Beloit Phone: 608-364-2980
2445 S. Afton Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co. Inc. Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 15.031 AC
8. Total area of land remaining in parent parcel: 0 AC
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-1 (Rezone to B-3 of Lot 1)
11. Is the proposed use permitted in this zoning district: Yes (Conditional Use)

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 N/A with City of Beloit Staff.
- Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

Kristin J. Belongia / Kristin Belongia / 6/29/2020
(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: <u>\$170.⁰⁰</u>
Scheduled meeting date: <u>July 22, 2020</u>	
Application accepted by: <u>Dir. Kempton</u>	Date: <u>JUL 6 REC'D</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2871 S. AFTON ROAD IN THE TOWN OF BELOIT**

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 2871 S. Afton Road, containing 15 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NE ¼ OF THE NE ¼, NW ¼ OF THE NE ¼, SW ¼ OF THE NE ¼, AND SE ¼ OF THE NE ¼ OF SECTION 15, T. 1 N., R. 12 E., OF THE 4TH P.M., BEING ALSO PART OF OUT-LOT 15-1 OF THE ASSESSOR’S PLAT OF THE TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 2871 S. Afton Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 22nd day of July, 2020.

Tim Weeden, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director