



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, July 7, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the June 23, 2021 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS

There will be a five-minute time limit on all presentations. Please avoid repetition and limit your comments to the subject matter being considered.

 - 3.a. Consideration of a Zoning Map Amendment from M-2, General Manufacturing District, to C-3, Community Commercial District, for the property located at 1555 Willowbrook Road
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of the annexation of two lots south of 2030 Porter Avenue from the Town of Beloit to the City of Beloit
[Attachment](#)
 - 4.b. Consideration of the annexation of 2317 Forest Avenue from the Town of Beloit to the City of Beloit
[Attachment](#)
 - 4.c. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 1633 E Huebbe Parkway in the Town of Beloit
[Attachment](#)
 - 4.d. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 907 and 921 E Inman Parkway in the Town of Beloit
[Attachments](#)
 - 4.e. Consideration of a request to acquire a portion of the property located at 1304 Fourth Street for public right-of-way
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Zoning Map Amendment - 901 Harrison Avenue

Zoning Map Amendment - 2021 E Ridge Road
Sign Ordinance Amendment - Bonuses

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, June 23, 2021

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Ramsden, Ruster, Anderson, Finnegan, and Councilor Preuschl were present. Commissioner Toral was absent.

2. MINUTES

2.a. Consideration of the minutes of the June 9, 2021 Plan Commission meeting

Motion was made by Commissioner Anderson, seconded by Commissioner Ruster to approve the minutes. Motion carried, roll call vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution approving a Preliminary Plat called Elmwood Commons Plat 1 for the property located at 2545 Kadlec Drive

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

Councilor Preuschl asked Ms. Christensen if the City could require connection to the south. Ms. Christensen stated the City cannot require connection to Elmwood Drive as requested by the neighbor, because the applicant does not own the land to the South. Councilor Preuschl stated that he was surprised that the Fire Department and Department of Public Works did not make a requirement to connect. Ms. Christensen stated that there are only eight additional lots, but if they get into future phases, they would require it to connect to Elaine Drive.

Commissioner Weeden asked if the owner owns the lot to the South. Ms. Christensen stated that they do not.

Commissioner Weeden opened the public hearing and closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the Preliminary Plat. Motion carried, roll call vote (6-0).

3.b. **Consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to PLI, Public Lands and Institutions District, for the property located at 901 Harrison Avenue**

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

Commissioner Robson asked Ms. Christensen to list all the permitted and conditional uses under the Public Lands and Institutions zoning. Ms. Christensen read the list of permitted and conditional uses. Ms. Christensen stated that Commissioner Robson had asked if the property was located in the Historic District, and she said it was located just outside of the Historic District.

Commissioner Ramsden asked if the neighbors have been notified yet. Ms. Christensen stated that City staff published a notice in the newspaper and neighbors have been notified within 150 feet of the subject property. No comments were received.

Commissioner Robson stated that under the surrounding uses, the staff report indicates that the five point's commercial district anchors it. The College Park historic district and Merrill Historic District are nearby, and she said that she was curious why staff did not include the College Park Historic district in this section, since it is only a half block from the property. Ms. Christensen stated she did not think to include the College Park Historic District because the property is not in the district itself.

Commissioner Weeden opened the public hearing.

Andrea Fjalstad, 5536 E Colley Road, explained that the building has brand new furnaces, and the building is in great shape and is set up to be a daycare and would be an asset to the community.

Commissioner Weeden asked Ms. Fjalstad if there is playground equipment there or do they plan to put in a playground. Ms. Fjalstad said that there is no playground there now, but they do plan to put up a fence, basketball hoops, and a playground.

Councilor Preuschl stated that there is a definitely a need for daycare centers in Beloit, and he encourages her and is happy to see a vacant building become occupied. Councilor Preuschl stated that as long as she is able to do it herself he does not see how it would not succeed.

Commissioner Robson asked Ms. Fjalstad if she owns the church. Ms. Fjalstad stated she does not yet, and they approved her offer that is contingent on the rezoning. However, if the zoning remains single family building, they will not purchase it.

Commissioner Weeden closed the public hearing.

Commissioner Finnegan asked Ms. Christensen how the property was zoned R-1 instead of PLI. Ms. Christensen stated that not all churches are zoned PLI since they are allowed or conditional in most districts.

Commissioner Robson stated she is sympathetic to the need for daycares, but this is a slippery slope. This area is located in a fragile neighborhood. Commissioner Robson said this could end up with more than just a daycare if the property were to ever be sold, and that could harm the neighborhood.

Commissioner Ramsden stated if the Commission denies the PLI request, can they still get approval for a daycare with a Conditional Use Permit. Ms. Christensen explained that daycare centers are conditional in R-1A and R-1B, and she can have a daycare with a Conditional Use Permit.

Commissioner Ruster asked what additional work they would need to do to be able to purchase the property and put in a daycare if the PLI zoning is denied. Ms. Christensen stated that the applicant would need to apply for a Conditional Use Permit (CUP) for a daycare, put together a site plan which would show where the play areas would be, and then it would come back to Plan Commission and City Council. Commissioner Robson asked would they need to change the zoning or can they just apply for the CUP if they still want to operate a daycare. Ms. Christensen explained that they would just need to apply for the CUP.

Motion made by Commissioner Finnegan, seconded by Commissioner Anderson to approve the Zoning Map Amendment. Motion failed, roll call vote (3-3).

3.c. **Consideration of a Zoning Map Amendment from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2021 E Ridge Road**

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the Zoning Map Amendment. Motion carried, roll call vote (6-0).

4. **REPORTS**

4.a. **Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 9024 S Suburban Drive in the Town of Turtle**

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

Commissioner Anderson asked if the applicant got a building permit because they are almost finished with the building. Ms. Christensen stated they are located in the Town of Turtle, so the City does not issue the building permit. The City only has the opportunity to review the land division. Commissioner Ramsden asked if it was north of Hart Rd. Ms. Christensen said yes it is.

Motion was made by Commissioner Robson, seconded by Commissioner Anderson to approve the Extraterritorial one-lot Certified Survey Map. Motion carried, roll call vote (6-0).

4.b. **Consideration of an Ordinance to create sections 30.31(3)(d) and (e) of the Code of General Ordinances for the City of Beloit relating to sign area bonuses for on-premise signs**

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

Ms. Christensen stated that the 90 percent bonus would make Verizon and Jiffy Lube comply with code and would not have to have the exception and the same holds true for the 50 percent. Mavis Tire would still need an exception at 90 percent, and at 100 percent all would be able to meet code. Ms. Christensen explained that both Mavis Tire and Jiffy Lube decided to just comply with code. Mavis was laid over to allow them the opportunity to work with staff on a compromise, and Jiffy Lube was denied an exception and been given the option to appeal.

Motion was made by Commissioner Ramsden, seconded by Commissioner Ruster to approve the Sign Ordinance Amendment. Motion carried, roll call vote (6-0).

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen provided the following updates: City Council denied the Conditional Use Permit for 550 W Grand Ave and approved the Natural Gas Easement for 1901 Gateway Blvd. Jiffy Lube decided to just comply with the Sign Ordinance. The next Plan Commission meeting is scheduled for July 7, 2021.

6. **ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Ruster to adjourn into a workshop to discuss the Sign Ordinance. Motion carried, roll call vote (6-0). Meeting adjourned to a workshop at 7:40 PM. The workshop that was held after meeting adjourned at 8:04PM.

Timothy Weeden, Chairman



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 7, 2021

Agenda Item: 3.a.

File Number: ZMA-2021-07

General Information

Applicant: First Community Credit Union

Owner: Karstaedt Properties, (First Community Credit Union has a signed offer to purchase)

Address/Location: 1555 Willowbrook Road

Applicant's Request/Proposal: The applicant is requesting a zoning map amendment from M-2, General Manufacturing District, to C-3, Community Commercial District, for a financial institution.

Staff Analysis

Existing Site Conditions: The property is located on the east side of Willowbrook Road between Milwaukee Road and Kennedy Drive. The current zoning is M-2, General Manufacturing District, and the building is vacant. The building is the former location of the Stateline News facility.

Surrounding Land Use and Zoning: North and east of the subject property is Central Christian Church which is zoned PLI, Public Lands and Institutions. To the south of the subject property is an industrial building zoned M-2, General Manufacturing District. To the west is a multi-tenant commercial center zoned PUD, Planned Unit Development.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Community Commercial Uses; this future land use category includes large-scale recreational, commercial, and office land uses. The recommended zoning for this land use category is C-3, Community Commercial District. The proposed map amendment is consistent with the Comprehensive Plan.

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:

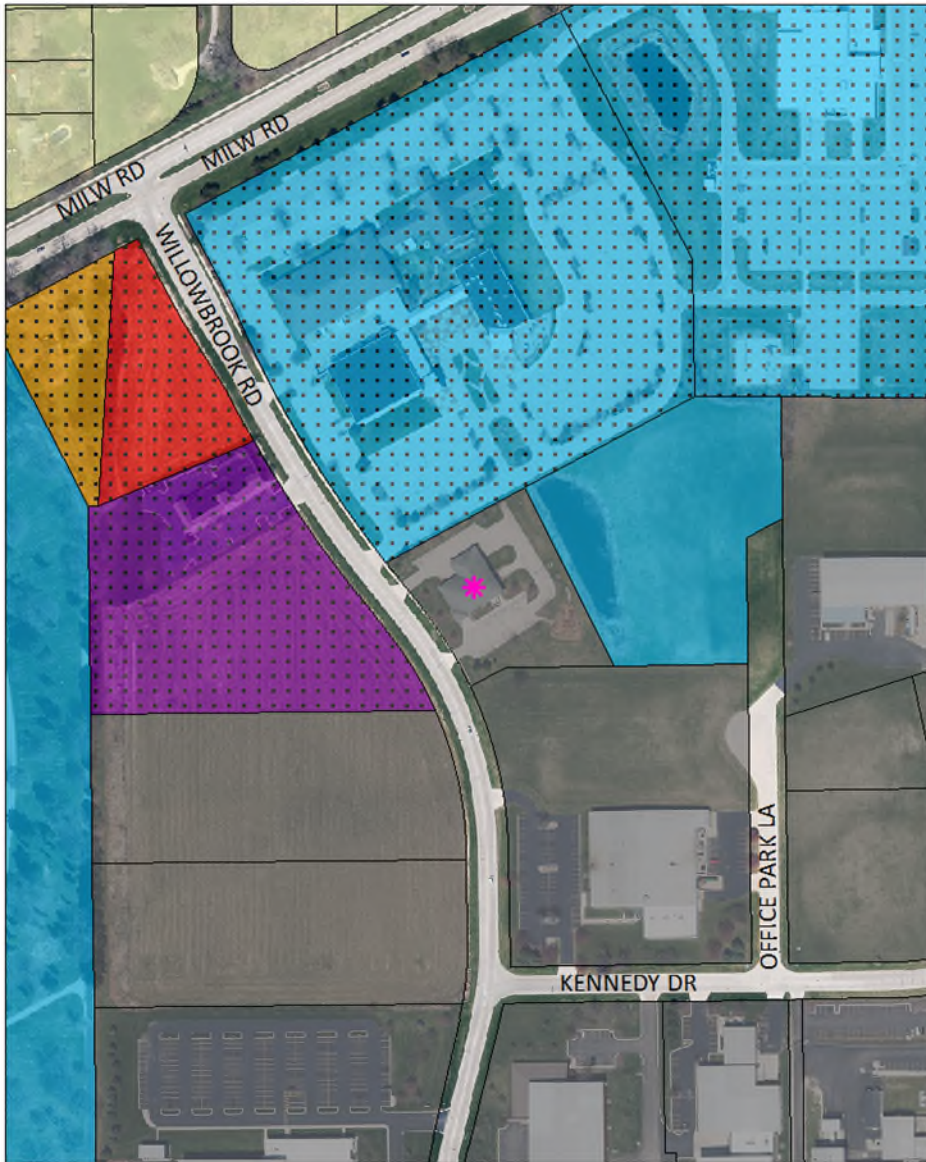
1. **The existing use of property within the general area of the subject property.**
The building is currently vacant and has not been occupied in the past few years.
2. **The zoning classification of property within the general area of the subject property.**
The proposed zoning map amendment is compatible with the adjacent commercial and institutional uses.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
This building has sat vacant for some time, and a financial institution is a suitable use as a buffer between Central Christian Church and manufacturing-zoned property. Down zoning this property decreases the intensity of the allowable uses.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject area is partially developed with a mix of commercial and industrial uses.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from M-2, General Manufacturing District, to C-3, Community Commercial District, for the property located at 1555 Willowbrook Road.

ATTACHMENTS: Location Map, Application, Public Notice, and Mailing List.

Location Map



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)

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: 1555 WILLOWBROOK ROAD

2. Legal description: Lot: 1 Block: _____ Subdivision: CSM Vol 28 Pgs 62-63
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.
287.39 x 282.64 x 300 x 30

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

3. Tax Parcel Number(s): 206 23031350

4. Owner of record: KARSTAEDT PROPERTIES Phone: _____

5914 E COUNTY ROAD X BELOIT WI 53511-9567
(Address) (City) (State) (Zip)

5. Applicant's Name: FIRST COMMUNITY CREDIT UNION ATTN: JACK GTU

1702 PARK AVE BELOIT WI 53511
(Address) (City) (State) (Zip)

608-362-9077 608-289-9592 JKGTU@FIRSTCCU.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: M2 to: C3

All existing uses on this property are: VACANT

7. All the proposed uses for this property are:

Principal use(s): FINANCIAL INSTITUTION - CREDIT UNION

Secondary use(s): NONE

Accessory use(s): NONE

City of Beloit Zoning Map Amendment Application Form (continued)

8. I/we represent that I/we have a vested interest in this property in the following manner:
() Owner
() Leasehold, Length of lease:
(X) Contractual, Nature of contract: PURCHASE AGREEMENT
() Other, explain:

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
Name(s): JACK GIU Phone: 608-362-9077
1702 PARK AVE 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.

Authenticator Cynthia K Karstaedt Stephen P Karstaedt 06/09/2021
Authenticator Stephen P Karstaedt
Cynthia K Karstaedt Stephen P Karstaedt
6/9/2021 1:26:02 PM CDT (Print name) (Date)
Signature of Applicant, if different JACK GIU 6/9/2021
(Print name) (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 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: \$275.00 Meeting Date: July 7, 2021
Number of notices: x mailing cost (\$0.50) = cost of mailing notices: \$
Application accepted by: Drew Pennington Date: 6/10/21
Date Notice Published: Date Notice Mailed:



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

June 23, 2021

To Whom It May Concern:

Karstaedt Properties LLC and First Community Credit Union have submitted an application for review and consideration for a Zoning Map Amendment to rezone the subject property located at: **1555 Willowbrook Road** from M-2, General Manufacturing District to C-3, Community Commercial District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, July 7, 2021, 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: Monday July 19, 2021, 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 rottmannh@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.**

CENTRAL CHRISTIAN CHURCH
2460 MILWAUKEE RD
BELOIT WI 53511-3946

SWING INC
2505 KENNEDY DR
BELOIT WI 53511

MCBAIN ENTERPRISES INC
1897 BRANIGAN RD
BELOIT WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 7, 2021

Agenda Item: 4a

File Number: ANX-2021-03

General Information

Applicant: JJGJ Wellnitz Holdings, LLC

Owner: JJGJ Wellnitz Holdings, LLC

Address/Location: Two lots south of 2030 Porter Avenue in the Town of Beloit

Applicant's Request: Petition for (Direct) Annexation for two vacant lots on the 2000 block of Porter Avenue (parcel numbers 6-2-2258.25 & 6-2-2258.24). The City Council is expected to formally accept the applicant's petition on July 6, 2021.

Jurisdiction: Town of Beloit

Staff Analysis

Background Info: This request is related to a proposed redevelopment of the surface parking lot and vehicle storage lot located at 2030 Porter Avenue (already in the City) into an industrial service-related building with offices and shop space for local contractors. Both lots included in this annexation request are vacant 50-foot residential parcels without improvements. If this annexation is approved, both vacant lots must be rezoned to M-2, General Manufacturing District. Both lots requesting annexation are proposed to be improved with off-street parking and landscaping as part of this redevelopment project as shown on the attached conceptual plan. The subject properties are located within the Town's 208 Sewer Service Area. However, the proposed use is parking, which will not require water or sewer service. On May 25, 2021, the Wisconsin Department of Administration determined that the proposed annexation is in the public interest. The Town of Beloit Clerk has been notified of this annexation request.

Surrounding Land Use and Zoning: To the east of the subject properties is Avid Pallet, a large industrial user in the City of Beloit that is zoned M-2. Avid Pallet is a growing business that has constructed several buildings and site improvements on land in both the Town and City over the past decade, including a driveway connection to Cranston Road. To the north is 2030 Porter Avenue in the City, which is an underutilized surface parking lot in a deteriorated condition surrounded by a fence, which is already zoned M-2, General Manufacturing District. There are single-family dwellings to the west and south, all in the Town of Beloit with residential zoning.

Proposed Redevelopment: The applicant's property located at 2030 Porter Avenue in the City is already zoned M-2, and their proposed industrial service redevelopment is permitted by-right. This request is essentially about the two subject parcels in the Town of Beloit, and whether they should be annexed and rezoned so that they can be incorporated into this redevelopment. Staff feels that both parcels are underutilized and would be vastly improved as shown on the attached preliminary site plan. Any redevelopment would be required to meet the current zoning and landscape code, and therefore would include a substantial landscape buffer along adjacent residential property boundaries.

City of Beloit Comprehensive Plan and Strategic Plan: On June 9, 2021, the Plan Commission recommended approval of an Amendment to the Future Land Use Map of the Comprehensive Plan to recommend *General Industrial* uses of the lots proposed for annexation. This request supports Strategic Goal #3 by creating and sustaining economic development.

Future Zoning Classification: When property is annexed to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends a temporary zoning classification of M-2, General Manufacturing District for these parcels, because of the adjacent M-2 district, the recommended future land use designation, and proposed industrial service redevelopment. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.

STAFF RECOMMENDATION:

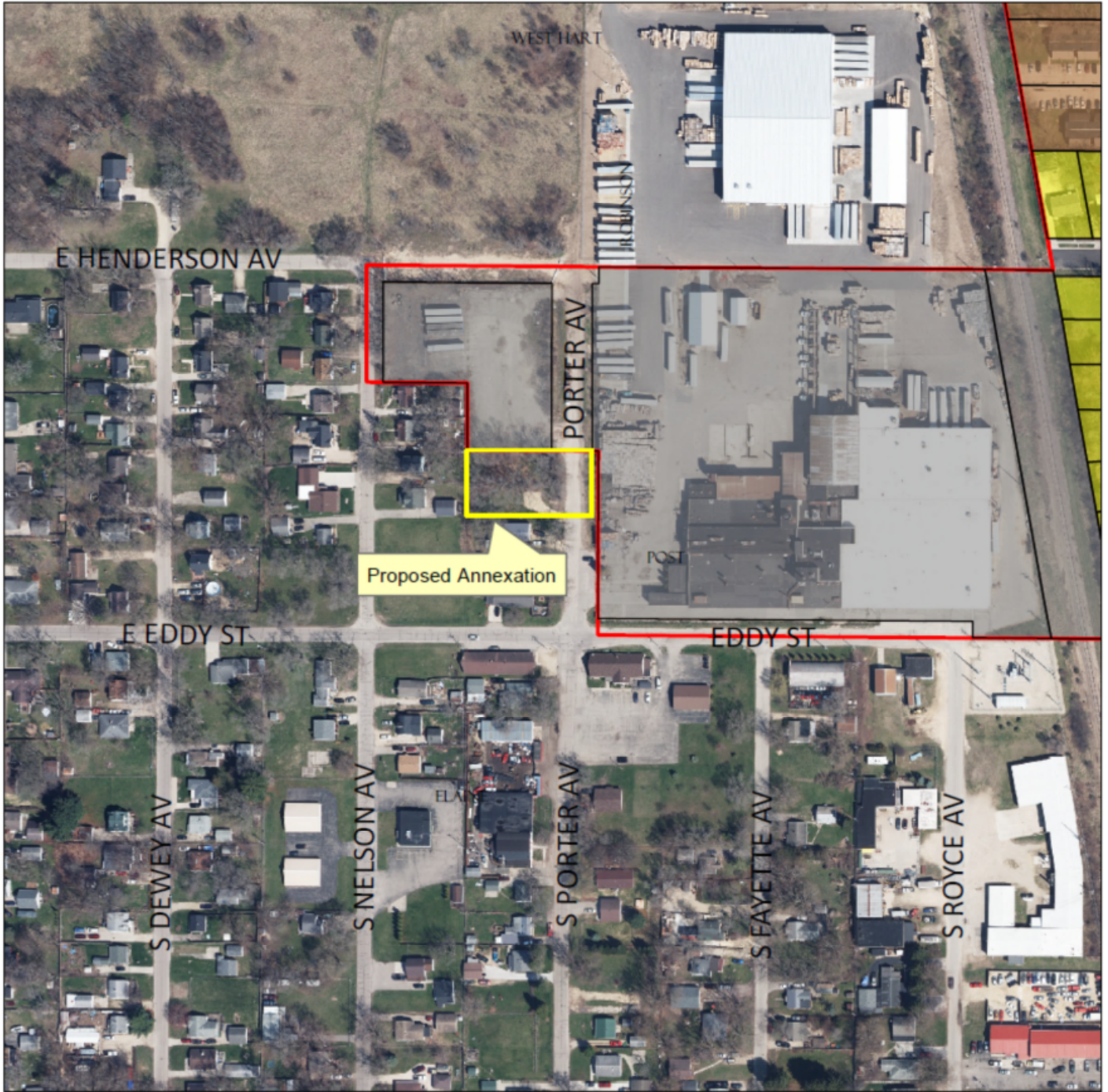
The Planning and Building Services Division recommends approval of the attached Petition for Annexation to the City of Beloit for two vacant lots immediately south of 2030 Porter Avenue (parcel numbers 6-2-2258.25 and 6-2-2258.24) in the Town of Beloit and assignment of a temporary zoning district classification of M-2, General Manufacturing District.

ATTACHMENTS: Location and Zoning Map, Preliminary Site Plan, Petition for Annexation, and Plat of Annexation.

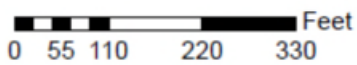
Location & Zoning Map

Two Vacant Lots S. of 2030 Porter Ave

ANX-2021-03



1 inch = 213 feet

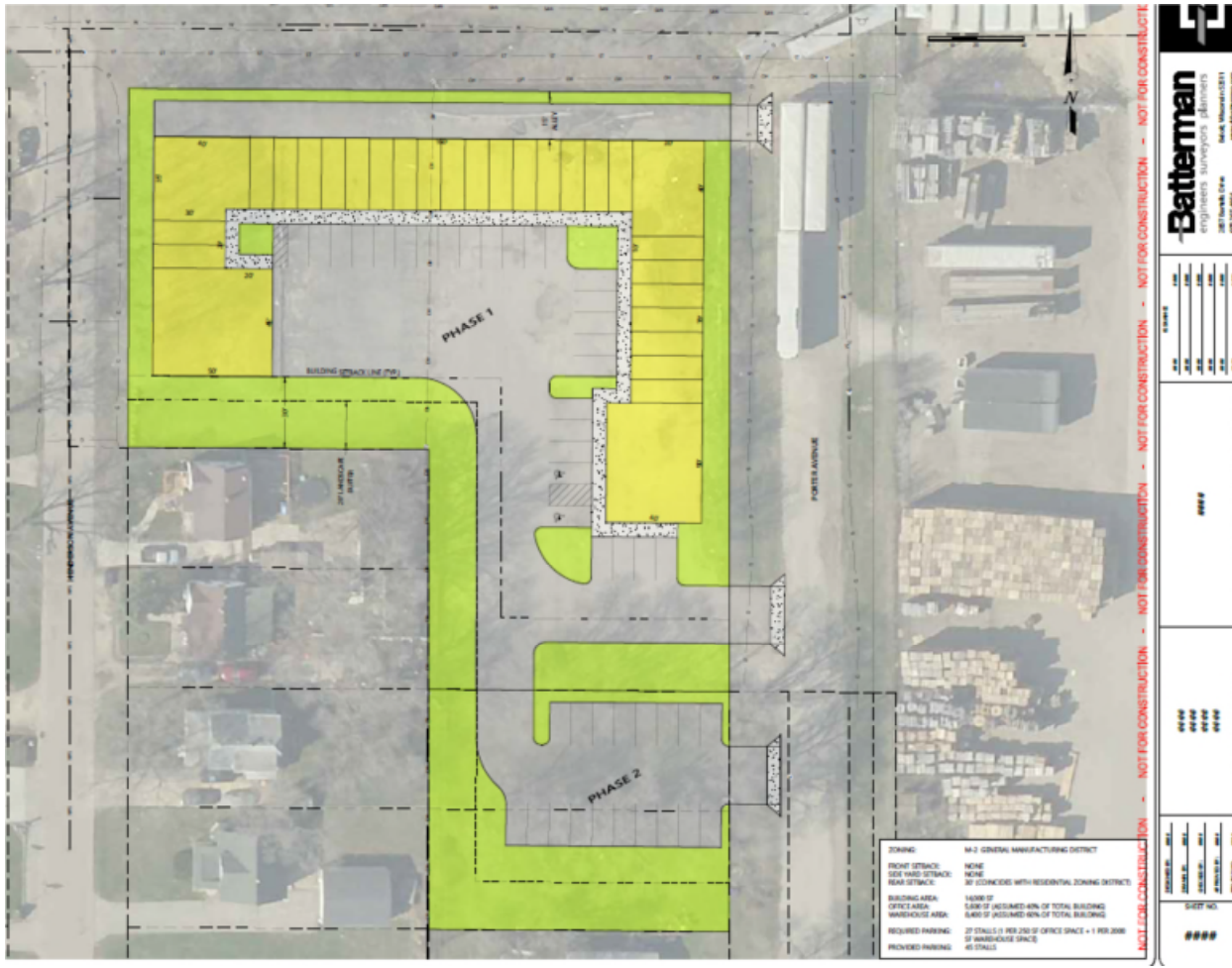


Map prepared by: Drew Pennington, AICP
Date: June 2021
For: City of Beloit Planning & Building
Date of Aerial Photography: 2020

PLANNING & BUILDING SERVICES DIVISION

Preliminary Site Plan

(Building in Yellow, Landscaping in Green)



**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF БЕЛОIT**

Address of Property: S. Porter Avenue (Two Vacant Lots)

Property is located in (circle one): Town of Turtle **Town of Beloit**

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place Turtle Ridge Sherwood Drive N/A

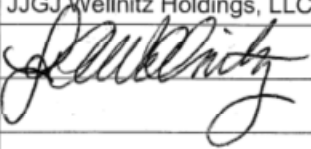
If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the *Cooperative Boundary Agreement between the City of Beloit and Town of Turtle*? (If you are not sure, please leave blank for Planning staff to answer.) **YES** **NO**

The current population or territory to be annexed and/or attached is 0 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned M-2.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	Jo Wellnitz	1964 S. Porter Avenue	4-19-21

Personally came before me this 19 day of April, 2021, the above named, Jo Wellnitz to me known to be the persons who executed the foregoing instrument and acknowledged the same.

**BRIANNA LEIGH TRAINOR
NOTARY PUBLIC
STATE OF WISCONSIN**


Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 3/14/2025

PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF BELOIT

OF LOTS 14 AND 15, BLOCK 3, SPYREAS' ADDITION, SITUATED IN PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, AND PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:
Beginning at the Northwest corner of Lot 15, Block 3 of Spyreas' Addition thence North 89°58'30" East along the North line of aforesaid Lot 15 a distance of 185.75 feet to the Eastern right of way of S. Porter Avenue, thence South 0°21' East along aforesaid Eastern right of way a distance of 100 feet to the Eastern extension of the South line of Lot 14, Block 3 of Spyreas' Addition, thence South 89°58'30" West along aforesaid South line a distance of 125.75 feet to the Southwest corner of aforesaid Lot 14, thence North 0°21' West a distance of 100 feet to the point of beginning. Containing 12,574 square feet of land, more or less.

STATE OF WISCONSIN }
COUNTY OF ROCK } ss.

I, Lot 15, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Beloit, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the plat herein drawn is a correct representation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin, this _____ day of _____, 2021.


Lot 15 Clerk

Kristin, Attorney, P.L.L.C.
Wisconsin Professional Land Surveyor 5-2943

State of Wisconsin }
County of Rock } ss.

I hereby certify that the file of Assessment as described and annex shown comply with requirements of the Wisconsin Statutes and the City of Beloit Ordinance.



ORDER NO: 33854 BOOK SEE FILE DRAWN BY: AK	FOR THE EXCLUSIVE USE OF: JIGU Wellnitz Holding, LLC 1964 S. Porter Avenue Beloit, WI 53511	ANNEXATION PLAT	 engineers surveyors planners 2017 1st Ave. Ste. 100, Watonsville WI 53111 608.363.4464 www.batterman.com
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REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 7, 2021

Agenda Item: 4b

File Number: ANX-2021-04

General Information

Applicant: Raymond Vince

Owner: Raymond Vince

Address/Location: 2317 W. Forest Avenue

Applicant's Request: Petition for (Direct) Annexation for the property located at 2317 W. Forest Avenue in the Town of Beloit. The City Council is expected to formally accept the applicant's petition on July 6, 2021.

Jurisdiction: Town of Beloit

Staff Analysis

Background Information: Raymond Vince has submitted a Petition for (Direct) Annexation for the property located at 2317 W. Forest Avenue in the Town of Beloit. The Petition for Annexation and Annexation Plat are attached to this report. A failing septic system is the impetus for this request, as the property must be located in the City in order to connect to the City's sewer system. The applicant owns the existing single-family rental dwelling on the subject property. The existing septic system on the subject property is failing and needs to be replaced. Therefore, the applicant would like to be connected to the City's sanitary sewer system. There is an existing sanitary sewer main adjacent to the property.

Surrounding Land Use and Zoning: The subject property is zoned R1, Single-Family Residential District (Town Zoning). The attached Location & Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: I1, Industrial District; Machine Shop (TOB)
- South: R-1A, Single-Family Residential District; Single-Family Residential (City)
- East: R-1A, Single-Family Residential District; Single-Family Residential (City)
- West: R1, Single-Family Residential District, Single-Family Residential (TOB)

Municipal Utilities: The City has an existing sanitary sewer main in Forest Avenue in front of the subject property. The subject property is located within the City's 208 Sewer Service Area. Rock County's 208 Water Quality Plan specifies that this area will be served by the City's public

sanitary sewer system. The adjacent public right-of-way of both Forest Avenue and Frederick Street are already within the City.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Single-Family Residential – Urban uses for the subject property. The proposed annexation and sewer connection are consistent with this recommendation. This request supports Strategic Goal #1 by creating and sustaining safe and healthy neighborhoods and Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Future Zoning Classification: When property is annexed to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends that the temporary zoning classification for this property be R-1A, Single-Family Residential District, because of the size, location, and surrounding land uses of the property. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.

Sustainability Criteria: A reduction in the number of septic systems located in urbanized areas will reduce groundwater contamination. The provision of sewer service will satisfy the owner’s need for a healthy and sanitary dwelling.

STAFF RECOMMENDATION:

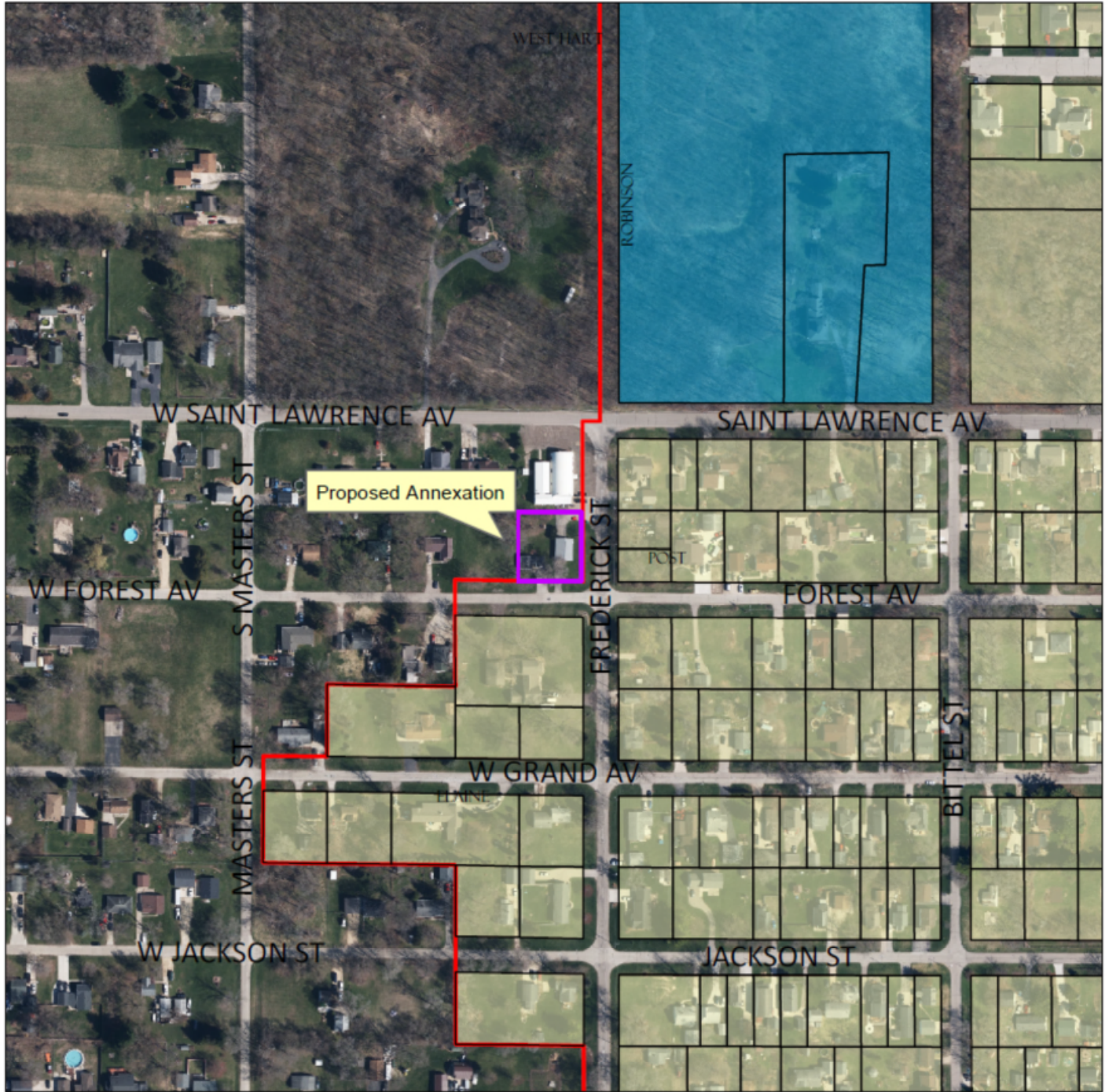
The Planning and Building Services Division recommends approval of the attached Petition for Annexation to the City of Beloit for the property located at 2317 W. Forest Avenue in the Town of Beloit and assignment of a temporary zoning district classification of R-1A, Single-Family Residential.

ATTACHMENTS: Location and Zoning Map, Petition for Annexation, and Plat of Annexation.

Location & Zoning Map

2317 W. Forest Avenue

ANX-2021-04



1 inch = 266 feet



Map prepared by: Drew Pennington, AICP
Date: June 2021
For: City of Beloit Planning & Building
Date of Aerial Photography: 2020

PLANNING & BUILDING SERVICES DIVISION

MAY 17 REC'D
(Without Plat)

**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF БЕЛОIT**

Address of Property: 2317 W. Forest Beloit

Property is located in (circle one): Town of Turtle **Town of Beloit**

If applicable, please circle the Town of Turtle island in which the property is located: Parcel # 6-2-2288

Lindale Place Turtle Ridge Sherwood Drive N/A

If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the Cooperative Boundary Agreement between the City of Beloit and Town of Turtle? (If you are not sure, please leave blank for Planning staff to answer.) **YES NO**

The current population or territory to be annexed and/or attached is 2 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned N/A.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
<i>Raymond Vince</i>	RAYMOND VINCE	11536 WILD DEER TRL ROSCOE TWP 61073	5-14-21

Personally came before me this 14 day of May, 2021, the above named, Raymond C. Vince to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Lisa A. Mlaneck
Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 12/25/2021

PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF BELOIT

OF LOT 10, BLOCK 1, WEST VIEW, A SUBDIVISION, SITUATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 33, T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:
 Commencing at the East 1/4 corner of Section 33, 1-12; thence S 0°00'00" E along the East line of the Southeast 1/4 of Acreage Section 33 a distance of 166.55; thence N 90°00'00" W a distance of 33 feet to the Northeast corner of Lot 90 of Block 1 of West View and point of beginning thence South 0°00'00" East along the East line of Acreage Lot 90 a distance of 133.55 feet to the Southwest corner of Acreage Lot 10; thence North 90°00'00" West along the South line of Acreage Lot 90 a distance of 119.27 feet to the Southwest corner of Acreage Lot 90; thence North 0°02'04" East along the West line of Acreage Lot 90 a distance of 133.55 feet to the Northwest corner of Acreage Lot 10; thence N 90°00'00" E along the north line of Acreage Lot 10 a distance of 119.19 feet to the point of beginning. Containing 15,923 square feet, (0.366 acre) of land, more or less.

STATE OF WISCONSIN COUNTY OF ROCK

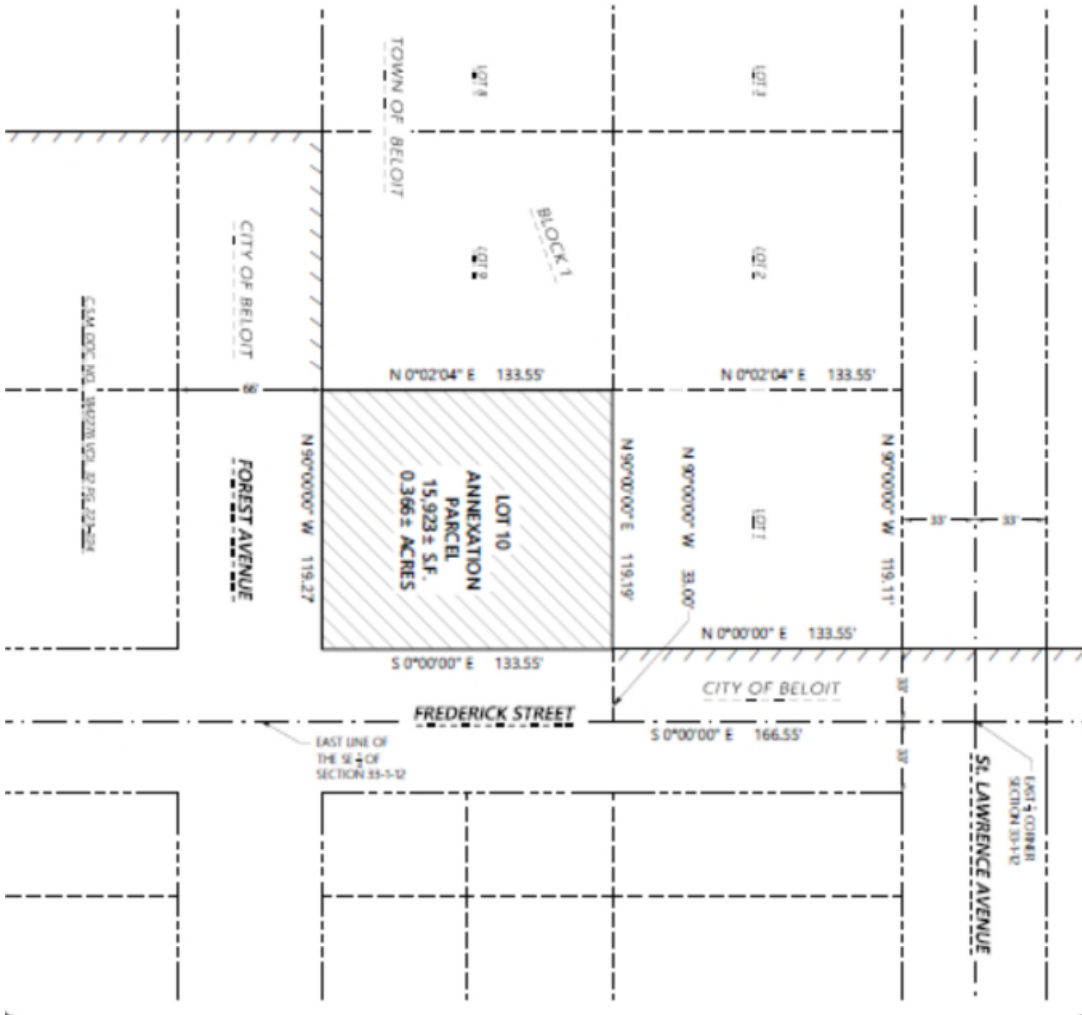
I, Lot Surveyor, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Beloit, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the plat herein drawn is a correct representation of said territory.


IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin, this _____ day of _____, 2021.

Lot Surveyor/Clerk



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
 BEGINNINGS BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 33-1-12, ASSUMED TO BE AN SPRINGER E



ORDER NO: 33947 DRAWN BY: LMB SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: RAYMOND VINCE 11536 WILD DEER TRAIL ROSCOE, IL 61073	ANNEXATION PLAT	 2017 South Drive, Beloit, Wisconsin 53511 608.361.4444 www.batterman.com
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REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 7, 2021

Agenda Item: 4c

File Number: CSM-2021-05

General Information

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

Owner: Rogers Properties LLC

Address/Location: 1633 E. Huebbe Parkway (Town of Beloit)

Applicant's Request: One-lot Certified Survey Map (CSM) – Lot Combination

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to consolidate two separate parcels into one parcel in the Town of Beloit Industrial Park. The two properties include the Dewey's Towing impound lot and the vacant parcel to the north extending to Gale Drive. Proposed Lot 1 is 105,699 square feet (2.434 acres) in area. Vacant lots in the Town do not have a street address, hence the single address listed for this request.

Surrounding Land Use and Zoning: The subject properties are subject to Town zoning and are zoned I-1, Light Industrial. The subject properties are surrounded by self-service storage units.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends General Industrial uses for the subject properties. Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: The applicant is working with Alliant Energy on easement requests.

STAFF RECOMMENDATION:

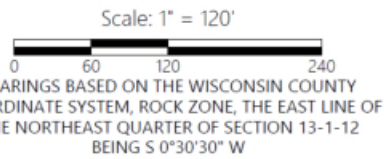
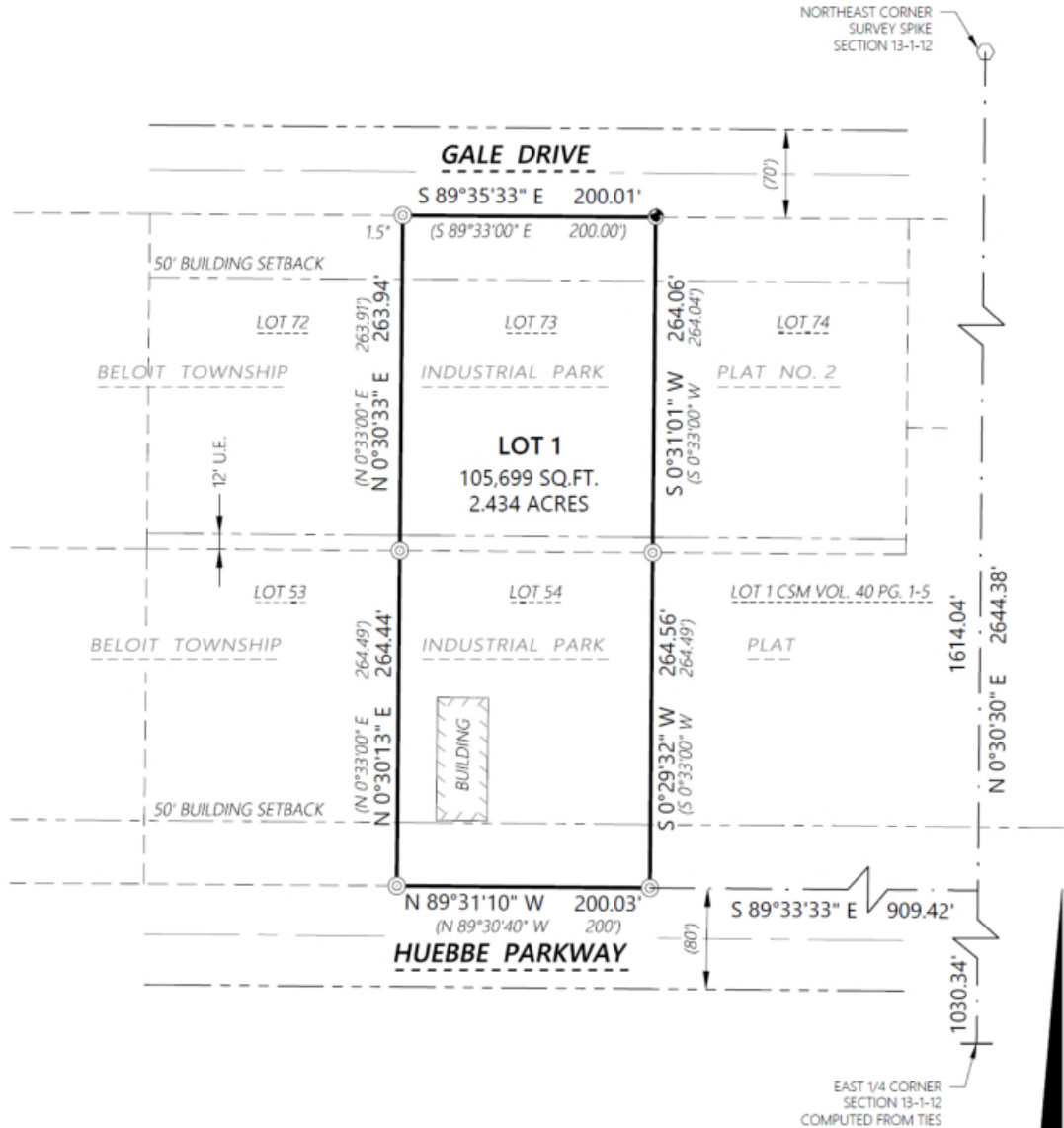
The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the properties located at 1633 E. Huebbe Parkway in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Certified Survey Map, Application, and Resolution.

CERTIFIED SURVEY MAP

OF LOT 54 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK AND
 LOT 73 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK PLAT NO. 2,
 BEING A PART OF OUT-LOT 13-1 OF THE ASSESSOR'S PLAT OF
 BELOIT TOWNSHIP AND ALL BEING PART OF THE NE 1/4 OF THE
 NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13,
 T. 1 N., R. 12 E., OF THE 4TH P.M.,
 BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 33581 BOOK: SEE FILE FIELD CREW: AMK DRAWN BY: AMK SHEET 1 OF 3</p>	<p>FOR THE EXCLUSIVE USE OF: DEWEY'S TOWING AND SERVICE 1633 HUEBBE PARKWAY BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>
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File Name: J:\33500-33599\33581 - Gibbank - Dewey's\SURVEY\RH-B DRAWING FILES

CERTIFIED SURVEY MAP

OF LOT 54 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK AND
LOT 73 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK PLAT NO. 2,
BEING A PART OF OUT-LOT 13-1 OF THE ASSESSOR'S PLAT OF
BELOIT TOWNSHIP AND ALL BEING PART OF THE NE 1/4 OF THE
NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13,
T. 1 N., R. 12 E., OF THE 4TH P.M.,
BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin }
County of Rock } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed
and mapped Lot 54 of the Beloit Township Industrial Park and Lot 73 of the Beloit
Township Industrial Park Plat No. 2, being a part of Out-lot 13-1 of the Assessor's Plat of the Beloit Township, all being
part of Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 13, T.1N.,
R.12E., of the 4th P.M., Beloit Township, Rock County, Wisconsin.

Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land.
That I have made such survey, division and map by the direction of the Owner(s) of said land, and that I have complied
fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this ___ day of _____, 2021 at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this ___ day of
_____, 2021.

By: _____

Approved by the Town Board of the Town of Beloit, this ___ day of
_____, 2021.

By: _____

ORDER NO: 33581 BOOK: SEE FILE FIELD CREW: AMK DRAWN BY: AMK SHEET 2 OF 3	<i>FOR THE EXCLUSIVE USE OF:</i> DEWEY'S TOWING AND SERVICE 1633 HUEBBE PARKWAY BELOIT, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\33500-33599\33581 - Gibank - Dewey\SURVEY\RH\ 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: _____

1. Address of property: 1633 E. Huebbe Parkway / Beloit, WI 53511
2. Tax Parcel Number(s): 6-2-449.A75 / 6-2-449.A54
3. Property is located in (circle one): City of Beloit or Town of: Turtle; ~~Beloit~~ Rock or LaPrairie
In the NE Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Rogers Properties LLC Phone: _____
2004 S. Riverside Drive Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman / Kristin Belongia Phone: (608) 365-4464 Ext. 26
2857 Bartells Drive Beloit WI 53511
(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: 2.434 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: I-1 Light Industrial
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 June 17th, 2021 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.

Jean Rogers-Wald Jean Rogers-Wald 6-16-21
(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: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
1633 E. HUEBBE PARKWAY 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 1633 E. Huebbe Parkway, containing 2.434 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:

*OF LOT 54 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK AND
LOT 73 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK PLAT NO. 2,
BEING A PART OF OUT-LOT 13-1 OF THE ASSESSOR'S PLAT OF
BELOIT TOWNSHIP AND ALL BEING PART OF THE NE 1/4 OF THE
NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13,
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 1633 E. Huebbe Parkway in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 7th day of July, 2021.

Plan Commission

Tim Weeden, Chairperson

ATTEST:

Julie Christensen
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 7, 2021

Agenda Item: 4d

File Number: CSM-2021-06

General Information

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

Owner: Kwik Trip Inc.

Address/Location: 907 and 921 E. Inman Parkway (Town of Beloit)

Applicant's Request: One-lot Certified Survey Map (CSM) – Lot Combination

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to consolidate three separate parcels into one parcel in advance of a redevelopment project involving the construction of a Kwik Trip convenience store on the subject properties. The three properties include the Stop & Go parcel, Paradise Guitars parcel, and a vacant one-acre parcel northwest of the other parcels along Park Avenue. Proposed Lot 1 is 98,054 square feet (2.251 acres) in area.

Surrounding Land Use and Zoning: The subject properties are subject to Town zoning and are zoned B-3, General Business District. The Canadian Pacific railroad tracks lie to the east. The Garden Village neighborhood with Residential (R-1 and R-2) zoning lies to the north and west of the subject properties. There is a funeral home zoned B-2 to the south of the subject properties.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Neighborhood Commercial uses for the subject properties. Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: The applicant is working with Alliant Energy on easement requests.

STAFF RECOMMENDATION:

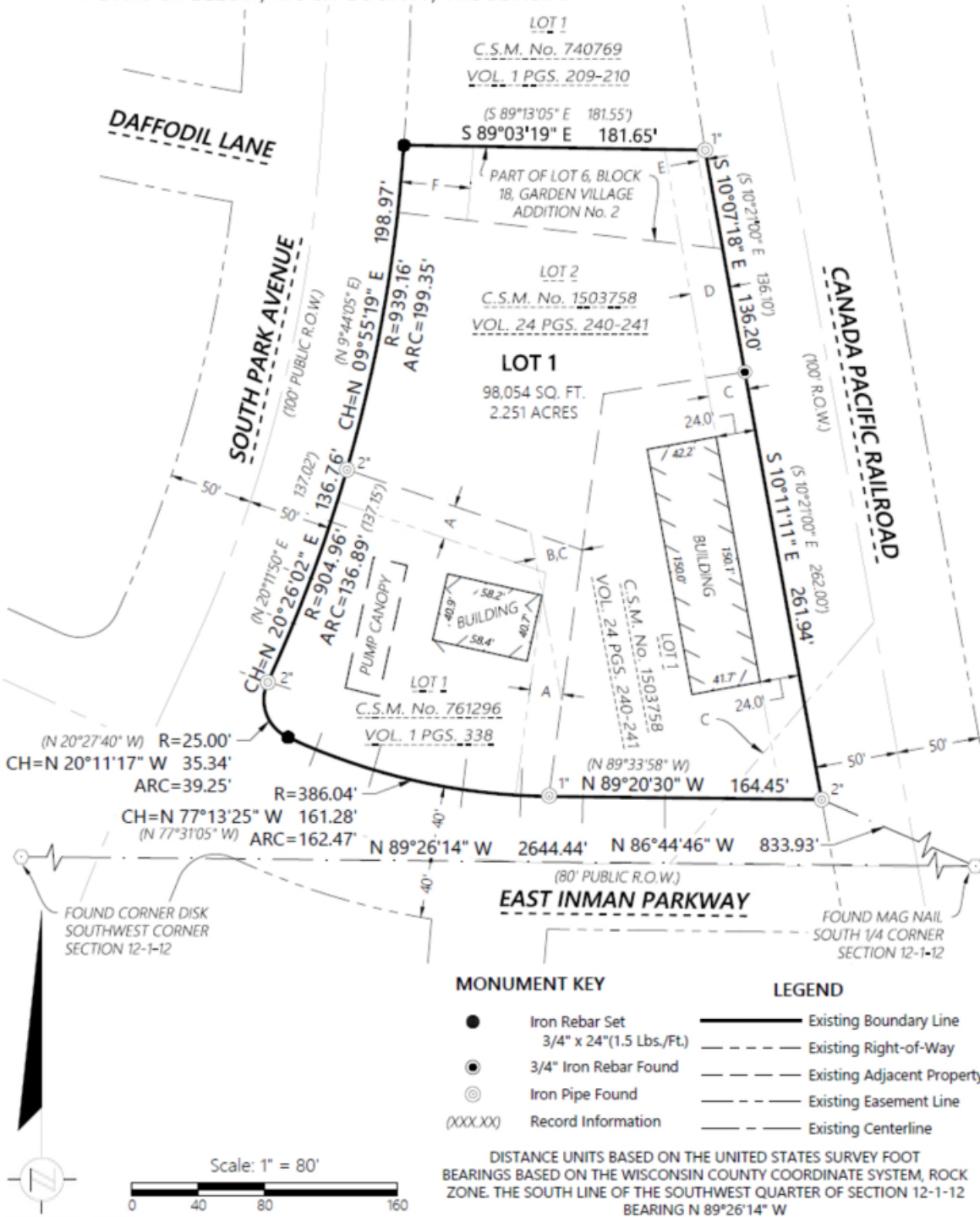
The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the properties located at 907 and 921 E. Inman Parkway in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Certified Survey Map, Application, and Resolution.

CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP No. 761296, RECORDED IN VOLUME 1 ON PAGE 338, AND LOTS 1 AND 2 OF CERTIFIED SURVEY MAP No. 1503758, RECORDED IN VOLUME 24 ON PAGES 240 AND 241, ALL BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 33616 FIELD CREW: DJE DRAWN BY: DJE SHEET 1 OF 4</p>	<p>FOR THE EXCLUSIVE USE OF: KWIK TRIP, INC. PO BOX 2107 LACROSSE, WI 54620</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rbatterman.com</p>
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File Name: J:\33600-33699\33616 - Kwik Trip - Beloit 1518 SURVEY\RH-B DRAWING FILES

CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP No. 761296, RECORDED
IN VOLUME 1 ON PAGE 338, AND LOTS 1 AND 2 OF CERTIFIED
SURVEY MAP No. 1503758, RECORDED IN VOLUME 24 ON
PAGES 240 AND 241, ALL BEING PART OF THE SE 1/4 OF THE
SW 1/4 OF SECTION 12, T. 1 N., R. 12 E., OF THE 4TH P.M.,
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

State of Wisconsin }
County of Rock } ss.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped Lot 1 of Certified Survey Map No. 761296, recorded in Volume 1 on Page 338, and Lots 1 and 2 of Certified Survey Map No. 1503758, recorded in Volume 24 on Pages 240 and 241, all being part of the Southeast 1/4 of the Southwest 1/4 of Section 12, Town 1 North, Range 12 East, of the 4th P.M., Town of Beloit, Rock County, Wisconsin. Containing 2.251 acres more or less.


Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this ___ day of _____, 2021 at Beloit, Wisconsin.

EASEMENT SUMMARY:

- A Easement for ingress and egress as set forth in Warranty Deed recorded January 27, 1970, in Volume 347, page 203, as Document No. 751844; and set forth in Warranty Deed recorded February 13, 1970, in Volume 348, page 495, as Document No. 752382. TO BE RELEASED
- B Easement for driveway purposes as set forth in Warranty Deed recorded November 5, 1970, in Volume 373, page 112, as Document no. 760940; and set forth in Warranty Deed recorded November 5, 1970, in Volume 373, page 115, as Document No. 760941. TO BE RELEASED
- C Easements as shown on Certified Survey Map, recorded July 28, 1998, in Volume 21 of Certified Survey Maps, Pages 304-305 as Document No. 1380772 and on Certified Survey Map, recorded July 19, 2001, in Volume 24 of Certified Survey Maps, Pages 240-241 as Document No. 1503758.
- D Easement granted to Beloit W.G. & E. Co., dated June 30, 1925 and recorded December 21, 1925, in Volume 250 of Deeds, Page 188 as Document No. 326042.
- E 5' Utility easement per plat of Garden Village Addition No. 2 and Doc. No.602464 and Doc. No. 614086.
- F 42' Building setback per plat of Garden Village Addition No. 2 and Doc. No.602464 and Doc. No. 614086.

ORDER NO: 33616 FIELD CREW: DJE DRAWN BY: DJE SHEET 2 OF 4	FOR THE EXCLUSIVE USE OF: KWIK TRIP, INC. PO BOX 2107 LACROSSE, WI 54620	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\33600-33699\33616 - Kwik Trip - Beloit 1518\SURVEY\RH8 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: _____

1. Address of property: 907 and 921 E. Inman Pkwy

2. Tax Parcel Number(s) 6-2-1459.01 A, 6-2-1459.01 B, 6-2-149.02

3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 12, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: Kwik Trip Inc. Phone: _____
P.O. Box 2107 Lacrosse WI 54620
(Address) (City) (State) (Zip)

5. Surveyor's name: R.H. Batterman & Co., Inc. (Kristin Belongia) Phone: 608-365-4464
2957 S. Bartells Dr. Beloit WI 53511
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is One (consolidation) lot(s).

7. Total area of land included in this map: 2.251 Acres

8. Total area of land remaining in parent parcel: N/A

9. Is there a proposed dedication of any land to the City of Beloit? No

10. The present zoning classification of this property is: B-3 (General Business District)

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 June 17th, 2021 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.

Leah N Berlin / Leah Berlin / 6/16/21
Digitally signed by Leah N Berlin
DN: cn=Leah N Berlin, o=Kwik Trip Inc., ou=Store
Eng, 792, email=leah@kwiktrip.com, c=US
Date: 2021.06.16 12:59:35 -0500
(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: _____

Scheduled meeting date: _____

Application accepted by: _____ Date: _____

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
907 AND 921 E. INMAN PKWY 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 907 and 921 E. Inman Pkwy, containing 2.251 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:

*OF LOT 1 OF CERTIFIED SURVEY MAP No. 761296, RECORDED
IN VOLUME 1 ON PAGE 338, AND LOTS 1 AND 2 OF CERTIFIED
SURVEY MAP No. 1503758, RECORDED IN VOLUME 24 ON
PAGES 240 AND 241, ALL BEING PART OF THE SE 1/4 OF THE
SW 1/4 OF SECTION 12, T. 1 N., R. 12 E., OF THE 4TH P.M.,
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 one-lot Certified Survey Map for the properties located at 907 and 921 E. Inman Pkwy in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 7th day of July, 2021.

Plan Commission

Tim Weeden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 7, 2021

Agenda Item: 4.e.

File Number: RPB-2021-05

General Information

Applicant: City of Beloit Engineering Division

Owner: School District of Beloit

Address/Location: Northeast Corner of Sixth Street and North Street (addressed as 1304 Fourth Street)

Applicant's Request: Acquisition of Property for Public Right-of-Way

Staff Analysis

Overview: The Engineering Division has proposed the acquisition of approximately 1,128 square feet of property owned by the School District of Beloit for right-of-way purposes at the Northeast corner of Sixth Street and North Street. The School District has agreed to donate the land to the City to allow the construction of a right turn lane on North Street at Sixth Street.

Fourth Street Vacation: This request is related to the vacation of the 1200 block of Fourth Street adjacent to Beloit Memorial High School. A Traffic Impact Analysis for the proposed street closure recommended several improvements to maintain traffic flow and safety, including a right turn lane at North Street and Sixth Street. In 2019, the City Council approved the acquisition of land at the corner of Middle Street and Sixth Street for a similar purpose.

Legal Description: An exhibit showing the area to be acquired is attached to this report. The land is part of Lot 22 & 23, Blocks 3 & 4 of Dow's Addition, which is attached to a large district-owned parcel known as 1304 Fourth Street.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the acquisition of approximately 1,128 square feet of property owned by the School District of Beloit for right-of-way purposes at the Northeast corner of Sixth Street and North Street, which is part of the property located at 1304 Fourth Street.

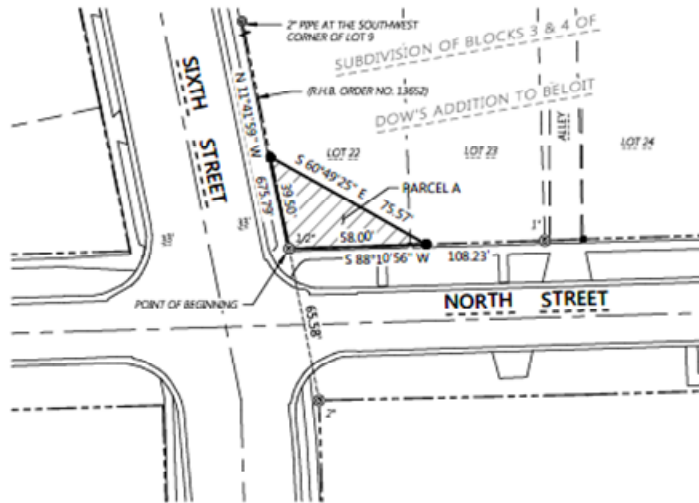
ATTACHMENTS: Location Map, Plat of Survey, and Turn Lane Exhibit

Location Map



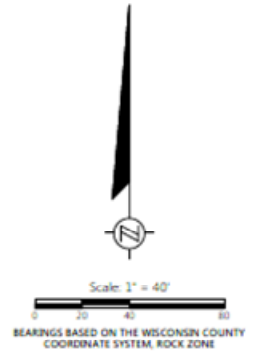
PLAT OF SURVEY

OF PART OF LOTS 22 AND 23 OF SUB-DIVISION OF BLOCKS 3 & 4 OF
OF DOW'S ADDITION TO BELOIT, BEING PART OF THE SW 1/4 OF
THE SE 1/4 OF SECTION 26, T. 1 N., R. 12 E., OF THE 4TH P.M.,
CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



LEGEND

- Iron Rebar Set
3/4" x 24 1/2 S Lbs./ft.
- 3/4" Iron Rebar Found
- ⊙ Iron Pipe Found
- PK Nail Found
- (00000) Record Information
- Existing Right-of-Way
- Proposed Parcel
- Existing Adjacent Property
- Existing Centerline



THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND AS ALLOWED UNDER CITY OF BELOIT SUBDIVISION ORDINANCE 22.02 4005. SPECIFICALLY, THE INTENT IS FOR PARCEL A TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.

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

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

DIRECTOR OF PLANNING AND BUILDING SERVICES

LEGAL DESCRIPTION - PARCEL A

Part of Lots 22 and 23 of the Sub-division of Blocks 3 & 4 of Dow's Addition to Beloit, being part of the Southwest 1/4 of the Southeast 1/4 of Section 26, T. 1 N., R. 12 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at an 1/2" iron pipe stake at the Southwest corner of Lot 22 of the Sub-division of Blocks 3 & 4 of Dow's Addition to Beloit; thence along the Westerly line of aforesaid Lot 22, being also the Easterly right-of-way line of Sixth Street, North 11°41'59" West a distance of 39.50 feet; thence South 60°49'25" East a distance of 75.57 feet to the Southerly line of Lot 23 of the Sub-division of Blocks 3 & 4 of Dow's Addition to Beloit, being also the Northerly right-of-way of North Street; thence South 88°10'56" West a distance of 58.00 feet to the point of beginning. Containing 1,128 square feet of land, more or less.

Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
State of Wisconsin }
County of Rock } ss

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.

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-4.7 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 8th day of May, 2019 at Beloit, Wisconsin.
Last day of field work May 21st, 2019.

