



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 19, 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 (571) 317-3122, access code 494-322-477. 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, August 19, 2020.

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the August 5, 2020 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Conditional Use Permit to allow a pick-up window in a C-3, Community Commercial District, for the Beloit Public Library property located at 605 Eclipse Boulevard
[Attachment](#)
 - 3.b. Consideration of Zoning Map Amendment from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the properties located at 1405 Cranston Road and 2213 Advanced Drive
[Attachment](#)
4. REPORTS
 - 4.a. Resolution approving a one-Lot Extraterritorial Certified Survey Map (CSM) for the property located along S. Schroeder Road south of I-43 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.



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 5, 2020**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:02 PM. Chairman Weeden; Commissioners Finnegan, Haynes, Robson, Ruster, Toral, and Zick; and Councilor Preuschl were present.

2. MINUTES

2.a. Consideration of the minutes of the July 22, 2020 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion passed, roll call vote.

3. REPORTS

3.a. Consideration of a Perpetual Sidewalk Easement over a portion of the Beloit College Powerhouse property located at 850 Pleasant Street

Julie Christensen presented the staff report and staff recommendation.

Commissioner Weeden asked why the sidewalk was being widened at that section. Julie indicated that she believes that the existing sidewalk was partly on the Beloit College property before the project began. We are requiring them to re-construct the sidewalk and provide an easement for the portion located on Beloit College property. Commissioner Weeden asked if the gray part on the drawing was just the portion of sidewalk located on the Beloit College property. Julie indicated that was correct.

Commissioner Robson clarified that the sidewalk was already there, that it was located partially on College property, and we are just making it legal. Julie Christensen indicated that was correct. Commissioner Robson asked if the sidewalk would still be maintained, plowed, and salted, and Ms. Christensen said that it would. Ms. Christensen went on to explain that as development occurs, Engineering is evaluating the sidewalks to ensure that they meet ADA standards. If the sidewalk has more than 2 percent cross-slope, the sidewalks are required to be reconstructed.

Motion made by Commissioner Robson, seconded by Commissioner Toral to approve the easement. Motion carried, roll call vote.

3.b. Consideration of a Utility Easement over the properties located at 1111 and 1195 Prince Hall Drive

Julie Christensen presented the staff report and staff recommendation.

Commissioner Weeden asked Kristin Belongia, R.H. Batterman Co, about the arrows on the top and the bottom of the easement and what the dashed and dotted lines represent. Kristin explained that the heavier dashed line is the limits of the easement. The other lines are the platted parcel lines. Kristin said that she wanted to be able to depict the location of the easement with the vacated right-of-way.

Motion made by Commissioner Haynes, seconded by Commissioner Ruster to approve the easement. Motion carried, roll call vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Julie Christensen mentioned that work is progressing on the Snappers Stadium and a number of other projects. She indicated that the City has received site plans for a new Verizon store and Jiffy Lube on Milwaukee Road. She also indicated that the next meeting will be held on August 19, and the Commission will be reviewing a conditional use permit for a drive-up window at the Beloit Public Library, a certified survey map in the Town of Turtle, and the rezoning application for the Cranston Road carwash.

Commissioner Robson asked about the Riverwalk and whether it would be open to the public. Councilor Preuschl indicated that it is a public connection to the Powerhouse.

5. ADJOURNMENT

Motion made by Commissioner Robson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, roll call vote. Meeting adjourned at 7:19 PM.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 19, 2020

Agenda Item: 3a

File Number: CU-2020-06

General Information

Applicant: Nick Dimassis, on behalf of the Beloit Public Library

Owner: City of Beloit

Address/Location: 605 Eclipse Blvd

Applicant's Request: Conditional Use Permit (CUP) to allow a Pick-Up Window in a C-3, Community Commercial District

Background

Nick Dimassis, on behalf of the Beloit Public Library, has filed an application for a CUP to allow a Pick-Up Window in a C-3, Community Commercial District, for the property located at 605 Eclipse Blvd.

Staff Analysis

Existing Conditions: The library currently has three book return slots on the south side of their existing building. As shown in the application materials, their proposal is to convert one of the book return slots into a pick-up window to be used by customers who have reserved books in advance. The affected portion of the site is already designed for drive-through functionality, and includes stacking spaces as shown on the site plan. This project is distinct from the renovation of other parts of the library facility.

Drive-Through Standards: The library (and the entire Eclipse Center) is located in a C-3, Community Commercial District, where Drive-Up or Drive-Through uses require a Conditional Use Permit. According to Section 8-112 of the Zoning Ordinance, pick-up windows must include at least three stacking spaces. As shown on the site plan, the applicant already provides five stacking spaces for the book return slots.

City of Beloit Comprehensive Plan: The City's Comprehensive Plan recommends *Planned Mixed Uses* for the subject property. This request and the underlying zoning classification are consistent with this recommendation.

Municipal Utilities: The subject property receives the full range of municipal services.

Review Agent Comments: The review agents have not submitted any comments.

Findings of Fact: Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The proposed pick-up window is designed appropriately and will not have negative impacts. This window will allow the BPL to expand their customer service options for customers who prefer not to enter the BPL building, and will be more efficient for BPL staff.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The pick-up window is located at the southern end of the building, and its use will not impact the use and enjoyment of adjacent property.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed project will enhance the functionality of the BPL during the pandemic. The BPL has been instrumental in revitalizing the Eclipse Center over the past decade.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The surrounding area is fully developed.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - Planning staff will review the proposed materials in detail during Architectural Review to ensure that they are compatible with existing/proposed development in the immediate neighborhood.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available and currently serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The pick-up window is not expected to impact the functionality of the existing Eclipse Center circulation driveway around the south side of the building.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The proposed use will comply with all other applicable regulations.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of a Conditional Use Permit to allow a Pick-Up Window in a C-3, Community Commercial District, for the Beloit Public Library property located at 605 Eclipse Blvd, based on the above Findings of Fact.

Ordinance Requirements:

The following provisions of existing City Ordinances shall apply:

1. The applicant's contractor shall obtain an Architectural Review Certificate and Building Permit prior to beginning construction.
2. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to complete construction and commence use of the window, or the CUP shall lapse and be of no further effect.

ATTACHMENTS: CUP Decision Form, Photos, Site Plan, Application, & Public Notice.

Beloit Plan Commission Conditional Use Permit Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent practicable, measurable.

Ordinance Requirements

List the ordinance requirements related to the conditional use permit:

1. The applicant's contractor shall obtain an Architectural Review Certificate and Building Permit prior to beginning construction.

Substantial Evidence: These procedural requirements are contained in the City of Beloit Building Code and Architectural Review & Landscape Code.

2. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to complete construction and commence use of the window, or the CUP shall lapse and be of no further effect.

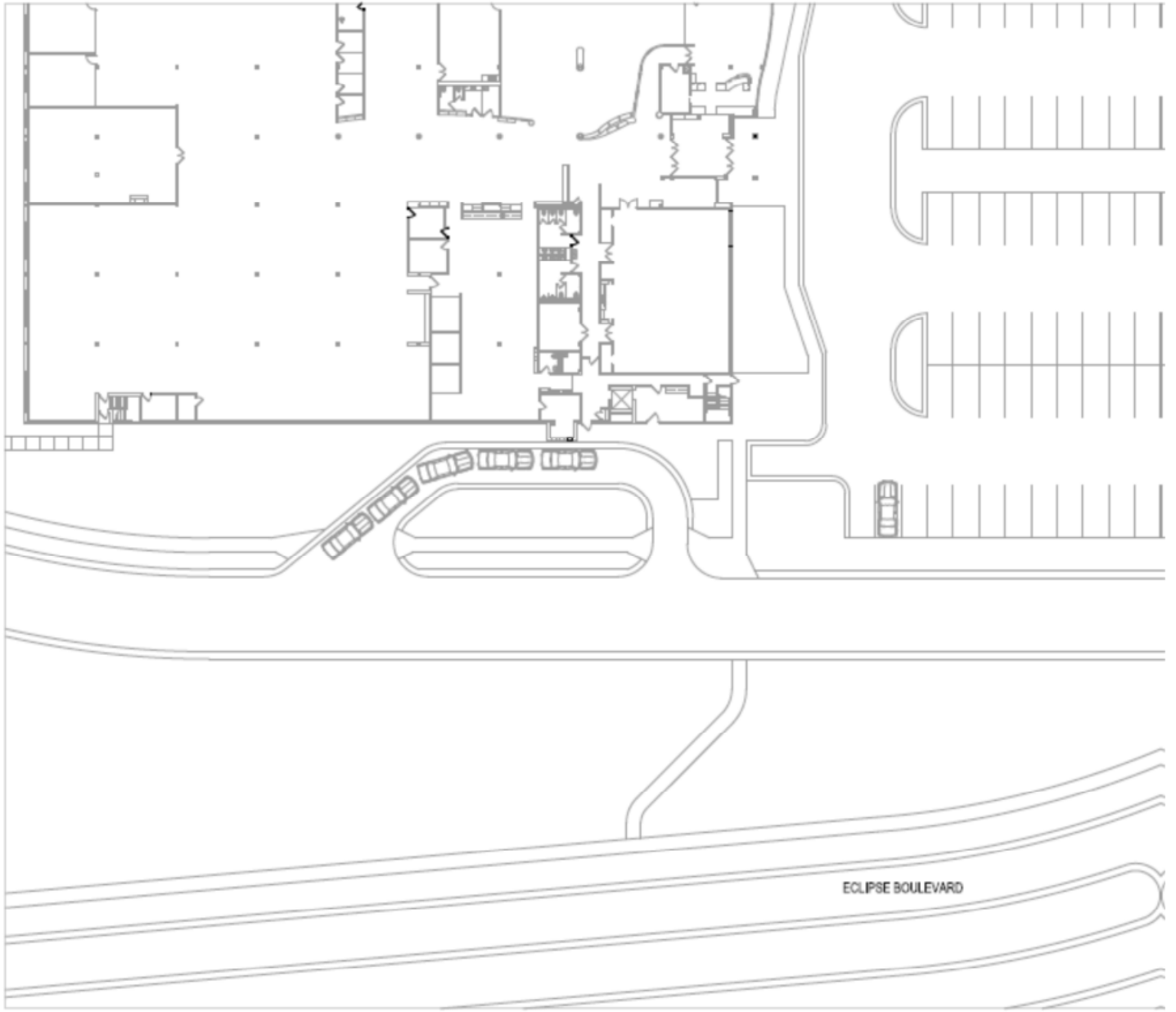
Substantial Evidence: Standardized condition that reiterates the expiration date for unused CUP's in the Zoning Ordinance.

Does the applicant meet **all** of the ordinance requirements? No Yes, after the steps above

Photos – Existing Conditions



Site Plan



CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2020-06

1. Address of subject property: 605 ECLIPSE BLVD, BELOIT, WI 53511
2. Legal description: LOT 1 CSM VOL 32 PGS 139-144 ALSO PARCEL 'A' OF PLAT OF SURVEY REC 03/01/2016 AS DOC 204663
If property has not been subdivided, attach a copy of the complete legal description from deed.
Property dimensions are: _____ feet by _____ feet = _____ square feet.
If more than two acres, give area in acres: 5.326 acres.

3. Tax Parcel Number(s): 12620450

4. Owner of record: CITY OF BELOIT Phone: (608) 364-6600

100 STATE ST. BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Beloit Public Library (Nick Dimassis - Library Director)

605 Eclipse Blvd. BELOIT WI 53511
(Address) (City) (State) (Zip)

608-364-2917 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: LIBRARY, X4-OTHER EXEMPT

7. **THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: Adding a library Materials Pick up window where there is currently Materials Drop off slots in a(n) C-3 COMMUNITY COMMERCIAL Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: LIBRARY

Secondary use: _____

Accessory use: _____

City of Beloit **Conditional Use Permit Application Form (continued)**

9. Project timetable: Start date: Summer/Fall 2020 Completion date: Summer/Fall 2020

10. I/We represent that I/we have a vested interest in this property in the following manner:

- Owner (City is owner of library facility)
- Leasehold, length of lease: _____
- Contractual, nature of contract: _____
- Other, explain: _____

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

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

<u>Lori S. Curtis Luther</u> (Signature of Owner)	/ Lori S. Curtis Luther (Print name)	/ July 13, 2020 (Date)
<u>Nick Dimassis</u> (Signature of Applicant, if different)	/ Nick Dimassis (Print name)	/ July 6, 2020 (Date)

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

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff	
Filing fee: \$275.00 Amount paid: <u>Waived</u> Meeting date: <u>August 19, 2020</u>	
No. of notices: _____ x mailing cost (\$0.50) cost of mailing notices: \$ _____	
Application accepted by: <u>Drew Pennington</u> Date: <u>JUL 14 REC'D</u>	



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

August 5, 2020

To Whom It May Concern:

Nick Dimassis, on behalf of the Beloit Public Library, has filed an application for a Conditional Use Permit (CUP) to allow a Pick-Up Window in a C-3, Community Commercial District, for the property located at **605 Eclipse Blvd.** The library currently has three drive-up book return slots on the south side of their existing building. As shown in the application materials, their proposal is to convert one of the book return slots into a pick-up window to be used by customers who have reserved books in advance.

The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, August 19, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Tuesday, September 8, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

CU-2020-06, 605 Eclipse Blvd, BPL Pick-Up Window

Plan Commission Meeting Date: August 19, 2020

Agenda Item: 3.b.

File Number: ZMA-2020-04

General Information

Applicant: Midwest Construction of Northern Illinois Inc.

Owner: Bevk Enterprise, LLC

Address/Location: 1405 Cranston Road and 2213 Advance Drive

Applicant's Request/Proposal:

Midwest Construction of Northern Illinois Inc., on behalf of Bevk Enterprise LLC, is requesting multiple buildings on one combined parcel. An additional building will be added to the carwash facility along with a portion of land to the north. The properties are zoned Community Commercial District (C-3) and are proposed to be rezoned to Planned Unit Development, PUD. The applicant's PUD – Master Land Use Plan for this project was approved on July 6, 2020. Rezoning the subject properties to PUD is the second step in the PUD process, followed by staff review of the Final PUD Plan (Site Plan Review).

Staff Analysis

Existing Site Conditions: The current sites are located on the northeast side of the City adjacent to the City limits. The 1405 Cranston Road property has two access points, one from Cranston Road and the other from Advance Drive, and the 3,745 square-foot building includes four self-service car wash stalls. 2213 Advance Drive has one access point off Advance Drive, and a 644 square-foot commercial building used as a hair salon.

Surrounding Land Use and Zoning: The U.S. Cellular retail store and Barns Building and Remodeling are located in the Town of Beloit to the north and east of the property and are zoned B-2, Local Business. House of Carpets and Gentlemen of the Press are located in the City of Beloit to the south and west of the subject property and are zoned C-3, Community Commercial.

City of Beloit Comprehensive 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. This request supports Strategic Goal #3 by creating economic growth.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- 1. The existing use of property within the general area of the subject property.**
The proposed expanded carwash use is compatible with the adjacent commercial uses.

2. **The zoning classification of property within the general area of the subject property.**
The proposed zoning map amendment is consistent with both the permitted uses allowed in the surrounding commercial (City) and business (Town) districts.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
A car wash is a conditionally-approved use in the current zoning district. The proposed PUD allows for the continued use with multiple buildings on one parcel of land which will also contribute to infill development.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject area is fully developed and as a property improvement project, the proposed PUD will provide an enhanced service and a positive upgrade to the intersection.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

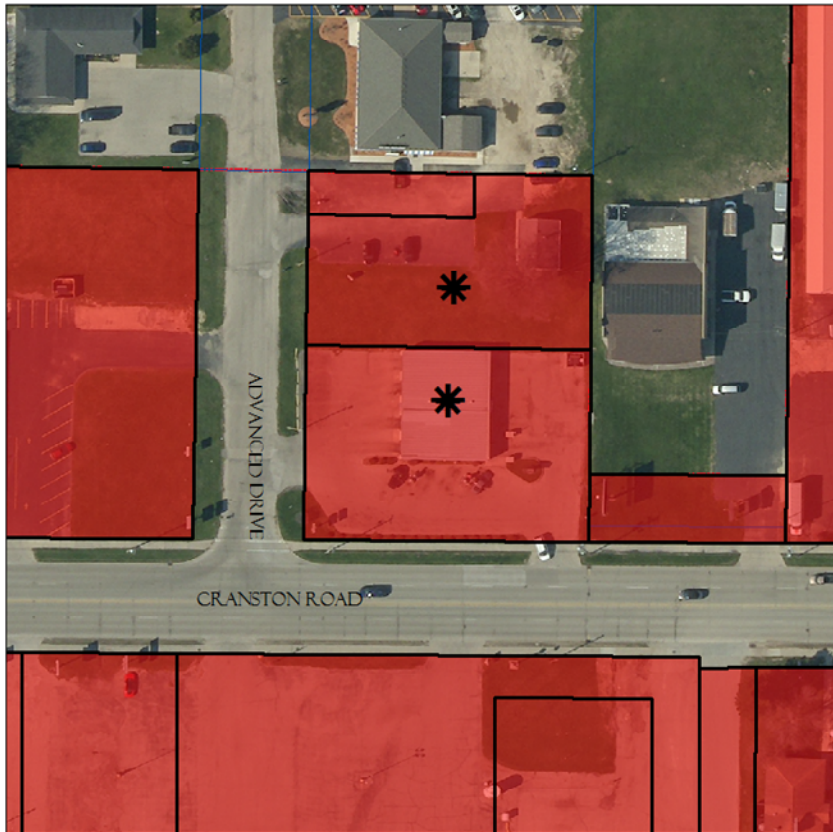
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Cranston Road and 2213 Advanced Drive, based on the Findings of Fact and its consistency with the Comprehensive Plan and Strategic Plan

ATTACHMENTS: Location & Zoning Map, Site Plan, Application, Public Notice, and Mailing List.

Location & Zoning Map

1405 Cranston & 2213 Advanced Drive

ZMA-2020-04



Legend

Zoning Classification

<all other values>

REGULATIONCLASSIFICATION

C-1

C-2

C-3

CBD-1

CBD-2

DH

M-1

M-2

MRO

PLI

PUD

R-1A

R-1B

R-2

R-3

R-4

Parcel Poly

City Limits (Corp Poly)



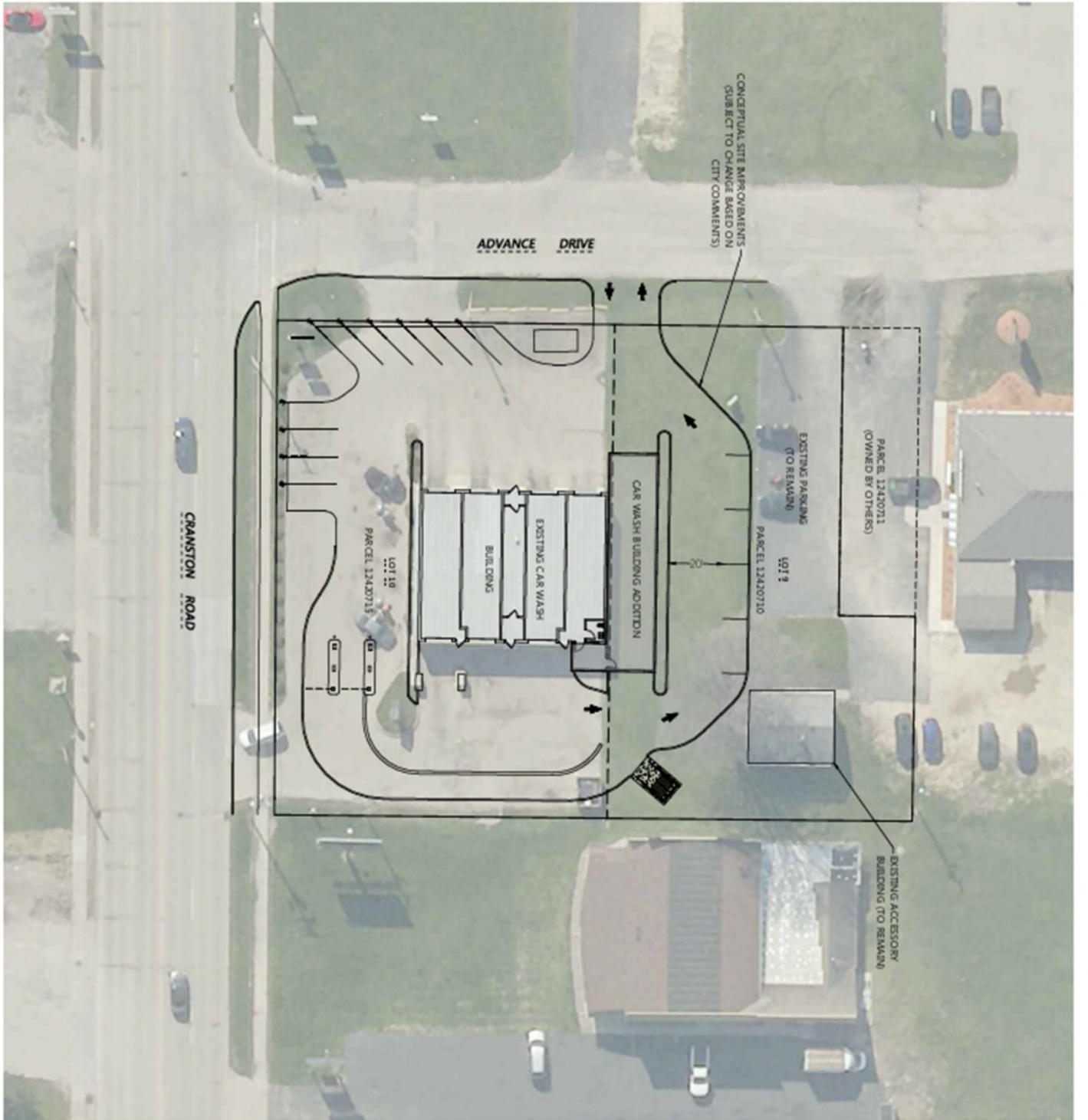
1 inch = 69 feet
0 15 30 60 90 Feet

Legend

Parcel Poly
City Limits (Corp Poly)

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

PLANNING & BUILDING SERVICES DIVISION



CONCEPTUAL SITE IMPROVEMENTS
(SUBJECT TO CHANGE BASED ON
CITY COMMENTS)

ADVANCE DRIVE

PARCEL 12420711
(OWNED BY OTHERS)

EXISTING PARKING
(TO REMAIN)

LOT 18
PARCEL 12420710

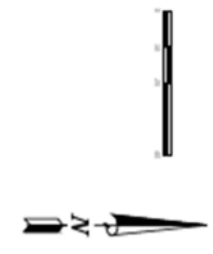
CAR WASH BUILDING ADDITION

EXISTING CAR WASH
BUILDINGS

LOT 18
PARCEL 12420713

CRANSTON ROAD

EXISTING ACCESSORY
BUILDING (TO REMAIN)



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: _____

1. Address of subject property: 1405 Cranston Road & 2213 Advance Drive

2. Legal description: Lot: ^{10 & Pt. 9} Block: _____ Subdivision: Cranston Manor Park
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 181.22 feet by 223 feet = 38,500 s.f. square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 12420715 & 12420710

4. Owner of record: BEVK Enterprise LLC Phone: _____

625 Portland Avenue Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Midwest Construction of N. IL. Inc. (Rusty Puhl)

11039 Main Street - Unit 1 Roscoe IL 61073
(Address) (City) (State) (Zip)

815-623-5552 / 815-299-4097 / Rpuhl@midwestconst.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: C-3 to: PUD

All existing uses on this property are: Parking and car wash.

7. All the proposed uses for this property are:

Principal use(s): Parking, commercial. (No change.)

Secondary use(s): Car wash. (No change.)

Accessory use(s):

8. I/we represent that I/we have a vested interest in this property in the following manner:

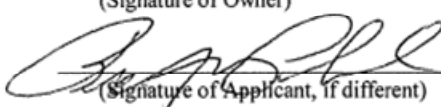
- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): BEVK Enterprise LLC (Landowner) Phone: _____
625 Portland Avenue Beloit WI 53511
(Address) (City) (State) (Zip)

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

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

_____ <small>(Signature of Owner)</small>	_____ <small>(Print name)</small>	_____ <small>(Date)</small>
 <small>(Signature of Applicant, if different)</small>	Rusty Puhl <small>(Print name)</small>	7/22/2020 <small>(Date)</small>

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff

Filing Fee: **\$275.00** Amount Paid: _____ Meeting Date: _____

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: _____ Date: _____

Date Notice Published: _____ Date Notice Mailed: _____

July 22, 2020

Ms. Hilary Rottmann, Planner II
City of Beloit
Planning and Building Services
100 State Street
Beloit, WI 53511

Re: Zoning Map Amendment Application Submittal
1405 Cranston Road and 2213 Advance Drive
RHB Order #33630

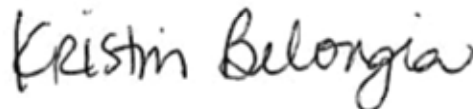
Dear Hilary,

As a condition of PUD approval and before Final Site Plan approval, attached please find the required Zoning Map Amendment Application Submittal (and fee of \$275) for the Cranston Car Wash site. The Final Site Plan is currently being developed and will be submitted to the City in the coming weeks. *Please add this Zoning Map Amendment request to the August 19th Plan Commission meeting.*

Should you have any questions please contact me via email at kbelongia@rhbatterman.com or call the office at 608.365.4464.

Very truly yours,

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



Professional Land Surveyor

Enc.

Pc: Rusty Puhl



CITY HALL • 100 STATE STREET • БЕLOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

August 5, 2020

To Whom It May Concern:

Midwest Construction of N. IL Inc. on behalf of Bevk Enterprise LLC has submitted an application for review and consideration for a Zoning Map Amendment to rezone the subject properties located at: **1405 Cranston Road & 2213 Advanced Drive** from C-3, Community Commercial District to PUD, Planned Unit Development District.

The request is if for multiple buildings on one combined parcel. The applicant would like to add an additional building to the carwash facility along with a portion of land to the north. The City Council Approved a Master Land Use Plan for this project on July 6, 2020.

The following public hearings will be held regarding this proposed Zoning Map Amendment:

City Plan Commission: Wednesday, August 19, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Tuesday, September 8, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to rottmanh@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

ATTN: KEVIN CARNES
CARNES RENTALS LLC
1950 BOULDER LN
BELOIT, WI 53511-6705

LUTHERAN SOCIAL SERVICES OF WIS
& UPPER MICH
6737 W WASHINGTON ST STE 2275
MILWAUKEE, WI 53214-5666

2121 MILTON AVENUE PROPERTY LLC
2600 E MILWAUKEE ST
JANESVILLE WI 53545

A & B CARPET COMPANY
1410 CRANSTON RD
BELOIT WI 535112538

ALFRED L & WENDY K TALIGNANI
1414 CRANSTON RD
BELOIT WI 53511

C/O CHAD BARNES 1401 CRANSTON
LLC
1401 CRANSTON RD
BELOIT WI 53511

II GRAVES ENTERPRISES LLC
2220 LIBERTY AVE
BELOIT WI 53511

NINETTE KARNES TRUST
305 OAK LEAF CT
SOUTH BELOIT IL 61080



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 19, 2020

Agenda Item: 4.a.

File Number: CSM-2020-14

General Information

Applicant: Combs & Associates

Owner: Eva Arnold Declaration of Trust

Address/Location: Parcel Number: 6-19-139A.1 on S. Schroeder Rd.

Applicant's Request: The applicant has proposed a one-Lot Certified Survey Map (CSM) for property along S. Schroeder Road immediately south of I-43 in the Town of Turtle.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is agricultural land.

Proposed Land Division: The intent of the proposed CSM is to separate the land south of Interstate Highway 43 from the remainder of the parent parcel and to dedicate right-of-way. Proposed Lot 1 is 1.7 acres, leaving 66 acres in the parent parcel north of I-43.

Surrounding Land Use and Zoning: The subject property is zoned AG, General Agriculture with agricultural land uses. To the north is I-43, and all surrounding properties are zoned AE, Exclusive Agriculture with agricultural uses located in the Town of Turtle subject to Town zoning.

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

Municipal Utilities: The subject properties are not currently served by municipal utilities.

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

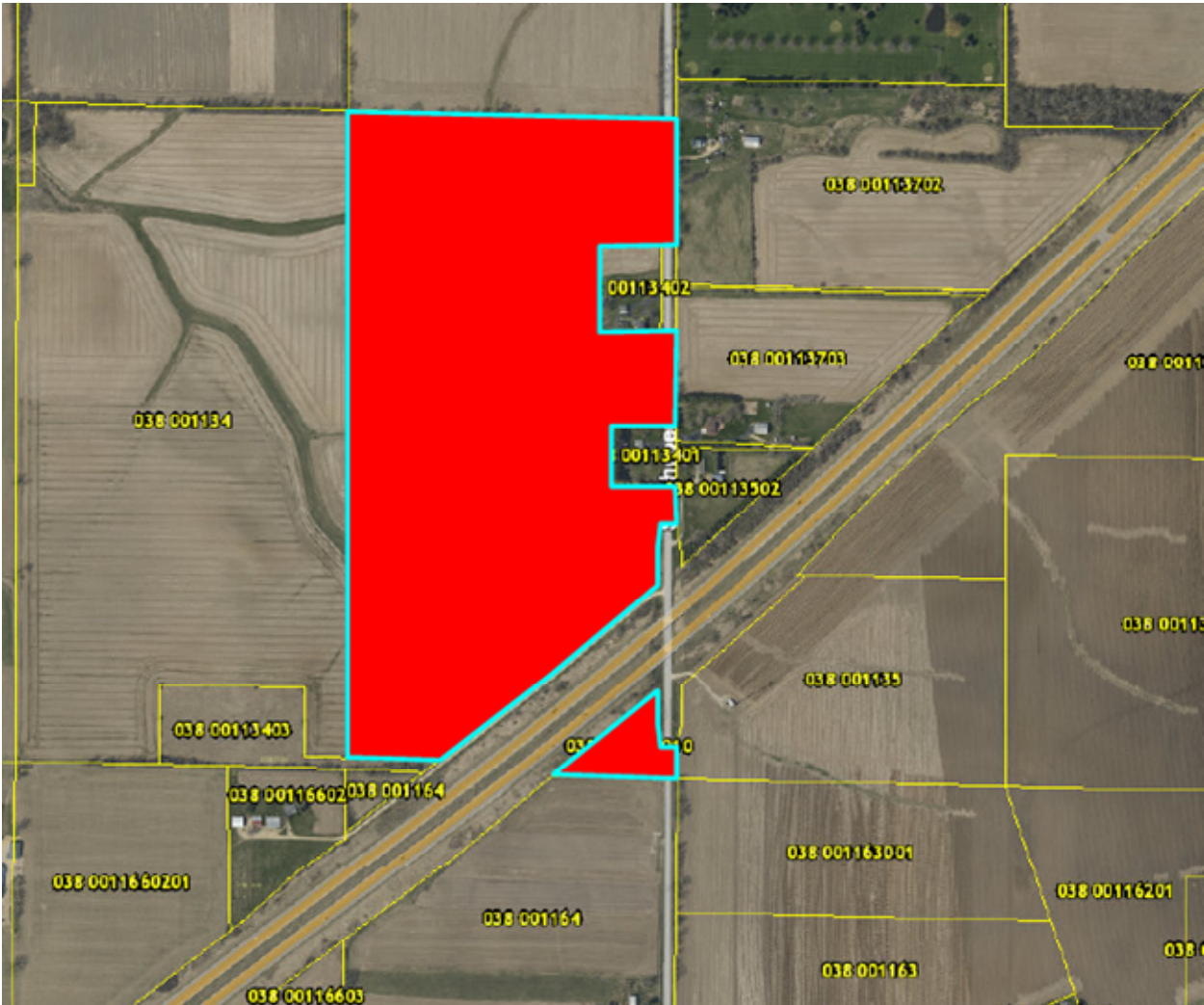
STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached 1-Lot Certified Survey Map (CSM) for the property located on S. Schroeder Road immediately south of I-43 in the Town of Turtle, 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.

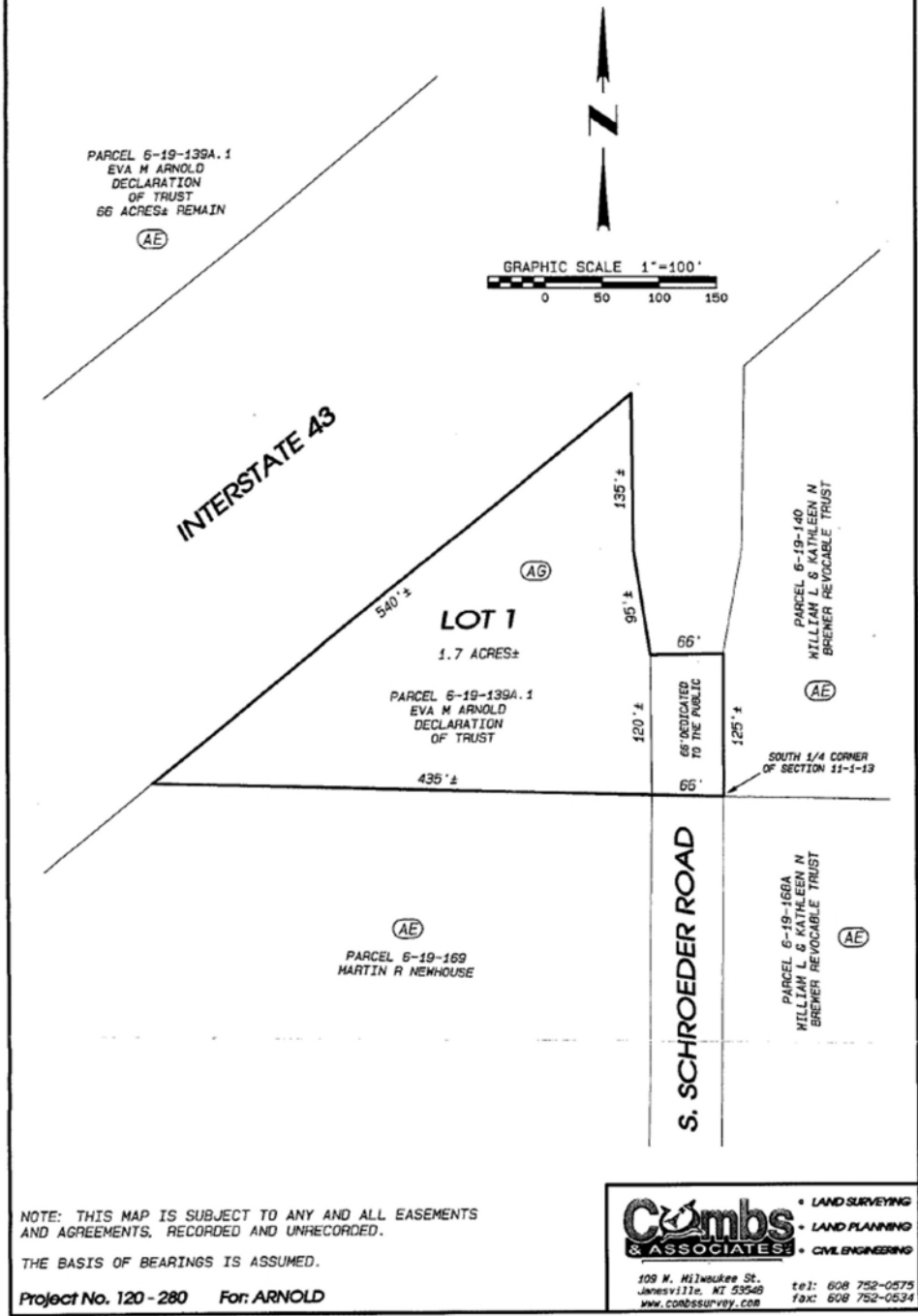
ATTACHMENTS: Location Map, Preliminary Certified Survey Map, Application, and Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 11, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



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-2020-14

1. Address of property: S. SCHROEDER RD.
2. Tax Parcel Number(s): 6-19-139A.1
3. Property is located in (circle one): City of Beloit or Town of Turtle Beloit; Rock or LaPrairie
 In the SW Quarter of Section 11, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: EVA ARNOLD DECLARATION OF TRUST Phone: 608-751-7271
C/O WILLIAM ARNOLD 497 EMBER LANE, OXFORD, WI 53952
(Address) (City) (State) (Zip)
5. Surveyor's name: COMBS & ASSOCIATES, INC. Phone: 608-752-0575
109 W. MILWAUKEE STREET, JANESVILLE, WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 2 ACRES±
8. Total area of land remaining in parent parcel: 66 ACRES±
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: AG
11. Is the proposed use permitted in this zoning district: _____

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 _____
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.

Ronald J. Combs / Ronald J. Combs / 7/7/2020
(Signature of applicant) Agent (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>Aug 11, 2020</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>JUL 16 RECD</u>

0798

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR PROPERTY LOCATED ON
S. SCHROEDER 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 property located on S. Schroeder Road, containing 1.7 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 SE ¼ OF THE SW ¼ OF SECTION 11, T.1N., R. 13E. OF THE 4TH P.M.,
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 property located on S. Schroeder Road, 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 19th day of August, 2020.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen
Community Development Director