



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, January 19, 2022**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the December 21, 2021 and January 5, 2022 Plan Commission meetings  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of Ordinance No. 3741 amending the Zoning District Map of the City of Beloit from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the properties located at 10 and 30 Park Avenue and from PLI, Public Lands and Institutions District, to M-1, Limited Manufacturing District, for the western half of the proposed-to-be-vacated Prospect Street  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of the vacation of the portion of Prospect Street right-of-way located between Colby Street and the Wisconsin-Illinois border  
[Attachment](#)
  - 4.b. Consideration of a one-lot Certified Survey Map for the properties located at 10, 20, and 30 Park Avenue  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
  - Comprehensive Plan Amendment - Beloit Meals on Wheels*
  - Planned Unit Development - Beloit Meals on Wheels*
  - Zoning Map Amendment - Beloit Meals on Wheels*
  - Conditional Use Permit for 84-foot silo and location/architectural design of a public building - 555 Willowbrook*
  - Annexation - 1022 Froebel Drive*
  - Medical Facilities Ordinance Amendment*
6. FUTURE AGENDA ITEMS

*Conditional Use Permit for community service use in C-1, Office District, at 246 W. Grand Ave*  
*Two-lot CSM for City land at 1801 Gateway Blvd*  
*Permanent Zoning for 2021 Annexations – Forest and Froebel*  
*Zoning Map Amendment for the 5,000 square foot portion of 1459 Sixth Street (from PLI to C-2) for LaMexicana*

7. 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**  
**Tuesday, December 21, 2021**

**1. CALL TO ORDER AND ROLL CALL**

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

**2. MINUTES**

**2.a. Consideration of the minutes of December 8, 2021 Plan Commission meeting**

Motion was made by Commissioner Ramsden, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (5-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Map for (part of) 249 Maple Ave, 1534 and 1540 Shore Drive, and 214 and 226 Beach Avenue**

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

Commissioner Weeden asked what it meant under item 5 about the EVM panel of up to 75 square feet as a secondary component to a non-EVM sign panel. Ms. Christensen said that if you look at the bank signs, and they have part of the sign that has the bank name which is considered the primary component and the secondary component is the electronic message itself.

Commissioner Weeden asked how this is different than the Boys and Girls Club sign on the corner of Maple Street and Sixth Street. Ms. Christensen stated that she had not seen the Boys and Girls Club sign. Commissioner Weeden asked what it meant that a freestanding EVM sign is prohibited. Ms. Christensen said a freestanding EVM sign would be similar to the video signs you see. The Sign Ordinance does not allow those types of signs.

Commissioner Weeden said a future addition to the building up to 2,521 square feet can be put up. Ms. Christensen said they would need site plan approval going through staff, but not a public approval. Commissioner Weeden asked if it would be customary to need a PUD amendment to authorize a future building. Ms. Christensen stated she does not recall having to do that before, but every PUD is different and if

Plan Commission is not comfortable with doing so they can modify or remove the condition.

Commissioner Weeden asked if the final site plan comes back to Plan Commission for approval. Ms. Christensen said no. Commissioner Weeden asked if this is the last time Plan Commission will see this. Ms. Christensen said that is correct and that the final site plan review is when the staff gets into the Engineering, drainage, and grading.

Councilor Preuschl asked if when the Plan Commission approved the Wright Wagner buildings, did Plan Commission approve all the buildings at once. Ms. Christensen stated yes, they approved all of them at once.

Commissioner Anderson asked what it means when the Engineers request a driveway evaluation. Ms. Christensen stated that they would have a traffic analysis completed to be sure it is safe. The City typically does not allow driveways to be a certain distance from the intersection. Commissioner Anderson asked if there is a reason they would not be required to have it a certain distance from Maple Avenue. Ms. Christensen said that the Engineers will review the driveway during site plan approval. This is similar to what was done for the Boys and Girls Club site.

Ms. Christensen stated that at this time she believes the City Engineer does not know how far back the driveway will be required to be from the intersection. They will work through the details of how far back it needs to be through site plan approval. Commissioner Anderson stated that it is a good use for the property, but what does it mean for the surrounding areas of development for the remaining lots along Maple Avenue for driveways. Ms. Christensen said that there can be some drives allowed and some access to the site, and it would potentially be a right in right out.

Commissioner Anderson said that he is afraid of putting up that site that takes up the two of the four corners of the plot, and that it hamstring the development of the remaining lots. Ms. Christensen said that City Council has already agreed to sell this land. Councilor Preuschl stated that on the Maple side, as it was mentioned in the staff report, that there is not much access, so there is not much going to be happening there because of the traffic.

Commissioner Finnegan said that the City will have to buy the property off Beach Avenue to be able to access it. Councilor Preuschl said the lots have been sitting there for at least twenty years. Ms. Christensen stated that it has been vacant since 2004. The City purchased the properties in 2002-2004 for development, but commercial businesses do not want to establish at this location.

Chairperson Weeden opened the public hearing.

Joe Stadelman, 2431 East Ridge Road, Angus Young Associates Architects, representing Beloit Meals on Wheels, indicated that he was happy to any questions that the Commission may have. Mr. Stadelman said that they had concerns about the driveway, but they had done what they think is a good compromise in safety and traffic flow of the site and will talk about that with the City Engineer in the future.

Commissioner Weeden asked if they are anticipating that the traffic would come in off of Shore Drive and exit on Beach Avenue, or will it be both ways. Mr. Stadelman stated they expect the ten delivery drivers to drive in on Shore Drive and exit on Beach Avenue, and that they would be driving that route on a daily basis.

Commissioner Anderson asked if the future addition of the building would need more parking, or are there enough parking spaces. Mr. Stadelman said the two ways they can extend the parking along Shore Drive, and they could extend sixteen more spaces.

Commissioner Weeden said any other accessory building would be accessory to the delivery service. Mr. Stadelman said he does not see a benefit to a building that is detached, but depending on how they buy their supplies (in bulk), they have a need for a larger store room. Commissioner Weeden asked if the accessory building would be for the exclusive use for Beloit Meals on Wheels, and Joe Stadelman indicated that it would be.

Commissioner Anderson asked if there would be on street parking on Beach Avenue. Mr. Stadelman said he is not sure if he could answer that, but Beach Avenue would be a standard residential street. Ms. Christensen said that there would most likely be parking. Commissioner Anderson said that if there would be a 20,000 square foot space for events, would there be enough parking. Mr. Stadelman said that they would anticipate this area containing play gardens, bouncy houses, and things of that nature..

Commissioner Weeden asked if Mr. Stadelman could describe the storm water and rain water management practices, and if they are doing anything special due to the proximity of the river nearby. Ms. Christensen stated that Commissioner Toral wanted his comment read to Plan Commission. Commissioner Toral would like to encourage using good insulation to save on energy in the long run, and trying to redirect rainwater into the ground as much as possible such as a rain garden for example to keep away from the City sewers, and cleaner water reaching the river as it gets filtered through vegetation.

Mr. Stadelman stated that they are required to meet stormwater standards. Essentially the site is a greenfield site, so the stormwater regulations require a total of forty percent TSS (total suspended solids) removal for slowing the water down. Mr. Stadelman stated that there is an ability on Shore Drive and the greenspace near

the sidewalk on Maple Avenue for the cleaning of the water. This will be presented as part of the stormwater plans to be submitted to staff during site plan review.

Chairperson Weeden closed the public hearing.

Commissioner Ramsden moved to approve the PUD for the Master Future Land Use Plan for (part of) 249 Maple Avenue, 1534 and 1540 Shore Drive, and 214 and 226 Beach Avenue, seconded by Commission Finnegan. Motion carried, roll call vote (5-0).

3.b. **Consideration of Ordinance No. 3737 approving an amendment to the Zoning District Map for (part of) 249 Maple Avenue, 1534 and 1540 Shore Drive, and 214 and 226 Beach Avenue**

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

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

Commissioner Ramsden moved to recommend approval of Ordinance No. 3737 which would approve an amendment to the Zoning District Map for (part of) 249 Maple Avenue, 1534 and 1540 Shore Drive, and 214 and 226 Beach Avenue, seconded by Commission Finnegan. Motion carried, roll call vote (5-0).

3.c. **Consideration of a Conditional Use Permit to allow a structure (silo) in excess of 75 feet in an M-2, General Manufacturing District, for the property located at 555 Willowbrook Road and the location and architectural design of a public building**

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

Ms. Christensen said that Commissioner Toral mentioned that he would vote in favor, but he would like to see some landscape, trees, and planting of native grass.

Chairperson Weeden opened the public hearing.

Chris Lockett, 3428 Rivervalley Rd, Waukesha, Wisconsin, representing Donohue Associates, stated that the building would house the new equipment that is used to dry the bio solids, so there is not a liquid waste anymore. It would be a dry powdery type waste. Mr. Lockett said the silo is required to give some level of storage, and the dry material would be stored in the silo giving five days' worth of process storage, which gives operators flexibility with hauling of the trucks.

Mr. Lockett said to address the landscape comments, there are several trees already there providing a buffer and putting up taller native grasses would not add significant value to shielding the view of the building and silo. The dryer will have an odor

control facility associated with it. Commissioner Weeden asked if the dryer was in the brick building. Mr. Lockett said yes. Commissioner Weeden asked if there needs to be some sort of ventilation system. Mr. Lockett said that there will be a pipe that comes out of the wall, and goes under the ground.

Commissioner Weeden asked if the silo would be just for the storage of the dry solids. Mr. Lockett said that it would be. Commissioner Finnegan asked if there would any more liquid tanks going out in the farm fields. Mr. Lockett said there is a charge to bringing that waste to the different locations, and the dryer will create class A bio solid, and is a safe waste.

Commissioner Finnegan asked where it goes. Mr. Lockett said that it can go to a lot of different locations, and there is a lot of flexibility and could be used directly on fields. Mr. Lockett stated that they are trying to work out some agreement with landscape companies or farmers to take the product, and a lot of times municipalities are able to get rid of it for no cost or they could sell the product.

Commissioner Anderson said the most visible neighbor is Ho Chunk, and there is not a way to block out something thirty feet up. Mr. Lockett said yes there would be no way to block out that silo. Councilor Preuschl asked if 84 feet is a standard height for a silo. Mr. Lockett said it is a typical dimension for silos, and they try to get them as wide as possible because they are shipped over the highways, so there is a maximum standard. Mr. Lockett said that there are bigger silos, but there has to be enough room to fit a truck under.

Commissioner Weeden asked about the landscape requirements for new buildings. Ms. Christensen stated that there really is not landscape standard because of how far the building is away from the street, and it is surrounded by trees already. Mr. Lockett said that there are tanks that are open, and anything they could do to minimize the leaves would be beneficial for them.

Chairperson Weeden closed the public hearing.

Commissioner Anderson moved to approve the CUP to allow a silo of greater than 75 feet in an M-2, General Manufacturing District, for the property at 555 Willowbrook Road, seconded by Commission Jacobsen. Motion carried, roll call vote (5-0).

#### 4. **REPORTS**

- 4.a. **Consideration of a two-lot Certified Survey Map for the properties located at (part of) 249 Maple Avenue; 1534 and 1540 Shore Drive; and 214 and 226 Beach Avenue**  
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Finnegan moved to approve the two-lot Certified Survey Map, seconded by Commissioner Ramsden. Motion carried, roll call vote (5-0).

4.b. **Consideration of a request to annex 1022 W Froebel Drive from the Town of Beloit into the City of Beloit**

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

Commissioner Ramsden asked if the property owner needs to pay any fees to get the sanitary sewer connection hooked up. Ms. Christensen said the property owner has already paid for the special assessment, and when she is ready to connect she would have to hire a plumber to make the connection to the lateral. Councilor Preuschl asked if this is a voluntary annexation. Ms. Christensen said the property owner already paid for it, and does not want to wait for the connection to fail.

Commissioner Anderson asked if her septic is good for another fifteen years but she wants to connect to City sewer, is she able to. Ms. Christensen said that if she is in 400 feet of the City sewer, she is able to connect, so she does not have to have a failing system to be connected in the Town of Beloit. Ms. Christensen stated that the City had to extend the sewer line to her neighbor due to a failing system, so the line is in front of her house and she wants to get annexed in to the City.

Ms. Christensen stated that in the Town of Turtle you need to have a failing system to be able to be annexed in, but in the Town of Beloit, you do not have to have a failing system to be annexed in.

Commissioner Finnegan moved to approve the annex of 1022 W Froebel Drive in the Town of Beloit, seconded by Commissioner Jacobsen. Motion carried, roll call vote (5-0).

4.c. **Consideration of Ordinance no. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts**

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

Commissioner Jacobsen made a motion to approve Ordinance number 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts. Motion was seconded by Commissioner Finnegan. Motion carried, voice vote (5-0).



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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for January 5th, 2021.

6. **ADJOURNMENT**

Commissioner Ramsden moved to adjourn the meeting, seconded by Commission Anderson at 8:05 PM.

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Timothy Weeden, Chairman

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, January 5, 2022**

**1. CALL TO ORDER AND ROLL CALL**

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

**2. MINUTES**

There were no minutes to be approved.

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Conditional Use Permit to allow a religious institution in an R-1B, Single Family Residential District, for the property located at 901 Harrison Avenue**

Commissioner Weeden asked if the Plan Commission is approving the CUP as the property exists right now, or could the owner come in knock the building down and build something brand new and then the Commission would not have any input. Ms. Christensen stated that Plan Commission is approving a religious institution in an R-1B, Single Family Residential District, and if they wanted to knock the building down and build a new one, they could but she does not think the owner will be doing that.

Commissioner Weeden asked what input would the neighborhood, the City, and Staff have if the owner were to knock the building down. Ms. Christensen said that any new institutional structure requires site plan review which includes staff review and approval. Thee public process is for the land use application which is the CUP. Commissioner Anderson asked if this takes into account any activities that will be on the site that could impact the surrounding neighbors.

Ms. Christensen said that the owner can have any of the allowable accessory uses that go along with religious institutions, such as Sunday school facilities, caretakers housing, group living facilities, and to hold meetings that run during business hours.

Commissioner Weeden opened the public hearing.

Commissioner Ramsden asked if the applicants could describe a brief history of the church, how many people attend, and what types of activities they have.

Sara and Pedro Diaz, 339 S. Academy Street, Janesville, Wisconsin, stated that the church started in 1926 in Mexico with over 65 churches in the nation, and they are currently in Janesville, Wisconsin. Mrs. Diaz said their congregation is around fifteen members, and they want to grow their church and need a bigger building. Commissioner Ramsden asked if they are taking the fifteen members from Janesville, and any new members that are looking to come to that church. Mrs. Diaz said yes they are taking the fifteen members, and any new members who would like to join.

Commissioner Weeden asked what type of programs they would be hosting throughout the week. Mrs. Diaz said that they have prayer every day, Monday through Saturday at 5AM, 9AM, and 7PM. Mrs. Diaz said that on Wednesday and Thursday night at 6PM they have worship, and on Sunday they have 5AM, 10AM, and 6PM worship. Mrs. Diaz said they do want to have activities such as giving away food to the community to bring something good to the neighborhood. Mrs. Diaz stated that nothing structural would be changed maybe some decorations but nothing major to the building.

Commissioner Weeden closed the public hearing.

Commissioner Ramsden moved to approve the CUP, seconded by Commission Finnegan. Motion carried, roll call vote (5-0).

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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for January 19th, 2021.

**5. ADJOURNMENT**

Commissioner Ramsden moved to adjourn the meeting, seconded by Commission Finnegan at 7:20 PM.

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Timothy Weeden, Chairman



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** January 19, 2022

**Agenda Item:** 3.a.

**File Number:** ZMA-2022-01

### **General Information**

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**Applicant:** R.H. Batterman, on behalf of P&E Enterprises, LLC

**Owner:** P&E Enterprises, LLC and City of Beloit

**Address/Location:** 10 and 30 Park Avenue and Western Half of Proposed-to-be-Vacated Prospect Street

**Applicant's Request:** Amend the Zoning District Map from C-3, Community Commercial District and PLI, Public Lands and Institutions District to M-1, Limited Manufacturing District

### **Staff Analysis**

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**Project Summary:** R.H. Batterman, on behalf of P&E Enterprises, LLC, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the properties located at 10 and 30 Park Avenue and from PLI, Public Lands and Institutions District, to M-1 District, for the Western half of the proposed-to-be-vacated Prospect Street.

**Request Details:** The former Cub Foods property at 20 Park Avenue has been purchased by P&E Enterprises (doing business as Welder's Supply Company), who intends to improve and expand the building. The applicant also purchased the properties subject to this request, which are unimproved outlots along Park Avenue. The main parcel at 20 Park Avenue is already zoned M-1; whereas, the outlots are zoned C-3. The park to the west of Prospect Street is zoned PLI. The applicant has submitted a petition to vacate Prospect Street between Colby Street and the Wisconsin/Illinois border, which is a separate action item for Plan Commission and City Council review. If the requested vacation is approved, the applicant intends to consolidate the parcels at 10, 20, and 30 Park Avenue and the vacated right-of-way (including the City portion) into one 10.8-acre parcel via Certified Survey Map (CSM). In order to consolidate via CSM, all properties must have the same zoning classification, which is the impetus for this request. The M-1 District is intended to accommodate industrial, manufacturing, and commercial activities that do not create appreciable nuisances or hazards.

**Surrounding Uses:** The outlots at 10 and 30 Park Avenue are surrounded by the applicant's main parcel at 20 Park Avenue (zoned M-1), the railroad tracks/bike path, and Park Avenue right-of-way. A City park/natural area zoned PLI lies to the west of the subject properties, and the Wisconsin/Illinois border lies to the south.

**City of Beloit Comprehensive Plan:** The Comprehensive Plan's Future Land Use Map recommends General Industrial uses for the main parcel at 20 Park Avenue, but Community Commercial uses for the outlots as they were contemplated for individual redevelopment in 2008. The Plan notes that "other industrial districts may be appropriate" for lands planned for commercial uses, and given the planned consolidation and improvement of these parcels, that is the case in this application. Therefore, this proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

**Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission is required to make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**

The subject properties are proposed to be consolidated into the surrounding industrial property at 20 Park Avenue. No change in use is planned, although the to-be-vacated Prospect Street right-of-way may be used to expand the parking and maneuvering areas behind the building.

2. **The zoning classification of property within the general area of the subject property.**

Expanding this M-1 district is compatible with the adjacent C-3 district on the east side of Park Avenue and along Broad Street north of the railroad tracks and bike path, as well as the adjacent PLI district encompassing the Stateline Restoration Prairie/Park.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**

The subject properties are suitable for commercial uses if individually developed, but are relatively small at 0.54 and 0.7 acres for many redevelopment opportunities. The noise, odor, and glare created by the nearby metal recycling operation in South Beloit are also an impediment to commercial redevelopment.

4. **The trend of development and zoning map amendments in the general area of the subject property.**

The former Cub Foods property at 20 Park Avenue that has been purchased by Welder's Supply was rezoned from C-3 to M-1 in 2015. This former grocery store property was cleaned-up, painted, and repaved by a prior owner and listed for sale. The applicants purchased the property in October 2021.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the properties located at 10 and 30 Park Avenue and from PLI, Public Lands and Institutions District, to M-1 District, for the Western half of proposed-to-be-vacated Prospect Street.

**ATTACHMENTS:** Zoning Map, Application, Public Notice, and Mailing List.



### City of Beloit Zoning Map

- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- MRO, Milwaukee Road Overlay District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential Distr.
- R-4, Moderate-Density Multi-Family District

# 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)

Prospect Street, File No.: ZMA-2022-01

1. Address of subject property: 10 and 30 Park Avenue, Beloit, WI 53511

2. Legal description: Lot: 2&3 Block: \_\_\_\_\_ Subdivision: CSM Vol. 19, Pgs. 173-175 + Vacated Prospect Street  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 130'x177' feet by 160'x185.60' feet = 53,358 square feet.

If more than two acres, give area in acres: +13,418 acres.

3. Tax Parcel Number(s): 13650891 & 13650892 + vacated Prospect Street

4. Owner of record: P&E Enterprises, LLC Phone: \_\_\_\_\_

20 Park Ave. Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Kristin Belongia (R.H. Batterman)

2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)

608-365-4464 / 262-215-5436 / kbelongia@rhbatterman.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-3 to: M-1

All existing uses on this property are: Vacant

7. All the proposed uses for this property are:

Principal use(s): Manufacturing

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_


8. I/we represent that I/we have a vested interest in this property in the following manner:
- (X) 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): Ed Mueller                      Phone: 608-751-3566  
1627 Emerson St.                      Beloit                      WI                      53511  
(Address)                      (City)                      (State)                      (Zip)

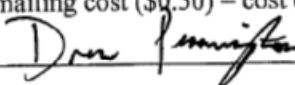
**The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.**

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.

 / Ed Mueller / 12/03/2021  
(Signature of Owner)                      (Print name)                      (Date)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of Applicant, if different)                      (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: <b>\$275.00</b>	Amount Paid: <u>\$275.<sup>00</sup></u>	Meeting Date: <u>Jan. 19, 2022</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u></u>	Date: <u>12/21/21</u>	
Date Notice Published: _____	Date Notice Mailed: _____	



COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

January 6, 2022

To Whom It May Concern:

R.H. Batterman, on behalf of P&E Enterprises LLC, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the properties located at 10 & 30 Park Avenue and from PLI, Public Lands & Institutions District to M-1 District, for the Western ½ of proposed-to-be-vacated Prospect Street.

The former Cub Foods property at 20 Park Avenue has been purchased by P&E Enterprises (doing business as Welder's Supply Company), who intends improve and expand the building. The applicant also purchased the subject properties subject to this request, which are unimproved outlots along Park Avenue. The main parcel at 20 Park Avenue is already zoned M-1, whereas the outlots are zoned C-3. The park to the west of Prospect St. is zoned PLI.

The applicant has submitted a petition to vacate Prospect Street between Colby Street and the Wisconsin/Illinois border. If the requested vacation is approved, the applicant intends to consolidate the parcels at 10, 20, and 30 Park Ave and the vacated right-of-way into one 10.8-acre parcel via Certified Survey Map (CSM). In order to consolidate via CSM, all properties must have the same zoning classification, which is the impetus for this request.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, January 19, 2022, 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, February 21, 2022, 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](mailto: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 may be limited.**

P&E Enterprises, LLC  
1627 Emerson Street  
Beloit, WI 53511

Cyril & Barbara Finnegan Rev. Trust  
2540 Shopiere Rd  
Beloit, WI 53511

His OZ, LLC  
1941 S. Park Ave  
Beloit, WI 53511

Soo Line Railroad Company Real Estate  
120 S. 6<sup>th</sup> Street Suite 190  
Minneapolis, MN 55402

Cole Wg Beloit WI, LLC  
P.O. Box 1159  
Deerfield, IL 60015

JNB Investments, LLC  
3725 Meachem Rd  
Mt. Pleasant, WI 53405

Jagger Bay Properties, LLC  
141 Roosevelt Ave  
Beloit, WI 53511

City Clerk  
City of South Beloit  
519 Blackhawk Blvd. Suite 2  
South Beloit, IL 61080

Mark Edwards  
City of Beloit Parks Director



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** January 19, 2022

**Agenda Item:** 4.a.

**File Number:** VA-2022-01

### **General Information**

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**Applicant/Owner:** City of Beloit

**Address/Location:** Prospect Street between Colby Street and the Wisconsin-Illinois border

**Applicant's Request:** Vacation of a Public Street (Right-of-Way)

### **Staff Analysis**

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**Overview:** The Planning and Building Services Division has received a petition to vacate the portion of Prospect Street located between Colby Street and the Wisconsin-Illinois border. A public hearing after Plan Commission review is required and is tentatively scheduled for the regular meeting of the City Council on March 7, 2022. The proposed Plat of Vacation is attached to this report.

**Background:** This 36-foot wide right-of-way previously provided access to the rear driveways of Cub Foods and the long-closed Wheeler bridge. The applicant is R.H. Batterman, on behalf of P&E Enterprises (doing business as Welder's Supply Company), who purchased the former Cub Foods property and intends to reconfigure and expand the parking/loading spaces into the vacated area. If vacated, the western half of the street would automatically attach to the City's parkland. The applicants have submitted an Offer to Purchase the City's half of the proposed to be vacated right-of-way. The applicants have also submitted a Certified Survey Map (CSM) to consolidate the parcels at 10, 20, and 30 Park Ave and the entire vacated right-of-way into one 10.8-acre parcel.

**Review Agent Comments:** The City Engineer and Alliant Energy have both reviewed this request and requested a blanket utility easement for existing utilities. The City Engineer has no objections to granting the requested vacation. Planning staff notified the Wisconsin Department of Transportation of this request since this street is within ¼ mile of State Highway 51.

### **STAFF RECOMMENDATION:**

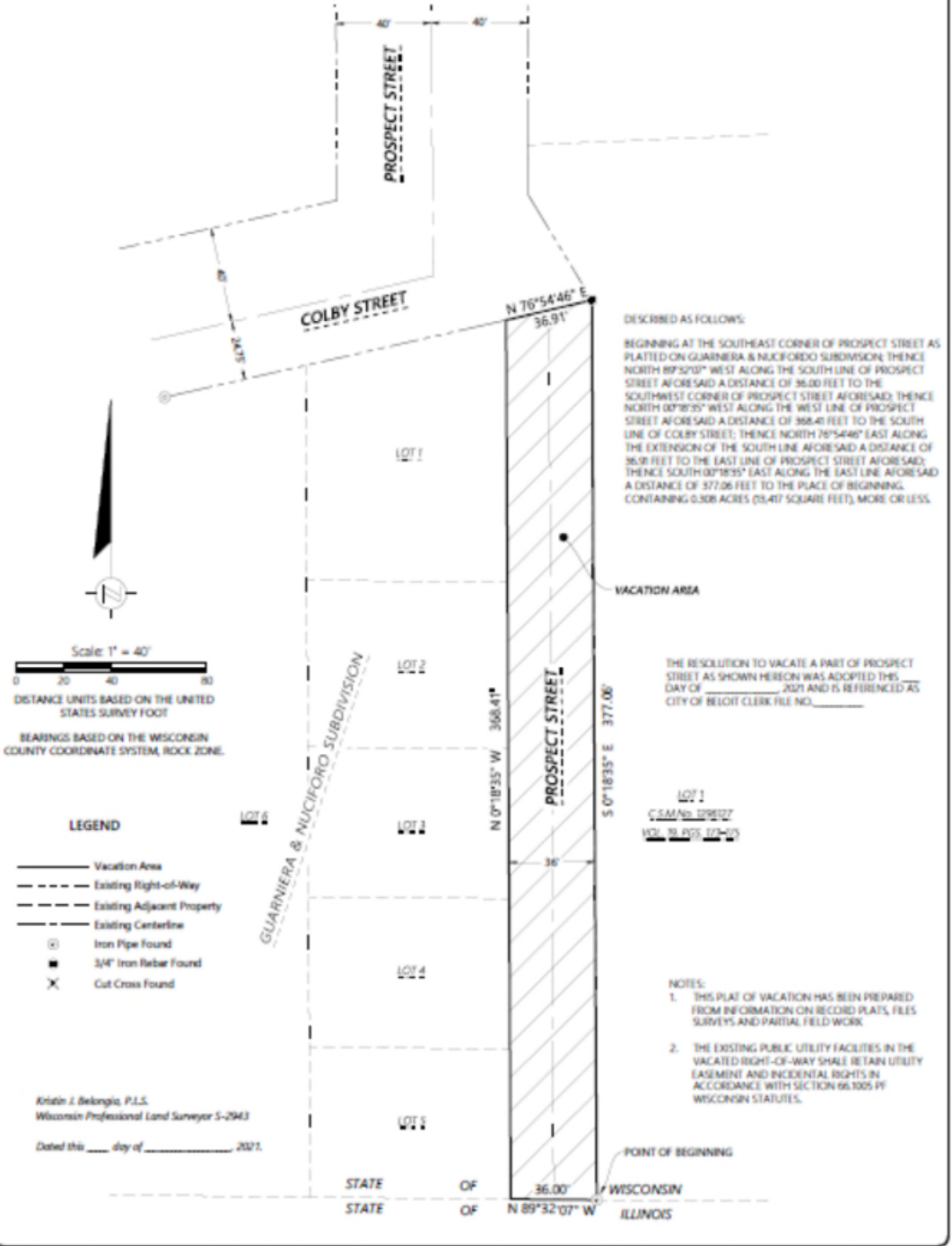
The Planning and Building Services Division recommends **approval** of the vacation of the portion of Prospect Street located between Colby Street and the Wisconsin-Illinois border as described in the attached Plat of Vacation, returning the right-of-way to the adjacent property owners.

**ATTACHMENTS:** Location Map, Plat of Vacation, Petition, and Public Notice.



# PLAT OF VACATION

OF PART OF PROSPECT STREET OF GUARNIERA & NUCIFORO SUBDIVISION,  
BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T. 1 N., R. 12 E.,  
OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



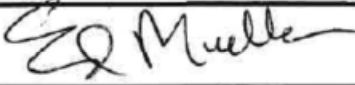
<p>ORDER NO: 34057          FIELD DRAWN BY: DE          DRAWN BY: DE          SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:          CITY OF BELOIT          100 STATE STREET          BELOIT, WI 53511</p>	<p>PLAT OF VACATION</p>	<p><b>Batterman</b>          engineers surveyors planners          2017 South Drive • Beloit, Wisconsin 53511          608.863.4466 • www.batterman.com</p> 
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No. Name: 214320-1000-1001 - 413 - 1001's Survey (UNRECORDED)

**PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY**

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way known as: Prospect Street

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: P&E Enterprises, LLC Address: 20 Park Ave. Beloit, WI 53511		12/03/2021
Name: City of Beloit Address: 100 State Street, Beloit, WI 53511		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: Kristin Belongia

Address of contact person: 2857 S. Bartells Dr. Beloit, WI 53511

Phone number of contact person: 608-365-4464

Signature of contact person: 

<b>To be completed by Planning Staff</b>	
Filing fee: <b>\$150.00</b> Amount paid: _____ Meeting date: _____	
Application accepted by: _____ Date: _____	

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

January 5, 2022

To Whom It May Concern:

The Planning & Building Services Division has received a petition to vacate a part of Prospect Street between Colby Street and the Wisconsin-Illinois border. This 36'-wide right-of-way previously provided access to the rear of Cub Foods and the long-closed Wheeler bridge. The applicant is R.H. Batterman, on behalf of Welder's Supply Company, who purchased the property and intends to reconfigure and expand the parking/loading spaces into the vacated area if approved. If vacated, the western half of the street would automatically attach to the City's parkland, and would need to be sold to Welder's Supply for their expansion. The applicants have also submitted a Certified Survey Map to consolidate the parcels at 10, 20, and 30 Park Avenue and the vacated right-of-way into one 10.8-acre parcel. The petition and proposed Plat of Vacation are attached.

This proposed vacation will be considered during the following meetings:

**City Plan Commission**: Wednesday, January 19, 2022, 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 (Public Hearing)**: Monday, March 7, 2022, 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](mailto: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 may be limited.**



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** January 19, 2022

**Agenda Item:** 4.b.

**File Number:** CSM-2022-01

### **General Information**

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**Applicant:** R.H. Batterman & Co., Inc., on behalf of P&E Enterprises, LLC

**Owner:** P&E Enterprises, LLC and City of Beloit

**Address/Location:** 10, 20, and 30 Park Avenue and Proposed-to-be-Vacated Prospect Street

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

### **Staff Analysis**

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**Background Info:** R.H. Batterman & Co., Inc., on behalf of P&E Enterprises, LLC, has submitted an Application for the Review of a Minor Subdivision and a one-Lot CSM for the properties located at 10, 20, and 30 Park Avenue and Proposed-to-be-Vacated Prospect Street. The proposed CSM consolidates all of the above-referenced properties into one 10.776-acre parcel.

**CSM Details:** The former Cub Foods property at 20 Park Avenue has been purchased by P&E Enterprises (doing business as Welder's Supply Company), who intends improve and expand the building. The applicant also purchased 10 and 30 Park Avenue, which are unimproved outlots along Park Avenue. The main parcel at 20 Park Avenue is already zoned M-1, Limited Manufacturing District; whereas, the outlots are zoned C-3, Community Commercial District. The natural area/park to the west of Prospect Street is zoned PLI, Public Lands and Institutions District. The applicant has submitted a petition to vacate Prospect Street between Colby Street and the Wisconsin/Illinois border, which is a separate action item for Council review. Assuming the requested vacation is approved and the City sells its half of the vacated right-of-way to them, the applicant intends to consolidate the parcels at 10, 20, and 30 Park Ave and the vacated right-of-way into proposed Lot 1 on the attached CSM. In order to consolidate via CSM, all properties must have the same zoning classification. Therefore, the applicant has also submitted an application to rezone 10 and 30 Park Avenue and the to-be-vacated right-of-way to M-1.

### **STAFF RECOMMENDATION:**

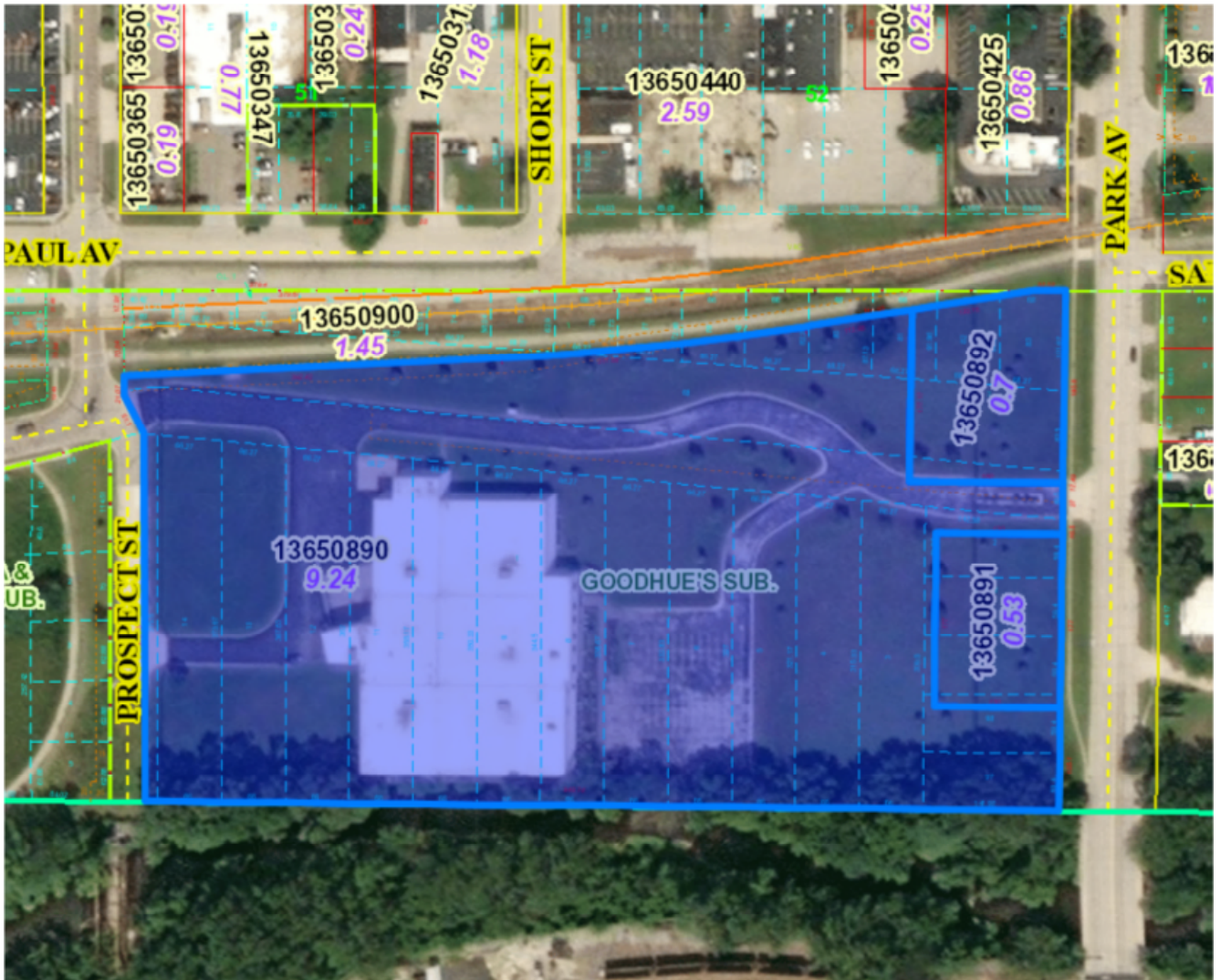
The Planning and Building Services Division recommends **approval** of the attached one-Lot Certified Survey Map (CSM) for the properties located at 10, 20, and 30 Park Avenue and proposed-to-be-vacated Prospect Street, subject to the following conditions:

1. The final CSM shall be recorded at or after closing, as proposed Lot 1 consists of land with two distinct owners of record. This approval is contingent upon City Council approval of the applicant's request to vacate Prospect Street and acceptance of their Offer to Purchase half of the proposed to be vacated right-of-way.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Proposed CSM, Application, and Resolution.



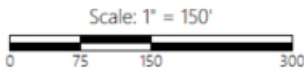
Location Map



# CERTIFIED SURVEY MAP

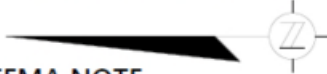
OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP No. 1296127,  
VOL. 19, PGS. 173-175 AND PART OF VACATED PROSPECT  
STREET ALL BEING PART OF THE SW 1/4 OF THE SW 1/4 OF  
SECTION 36, T. 1 N., R. 12 E., OF THE 4TH P.M.,  
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

- ### LEGEND
- Iron Rebar Set  
3/4" x 24" (1.5 Lbs./Ft.)
  - ▲ Railroad Spike Set
  - 3/4" Iron Rebar Found
  - ⊙ Iron Pipe Found (size noted)
  - Mag Nail Found
  - ✕ Cut Cross Found
  - ⊙ Section Corner Monument Found
  - (XXX.XX) Record Information
  - Existing Boundary Line
  - - - Existing Right-of-Way
  - - - Existing Adjacent Property
  - - - Existing Easement Line
  - - - Existing Centerline
  - - - Existing Section Line



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

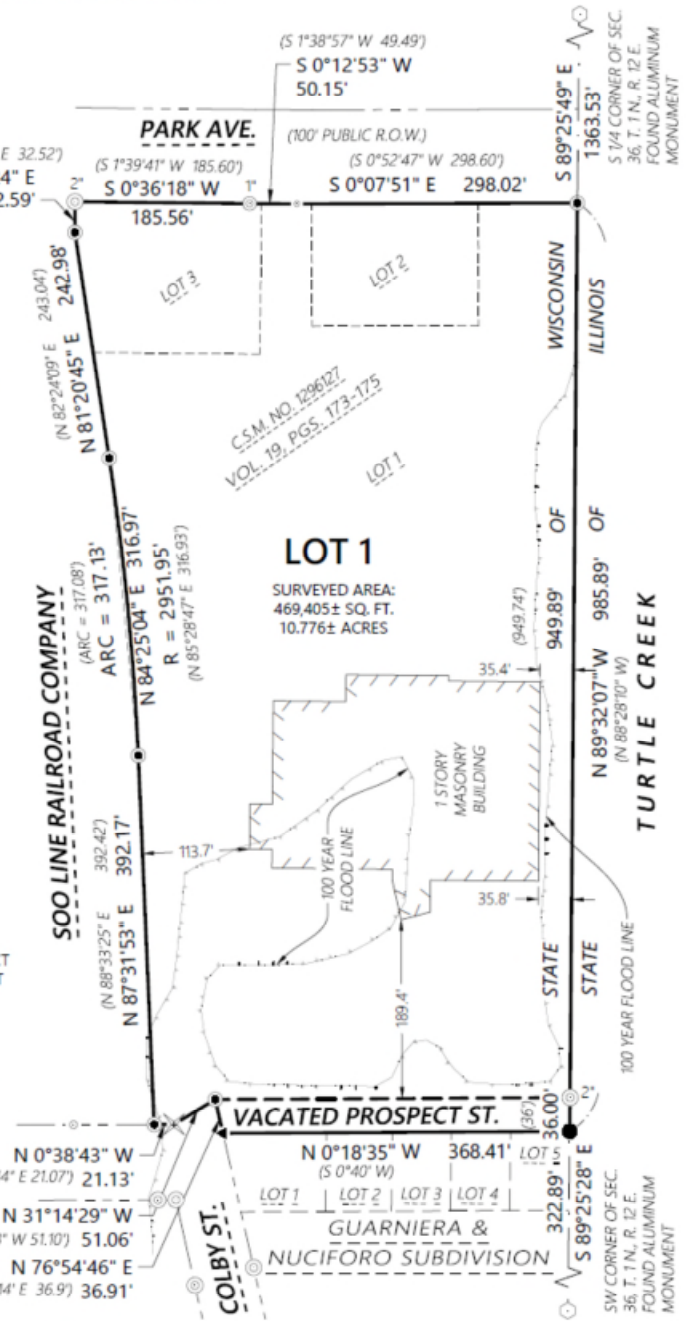
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE.



### FEMA NOTE

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX OF THE STATE CONSTITUTION.

FEMA FLOODWAY BOUNDARY AND 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM DIGITAL MAPPING PROVIDED BY ROCK COUNTY. SEE FEMA FIRM PANEL 55105C0432E DATED SEPTEMBER 16, 2015.



ORDER NO: 34057

FIELD CREW: BMR  
DRAWN BY: DJE  
SHEET 1 OF 3

FOR THE EXCLUSIVE USE OF:  
P&E ENTERPRISES, LLC  
20 PARK AVENUE  
BELOIT, WI 53511

**Batterman**  
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511  
608.365.4164 www.rhbatterman.com



File Name: J:\34000-34999\34057 - AYA - Welders Supply\SURVEY\RBH DRAWING FILES

# CERTIFIED SURVEY MAP

OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP No. 1296127, VOL. 19, PGS. 173-175 AND PART OF VACATED PROSPECT STREET ALL BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

**State of Wisconsin** ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped Lots 1, 2, and 3 of Certified Survey Map Document No. 1296127, recorded in Volume 19, Pages 173-175 of Certified Surveys and part of vacated Prospect Street all being part of the Southwest 1/4 of Section 36, T. 1 N., R. 12 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin described as follows: Commencing at a found aluminum monument at the Southwest corner of Section 36 aforesaid; thence North 89°25'28" East a distance of 322.88 feet to a found 2 inch pipe at the Southwest corner of Lot 1 aforesaid; thence North 89°32'07" West along the South line of Prospect Street aforesaid a distance of 36.00 feet to the West line of Prospect Street aforesaid and set 3/4 inch rebar; thence North 0°18'35" West along the West line aforesaid a distance of 368.41 feet to the South line of Colby Street and set railroad spike; thence North 76°54'46" East along the extension of the South line aforesaid a distance of 36.91 feet to the West line of Lot 1 aforesaid and found 3/4 inch rebar; thence North 31°14'29" West along the West line aforesaid a distance of 51.06 feet to a found cut cross; thence North 0°38'43" West along the West line aforesaid a distance of 21.13 feet to the North line of Lot 1 aforesaid and found 3/4 inch rebar; thence North 87°31'53" East along the North line aforesaid a distance of 392.17 feet to a point of curve and found 3/4 inch rebar; thence Northeasterly along the North line aforesaid and arc of curve to the left a distance of 317.13 feet having a radius of 2951.95 feet and chord bearing North 84°25'04" East 316.97 feet to a found 3/4 inch rebar; thence North 81°20'45" East along the North line aforesaid a distance of 242.98 feet to a found 3/4 inch rebar; thence South 89°48'24" East along the North line aforesaid a distance of 32.59 feet to the East line of Lot 1 aforesaid and found 2 inch pipe; thence South 0°36'18" West along the East line aforesaid a distance of 185.56 feet to a found 1 inch pipe; thence South 0°12'53" West along the East line aforesaid a distance of 50.15 feet to a found nail; thence South 0°07'51" East along the East line aforesaid a distance of 298.02 feet to the South line of Lot 1 aforesaid; thence North 89°32'07" West along the South line aforesaid a distance of 949.89 feet to the point of beginning.

Containing 469,405 square feet (10.776 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.

Last day of field work October 8th, 2021.


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: \_\_\_\_\_

I hereby certify that the property taxes on the parent parcel are current and have been paid as of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

<b>ORDER NO: 34057</b> FIELD CREW: BMR DRAWN BY: DJE SHEET 2 OF 3	<b>FOR THE EXCLUSIVE USE OF:</b> P&E ENTERPRISES, LLC 20 PARK AVENUE BELOIT, WI 53511	<b>Batterman</b> engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\34000-34999\34057 - ATA - Wedler's Supply\SURVEY\RH-B DRAWING FILES

# CERTIFIED SURVEY MAP

OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP No. 1296127, VOL. 19, PGS. 173-175 AND PART OF VACATED PROSPECT STREET ALL BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

## CORPORATE OWNERS CERTIFICATE

P & E Enterprises, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, and mapped as represented on the map.

P & E Enterprises, LLC does further certify that this map is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Beloit.

**IN WITNESS WHEREOF**, P & E Enterprises, LLC has caused these presents to be

signed by Ed Mueller, it's co-president this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



\_\_\_\_\_  
*Ed Mueller, Co-President of P & E Enterprises, LLC*

*State of Wisconsin* ss. Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
*County of Rock* Ed Mueller of the above-named limited liability company, to me known to be the person who executed the foregoing certificate, and to me known to be such Co-President of said limited liability company and acknowledged that they executed the foregoing certificate as such officers as the deed of such limited liability company, by its authority.

\_\_\_\_\_  
*Notary Public, Rock County, Wisconsin*  
My Commission Expires  
\_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_M. AND RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ OF  
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

\_\_\_\_\_ REGISTER OF DEEDS

<b>ORDER NO: 34057</b> FIELD CREW: BMR DRAWN BY: DJE SHEET 3 OF 3	FOR THE EXCLUSIVE USE OF: P&E ENTERPRISES, LLC 20 PARK AVENUE BELOIT, WI 53511	 <b>Batterman</b> engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\34000-34999\34057 - AYA - Walder's Supply\SURVEY\RH-B 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: 10, 20 and 30 Park Avenue, Beloit, WI 53511
2. Tax Parcel Number(s): 13650890, 13650891, 13650892 and vacated Prospect Street
3. Property is located in (circle one): **City of Beloit** or Town of: **Turtle; Beloit; Rock or LaPrairie**  
 In the SW Quarter of Section 36, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: P&E Enterprises, LLC Phone: \_\_\_\_\_  
20 Park Ave. Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: Kristin Belongia (R.H. Batterman) Phone: 608-365-4464  
2857 S. Bartells Dr. Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 (combination) lot(s).
7. Total area of land included in this map: 469,405 sq. ft.
8. Total area of land remaining in parent parcel: 0 sq. ft.
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: M-1
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 October 7th, 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.

Ed Mueller, Ed Mueller, 12/3/2021  
(Signature of applicant) (Name of applicant) (Date)

**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u> Amount paid: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

**RESOLUTION**  
**APPROVING A ONE-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTIES LOCATED AT 10, 20, AND 30 PARK AVENUE**  
**AND PROPOSED-TO-BE-VACATED PROSPECT STREET**

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

**WHEREAS**, the attached one-lot Certified Survey Map for the properties located at 10, 20, and 30 Park Avenue and proposed-to-be-vacated Prospect Street, containing 10.776 acres, is located within the jurisdiction of the City of Beloit; and

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

LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1296127, VOL. 19, PGS. 173-175 AND PART OF VACATED PROSPECT STREET, ALL BEING PART OF THE SW ¼ OF THE SW ¼ OF SECTION 36, T. 1 N., R. 12 E., OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, 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 10, 20, and 30 Park Avenue and proposed-to-be-vacated Prospect Street, subject to the following conditions:

1. The final CSM shall be recorded at or after closing, as proposed Lot 1 consists of land with two distinct owners of record. This approval is contingent upon City Council approval of the applicant’s request to vacate Prospect Street and acceptance of their Offer to Purchase half of the proposed to be vacated right-of-way.
2. 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 19<sup>th</sup> day of January, 2022.

**PLAN COMMISSION**

\_\_\_\_\_  
Tim Weeden, Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen  
Community Development Director