



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 20, 2022**

1. CALL TO ORDER AND ROLL CALL
2. ELECTION OF VICE-CHAIRPERSON
3. MINUTES
 - 3.a. Consideration of the minutes of the regular meeting of the Plan Commission held on April 6, 2022
[Attachment](#)
4. PUBLIC HEARINGS
No public hearings are scheduled.
5. CONSENT AGENDA
All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.
 - 5.a. Consideration of Resolution approving an Extraterritorial two-lot Certified Survey Map for the property located at 2301 W B-R Townline Road in the Town of Beloit
[Attachment](#)
 - 5.b. Consideration of a Resolution approving an Extraterritorial Certified Survey Map for the property located at 10437 S Clinton Corners Road in the Town of Clinton
[Attachment](#)
 - 5.c. Consideration of a Resolution approving an Extraterritorial two-lot Certified Survey Map for the property located at 5530 E L-T Townline Road in the Town of Turtle
[Attachment](#)
6. REPORTS
 - 6.a. Consideration of a Resolution approving a two-lot Certified Survey Map for the property located at 1801 Gateway Boulevard
[Attachment](#)
 - 6.b. Discussion of proposed Ordinance amendment to allow for smaller house and/or lot sizes (to be handed out at meeting)

6.c. Discussion of Plan Commission initiatives (to be handed out at meeting)

7. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Vacation of a portion of Gateway Boulevard

Sidewalk and Traffic Signal Easement - 1026 Church Street

8. FUTURE AGENDA ITEMS

Conditional Use Permit for a drive-through at 2757 Prairie Ave for Scooter's Coffee

Annexation of 1014 Masters Street

Zoning Ordinance Amendment for Tiny Homes

9. 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, April 6, 2022**

1. CALL TO ORDER AND ROLL CALL

Commissioner Weeden introduced Andrew Janke, the new commissioner. Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Finnegan, Jacobsen, Janke, Ramsden, Toral, and Councilor Preuschl were present. Commissioner Anderson was absent.

2. MINUTES

2.a. Consideration of the minutes of March 23, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the minutes. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1800 Gateway Boulevard to allow multiple offices and production facilities on one parcel

Commissioner Weeden said this is a great project for the City, but he is concerned that future buildings could have different materials, roof lines, and facades. Commissioner Weeden asked if there is a mechanism in the PUD to make sure that it does not happen. Ms. Christensen said that the City has an Architectural Review process where the City ensures that the buildings in the same complex are using similar materials and constructed in similar styles.

Commissioner Weeden asked if the City is able to make sure that the buildings look like a single unified design with a single theme such as the building height, building, and material. Ms. Christensen said if he is worried about that he can make it a condition of approval. Counselor Preuschl asked about the two story height limit. Ms. Christensen explained that the City Council is required under the PUD to establish a maximum height.

Commissioner Ramsden said if the Plan Commission wants to add a condition incorporating what Chairperson Weeden had said can that be done when they make a motion to approve. Ms. Christensen responded that they could and then when it is presented to City Council that would be included in the conditions in the resolution.

Chairperson Weeden opened the public hearing.

John Schneider, 1800 Gateway Boulevard, representing North Star, is here to represent North Star and answer any questions. Chairperson Weeden asked if he had any objections or concerns to the amendment. Mr. Schneider said no, and that he encourages it. Mr. Schneider said that their intention is to use similar architectural materials on all their buildings, and having that in the PUD just reinforces that and he does not see it as a problem.

Commissioner Toral asked if he considered installing solar panels on their roofs. Mr. Schneider said that he thinks solar panels would be a good use in the future. Commissioner Toral said there would be tax breaks that he could get and subsidies. Mr. Schneider said that he is trying to work that direction, and they are borrowing money currently. Commissioner Toral said considering how far away from the creek they are, and wondered if they considered having a rain garden where the water that collects from the parking lots and roofs can drive into the ground naturally.

Mr. Schneider said that would be a question for CCI, and there is a retention pond on site.

Chairperson Weeden closed the public hearing.

Commissioner Ramsden made a motion to approve the PUD subject to the development being constructed with uniform building design which would include building materials, designs and rooflines, seconded by Commissioner Finnegan. Motion prevails, voice vote (6-0).

Commissioner Ramsden moved to approve with the amendment, seconded by Commissioner Finnegan. Motion prevails, voice vote (6-0).

3.b. **Consideration of a Zoning Map Amendment from M-1, Limited Manufacturing, to PUD, Planned Unit Development, for the property located at 1800 Gateway Boulevard**

Chairperson Weeden opened and closed the public hearing.

Commissioner Janke moved to approve the Zoning Map Amendment, seconded Jacobsen. Motion prevails, voice vote (6-0).

4. **REPORTS**

4.a. **Consideration of a Perpetual Sidewalk and Traffic Signal Easement over Beloit College land located at 1026 Church St**

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

Commissioner Ramsden asked if Beloit College had any comments. Ms. Christensen said they were fine with it, and staff had already worked out the details with them.

Commissioner Finnegan moved to approve the Perpetual Sidewalk and Traffic Signal Easement over Beloit College land, seconded by Commission Jacobsen. Motion carried, roll call vote (5-0). Commissioner Toral abstained from voting on the item, as he works for Beloit College.

4.b. Consideration of a Resolution approving Plan Commission initiatives

Chairperson Weeden asked if any Commissioners had any thoughts on the Plan Commission initiatives. Chairperson Weeden asked Ms. Christensen if in the Staff discussions if there was any reaction positive or negative to any of the initiatives. Ms. Christensen said that she sent the City Manager and the City Council President a copy of the Minutes. She indicated that the Planning staff was not opposed to Plan Commission approving Conditional Use Permits (CUP), but that there are concerns about the time and extra staff reports that would have to be created if Plan Commission approves Architectural Review Certificates.

Councilor Preuschl said he talked with City Manager about the CUP, and she thought it was fine. Chairperson Weeden said he did some research on City websites across the State of Wisconsin to see how they handle Architectural Review and see how Plan Commissions are involved. Chairperson Weeden said that he thought it was interesting that there were a wide variety of ways on how communities handle the reviews. Chairperson Weeden submitted a list of communities and indicated that the communities he had listed have a public process that allows Plan Commission and members of public to review and comment on Architectural Review.

Chairperson Weeden said there is an opportunity for Plan Commission to be involved with the Architectural Review process of some buildings. Chairperson Weeden said it may only be on Commercial or Industrial buildings, maybe a certain dollar amount, new construction, or 50 percent increase in assessed value of property. Councilor Preuschl asked if the Downtown Beloit Association (DBA) does Architectural Review. Ms. Christensen said that DBA has a design committee that looks at the developments, but City staff does the Architectural Review.

Chairperson Weeden said that in Lacrosse, City staff does the reviews, but all their meetings are public. Chairperson Weeden said that Stevens Point, Oak Creek, West Bend, and Middleton have Plan Commission do all their design reviews. Commissioner Finnegan stated that one concern he had would be if someone were to put an offer to purchase something without having specifications to live up to, and there would have to be a general specification list.

Chairperson Weeden said that they would still have the building specification and landscape requirements. Commissioner Finnegan said that there should be a general specification list put together. Ms. Christensen said that they already have

Architectural Review, but it just is not happening in a public meeting and the ordinance requires it for multifamily and other non-residential uses.

Chairperson Weeden said that Ms. Christensen included it in the attachment, and If Plan Commission agrees to pass and approve tonight as part of the three initiatives they could work through the details. Commissioner Janke said that it would be helpful if Plan Commission had an insight on the staff's Architectural Review process, specifically a checklist, if one is used. Commissioner Janke said Plan Commission should be knowledgeable about this process and the way it works.

Chairperson Weeden said he wanted to see how much interest Plan Commission had in asking for more information about the checklist and how many Architectural Reviews come through. Chairperson Weeden said that item two on the attachment was correct in the item that was identified, and they are looking at something broader than that. Ms. Christensen said that she did not have enough time to delve into it, but there is a variety of other strategies in the Comp Plan. Ms. Christensen said that she thought that Plan Commission wanted to have a subcommittee or Plan Commission to work through implementing a part of the plan.

Ms. Christensen said she could pull certain sections of the Comp Plan to figure out what Plan Commission wants to move forward with. Chairperson Weeden said that the corridor or neighborhood Commercial Districts that are scattered throughout the community that may need some work might be another area to get creative on. Chairperson Weeden said that we could use the talent from Plan Commission to tackle through.

Commissioner Jacobsen said that could they have a subcommittee or the full Commission work on implementing a portion of the City's adopted Comprehensive Plan, and strike the rest of the wording in the attachment related to neighborhood naming. Commissioner Ramsden said that in terms of moving this forward, would they flesh out the Architectural Review first. Chairperson Weeden asked Commissioners if they want to vote or wait for the next meeting, and have a more detailed discussion. Ms. Christensen said should she pull some items from the Comp Plan to discuss at the next meeting. Chairperson Weeden said yes that is what he thinks the Commissioners want.

Ms. Christensen said that she could put together the list of projects that were reviewed for Architectural Review Certificates for the next meeting. Chairperson Weeden said that he made some notes of what kind of projects they would get involved with such as dollar value and zoning, and he would send it to Ms. Christensen.

Commissioner Finnegan asked if they could review things based on what people see, and people pay more attention to areas where they view the City. Councilor Preuschl

asked if they needed to act on this resolution. Ms. Christensen said they could act on it, or take no action.

Chairperson Weeden stated that no action was taken on the item.

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. Ms. Christensen said the next Plan Commission meeting is scheduled for April 20, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Finnegan moved to adjourn the meeting, seconded by Commission Ramsden at 7:56 PM. Motion carried, voice vote (6-0).

Timothy Weeden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 20, 2022

Agenda Item: 5.a.

File Number: CSM-2022-04

General Information

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

Owner: Advanced Disposal Services Solid Waste

Address/Location: 2301 W. B-R Townline Road (Town of Beloit)

Applicant's Request: Two-lot Certified Survey Map (CSM) – Land Swap

Staff Analysis

Proposed Land Division: Advanced Disposal and the Town of Beloit have agreed to a land swap. Proposed Lot 1 is 825,460 Square-feet (18.95 acres) and contains two buildings, and proposed Lot 2 is 2,631,280 square-feet (60.40 acres) and is vacant land.

Surrounding Land Use and Zoning: To the east and south of the subject properties are Messer and Lynn Transportation zoned I-1, Light Industrial in the Town of Beloit. To the west are rural residential and agricultural uses zoned A-1, Exclusive Agriculture and A-2, General Agriculture in the Town of Beloit. To the north are agricultural uses zoned M-2, General Manufacturing, in the Town of Rock.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map states this property is outside the long range Urban Growth Area and recommends Agricultural uses for the subject properties. However, the Comprehensive Plan cannot be considered when reviewing Extraterritorial CSM applications per state law.

Review Agent Comments: No comments were received.

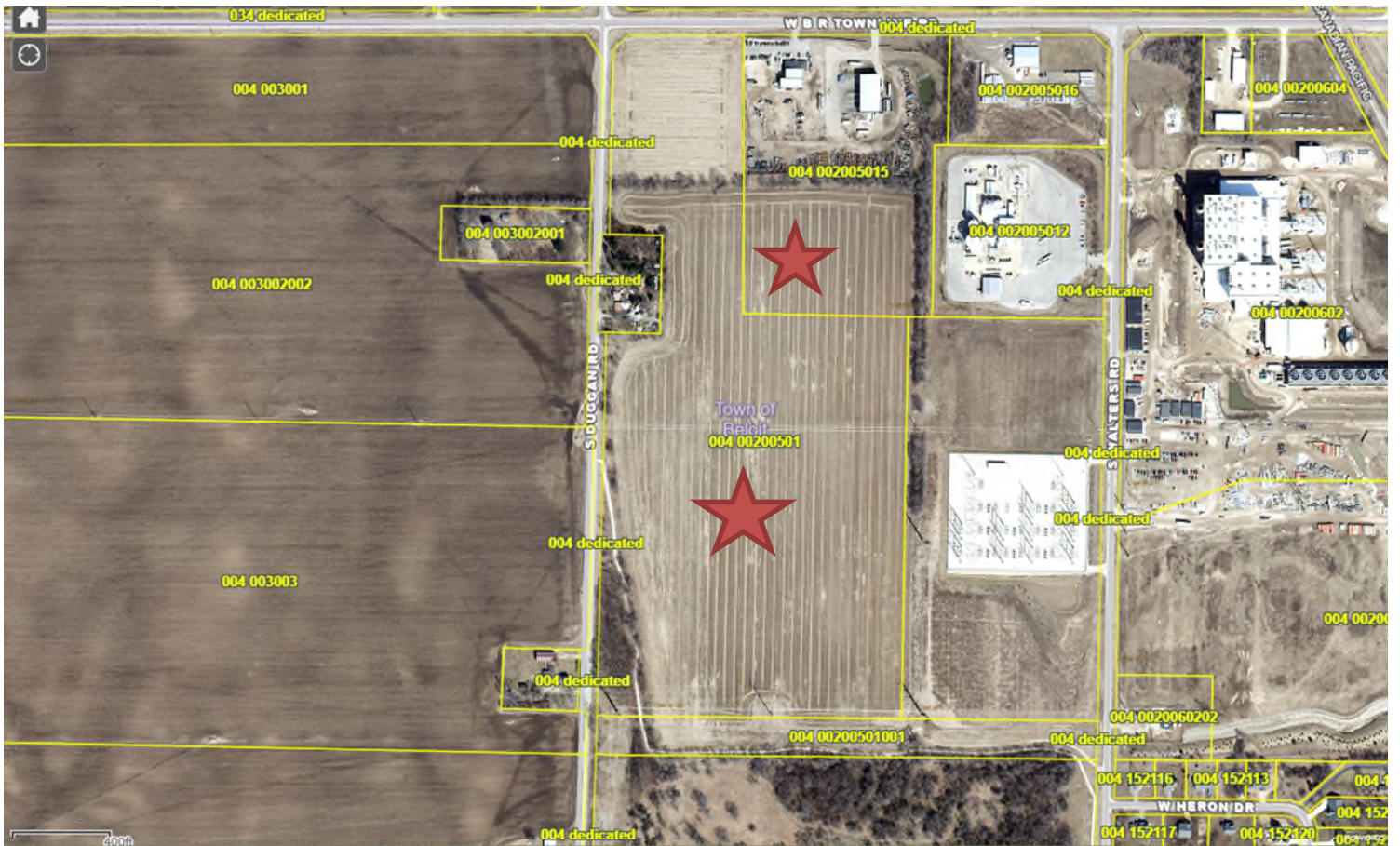
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 2301 W. B-R Townline Road in the Town of Beloit, subject to the following condition:

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

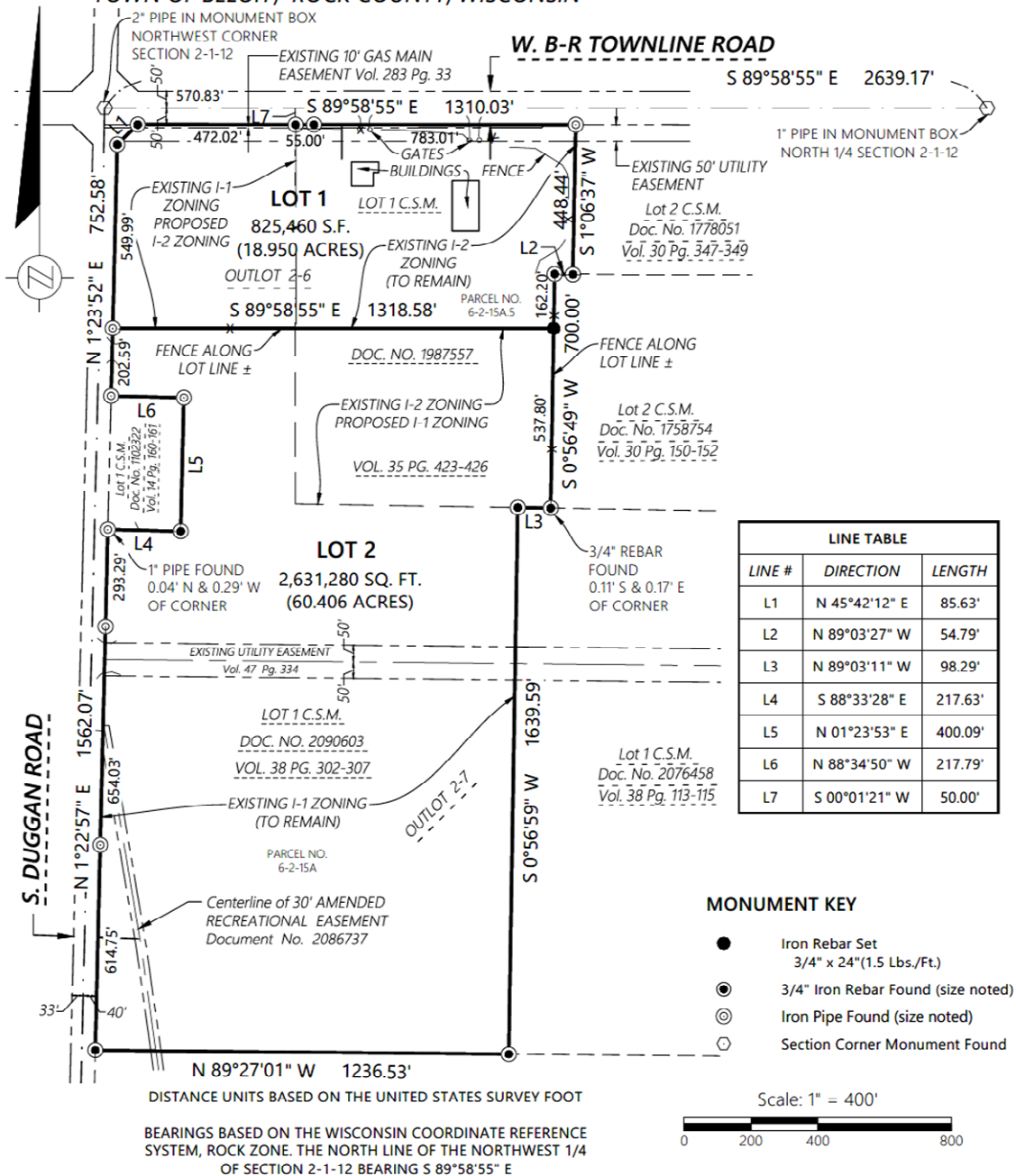
ATTACHMENTS: Location Map, Certified Survey Map, Application, and Resolution.

Location Map



PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2090603 AS RECORDED IN VOLUME 38 ON PAGES 302-307 AND LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1987557 AS RECORDED IN VOLUME 35 ON PAGES 423-426, BEING PART OF OUTLOTS 2-6 & 2-7 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ALL BEING PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE NW 1/4 OF SECTION 2, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



ORDER NO: 34234 DATE: 03/16/2022 FIELD CREW: DGM DRAWN BY: KJB/LMB SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: Advanced Disposal Services 2301 W. B-R Townline Road Beloit, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464	1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250

File Name: J:\34200-34299\34234 - Waste Management\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: CSM-2022-04

1. Address of property: 2301 W. B-R Townline Road / Beloit, WI 53511
2. Tax Parcel Number(s): 6-2-15A.5 & 6-2-15A
3. Property is located in (circle one): City of Beloit or Town of: Turtle, ~~Beloit~~, Rock or LaPrairie
 In the NW Quarter of Section 2, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Advanced Disposal Services Solid Waste Phone: _____
Midwest LLC & Town of Beloit
1215 Klement Street Fort Atkinson WI 53538
(Address) (City) (State) (Zip)
5. Surveyor's name: Jeff Garde / RH Batterman Phone: (608) 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 (transfer) lot(s).
7. Total area of land included in this map: 79.356 acres
8. Total area of land remaining in parent parcel: 0 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: I-2 & I-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 March 17, 2022 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.

Jeff Garde AGENS, JEFF GARDE, 3/16/2022
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$170.00</u>
Scheduled meeting date: <u>4/20/2022</u>	
Application accepted by: <u>Melony Battmann</u>	Date: <u>3/25/22</u>

U# 67770

CITY of BELOIT
Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

2301 W. B-R Townline Road / Beloit, WI 53511

For property located at: _____

Property owner's name: Advanced Disposal Services Solid Waste Midwest LLC & Town of Beloit

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

Site Assessment Checklist

(continued)

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

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

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

NOTES:

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

RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED
AT 2301 W. B-R TOWNLIN ROAD IN THE TOWN OF BELOIT

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 2301 W. B-R Towline Road, containing 79.36 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOT ONE OF CERTIFIED SURVEY MAP DOCUMENT NO. 2090603 AS RECORDED IN VOLUME 38 ON PAGES 302-307 AND LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1987557 AS RECORDED IN VOLUME 35 ON PAGES 423-426, BEING PART OF OUTLOTS 2-6 & 2-7 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP, ALL BEING PART OF THE NE ¼, NW, ¼ & SW ¼ OF THE NW ¼ OF SECTION 2, 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 two-lot Certified Survey Map for the property located at 2301 W. B-R Townline Road in the Town of Beloit, subject to the following condition:

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

Adopted this 20th day of April, 2022.

Plan Commission

Tim Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 20, 2022

Agenda Item: 5.b.

File Number: CSM-2022-05

General Information

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

Owner: Wallace J. Jacobusse and Janet M. Jacobusse

Address/Location: 10437 S. Clinton Corners Road (Town of Clinton)

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

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to add non-tillable land to the existing parcel with buildings, and the property owner plans on requesting a variance from the Town of Clinton for a shed that is located on the south property line. Proposed Lot one will be proposed to be 286,769 square-feet (6.583 acres). The remainder of the parent parcel is agricultural land that is not mapped on the CSM.

Surrounding Land Use and Zoning: The adjacent properties are subject to Town of Clinton zoning to the north, east, and south and are zoned A-1, Agriculture District 1 with agricultural uses. To the west are agricultural and utility uses zoned AE, Exclusive Agricultural and SP, Special Purpose District within the Town of Turtle.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map states this property is outside the long range Urban Growth Area and recommends Agricultural uses for the subject properties. The City's Comprehensive Plan cannot be considered when reviewing Extraterritorial CSM applications per state law.

Review Agent Comments: No comments were received.

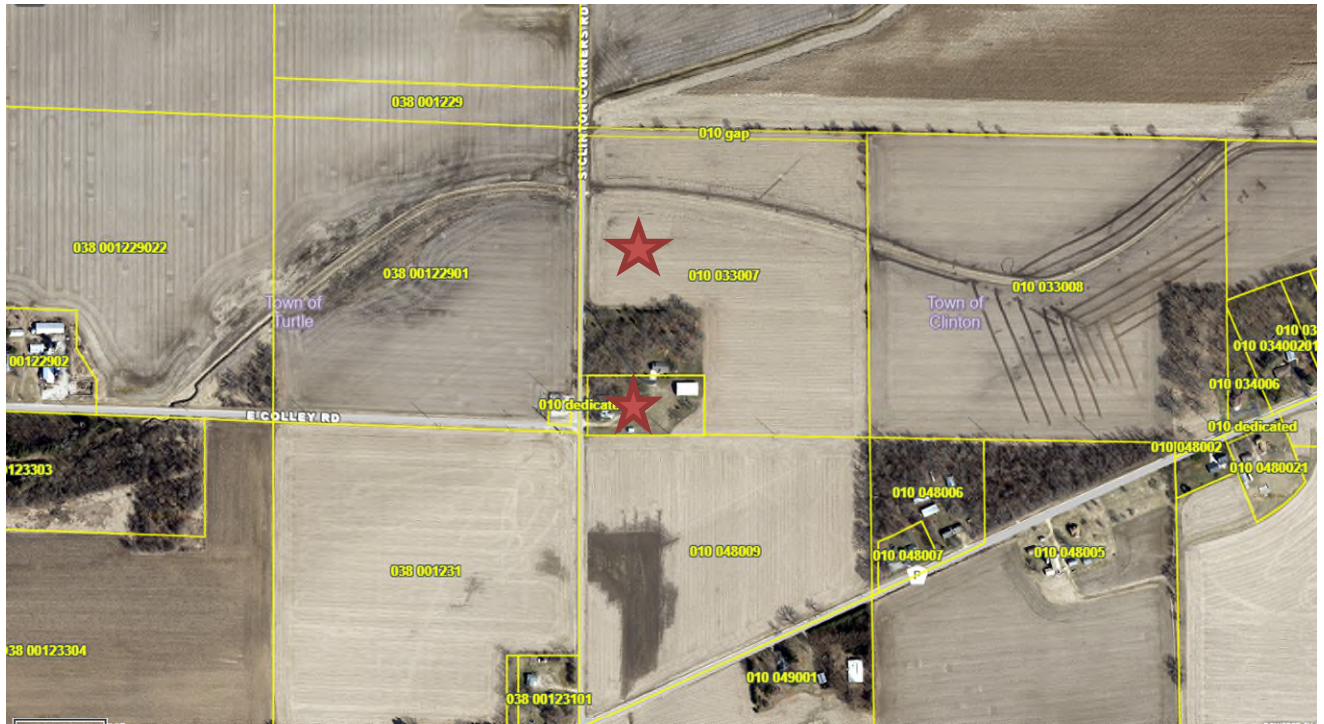
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached One-lot Certified Survey Map (CSM) for the property located at 10437 S. Clinton Corners Road in the Town of Clinton, 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.

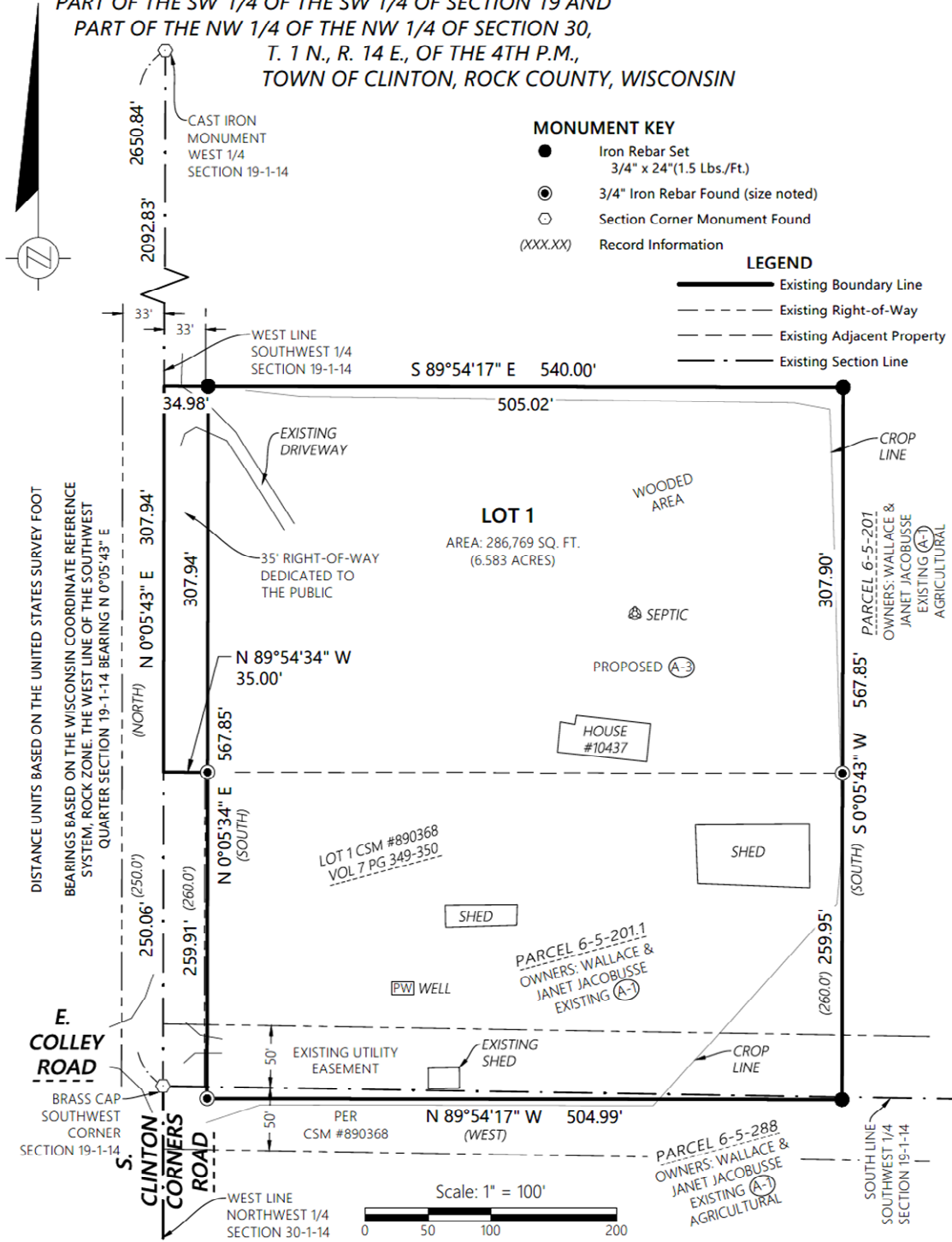
ATTACHMENTS: Location Map, Certified Survey Map, Application, and Resolution.

Location Map



PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP NO. 890368 AS
 RECORDED IN VOLUME 7 ON PAGES 349-350 AND
 PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19 AND
 PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 30,
 T. 1 N., R. 14 E., OF THE 4TH P.M.,
 TOWN OF CLINTON, ROCK COUNTY, WISCONSIN



<p>ORDER NO: 34216 DATE: 03/04/2022 FIELD CREW: TBD DRAWN BY: LMB SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF: Wallace Jacobusse 10437 S. Clinton Corners Road Clinton, WI 53525</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive 1040 N Wisconsin Street Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121 608.365.4464 262.379.2250</p>	
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File Name: J:\34200-34299\34216 - Wallace Jacobusse\SURVEY\RHB DRAWING FILES

CITY of BELOIT

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2022-05

1. Address of property: 10437 S. Clinton Corners Road / Clinton, WI 53525
2. Tax Parcel Number(s): 6-5-201 Parent / 6-5-201.1 Adjoiner
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie Clinton
In the SW Quarter of Section 19, Township 1 North, Range 14 East of the 4th P.M.
4. Owner of record: Wallace J. Jacobusse & Janet M. Jacobusse Phone: _____
10437 S. Clinton Corners Road Clinton WI 53525
(Address) (City) (State) (Zip)
5. Surveyor's name: Jeff Garde / RH Batterman Phone: (608)365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 lot(s).
7. Total area of land included in this map: 6.583 acres
8. Total area of land remaining in parent parcel: 30.90 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-1 (Rezone to A-3)
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 March 17, 2022 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

[Signature] / Jeff Garde Hawk / 3/18/2022
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$170.00</u>
Scheduled meeting date: <u>4/1/20</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>3/25/20</u>

CG# 107779

CITY of BELOIT
Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: 10437 S. Clinton Corners Road / Clinton, WI 53525

Property owner's name: Wallace J. Jacobusse & Janet M. Jacobusse

ITEM OF INFORMATION	YES	NO
I. Land Resources; Does the project site involve:	----	----
A. Changes in relief and drainage patterns? (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		X
B. A landform or topographical feature including perennial streams?		X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		X
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?		X
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"?		X
H. Prevention of future gravel extraction?	X	
I. A drainage-way with a tributary area of 5 or more acres?		X
J. Lot coverage of more than 50 percent impermeable surfaces?		X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		X
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		X

II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		X
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		X
C. The use of septic systems for on-site wastewater disposal?	X	
D. Lowering of water table by pumping or drainage?		X
E. Raising of water table by altered drainage?		X
F. Frontage on a lake, river, or other navigable waterway?		X

III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		X
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		X

Site Assessment Checklist

(continued)

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

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

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

NOTES:

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

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP FOR THE PROPERTY
LOCATED AT 10437 S. CLINTON CORNERS ROAD IN THE TOWN OF CLINTON

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

WHEREAS, the attached one-lot Certified Survey Map for the property located at 10437 S. Clinton Corners Road, containing 6.583 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:

LOT ONE OF CERTIFIED SURVEY MAP NO. 890368 AS RECORDED IN VOLUME 7
ON PAGES 349-350 AND PART OF THE SW ¼ OF THE SW ¼ OF SECTION 19 AND
PART OF THE NW ¼ OF THE NW ¼ OF SECTION 30, T.1.N., R. 14 E., OF THE 4TH
P.M., TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 10437 S. Clinton Corners Road in the Town of Clinton, 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 20th day of April, 2022.

Plan Commission

Tim Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 20, 2022

Agenda Item: 5.c

File Number: CSM-2022-06

General Information

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

Owner: Benjamin De Long

Address/Location: 5530 E. L-T Townline Road (Town of Turtle)

Applicant's Request: Two-lot Certified Survey Map (CSM) –Lot Division

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to create two lots. The applicant intends to build a new home on proposed Lot 2 that is 12.9 acres with 227 feet of road frontage. Once the home is built, they plan to sell proposed Lot 1, which is 3 acres with 170 feet of road frontage.

Surrounding Land Use and Zoning: To the east and south of the subject property are rural-residential single-family homes zoned RR, Rural Residential in the Town of Turtle. To the west is a single-family home and agricultural uses zoned AE, Exclusive Agriculture in the Town of Turtle. To the north is agricultural land uses zoned A1, Farmland Preservation in the Town of La Prairie.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map states this property is outside the long range Urban Growth Area and recommends Agricultural uses for the subject properties. The City's Comprehensive Plan cannot be considered when reviewing Extraterritorial CSM applications per state law.

Review Agent Comments: No comments were received.

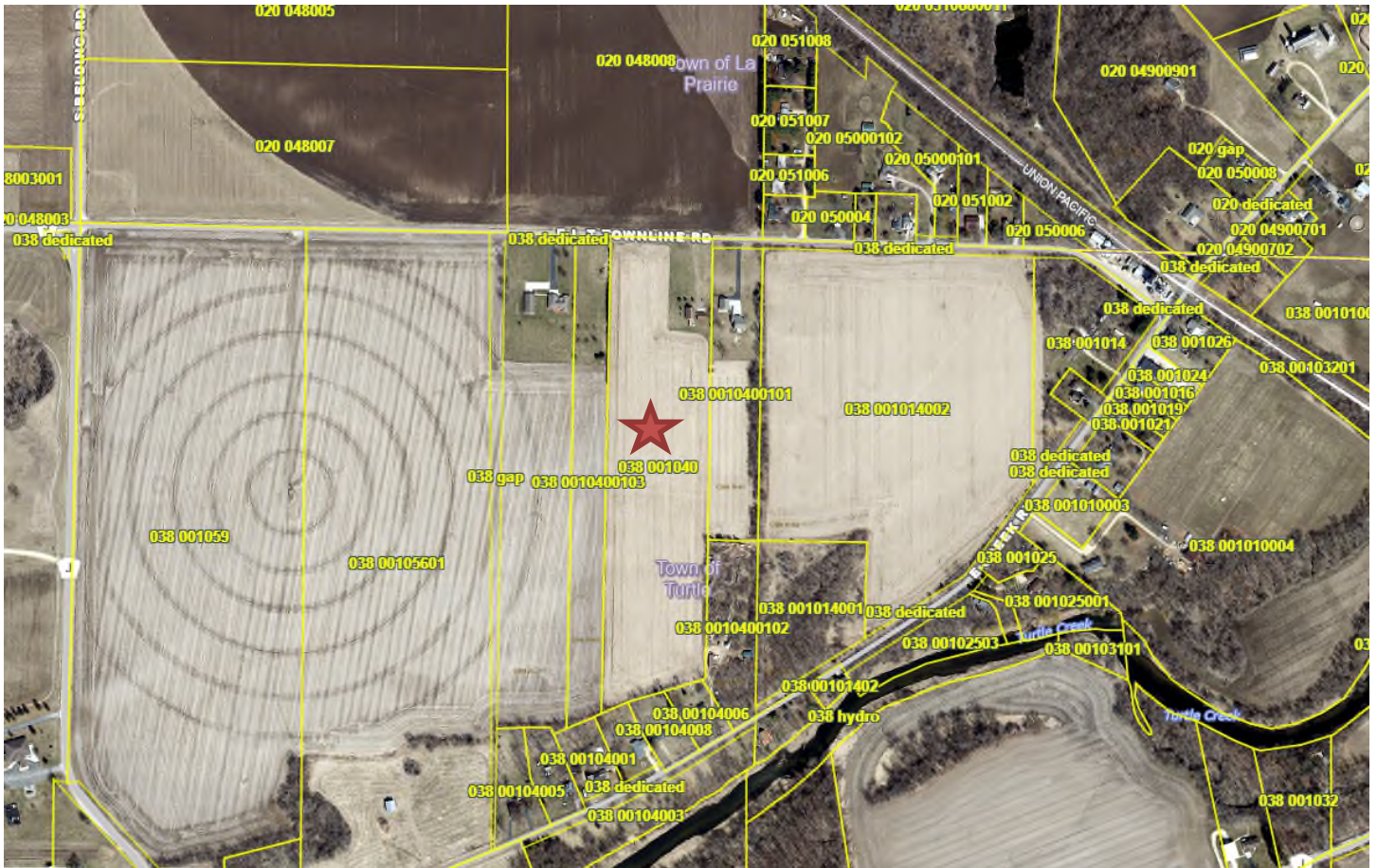
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 5530 E. L-T Townline Road in the Town of Turtle, 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.

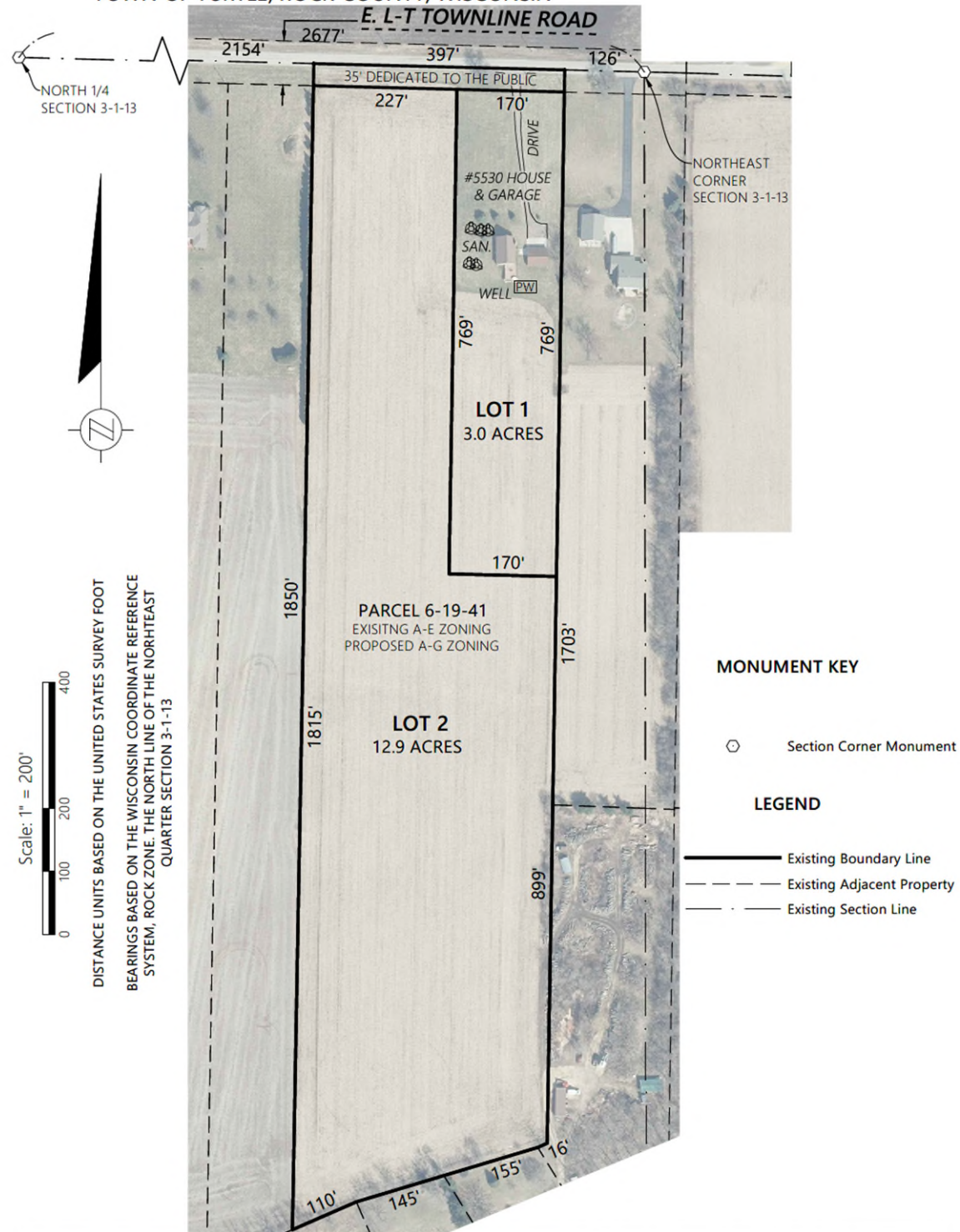
ATTACHMENTS: Location Maps, Certified Survey Map, Application, and Resolution.

Location Map



PRELIMINARY CERTIFIED SURVEY MAP

OF 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 3, T. 1 N., R. 13 E., OF THE 4TH P.M.,
TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



<p>ORDER NO: 34235</p> <p>DATE: 03/08/2022 FIELD CREW: TBD DRAWN BY: LMB SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>BENJAMIN DE LONG 5530 E. L-T TOWNLINE ROAD BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive 1040 N Wisconsin Street Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121 608.365.4464 262.379.2250</p>	
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File Name: J:\34200-34299\34235 - Ben DeLong\SURVEY\RHB DRAWING FILES

CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-202204

1. Address of property: 5530 E L T Townline Road / Beloit, WI 53511
2. Tax Parcel Number(s): 6-19-41
3. Property is located in (circle one): City of Beloit or ~~Town of: Turtle; Beloit; Rock~~ or LaPrairie
 In the NE Quarter of Section 3, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Benjamin De Long Phone: (608) 290-2436
5530 E L T Townline Road Beloit WI 53511
 (Address) (City) (State) (Zip)
5. Surveyor's name: Jeff Garde / RH Batterman Phone: (608) 365-4464
2857 Bartells Drive Beloit WI 53511
 (Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 16.23 acres
8. Total area of land remaining in parent parcel: 0 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-E (rezone to A-G)
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 _____ 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.

Ben DeLong | Ben DeLong | 3/7/2022
 (Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$170.00</u>
Scheduled meeting date: <u>4/20</u>	
Application accepted by: <u>Melony Pottman</u>	Date: <u>3/25/22</u>

CITY of BELOIT
Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

5530 E L T Townline Road / Beloit, WI 53511

For property located at: _____

Property owner's name: Benjamin De Long _____

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

Site Assessment Checklist

(continued)

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

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

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

NOTES:

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

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 5530 E. L-T TOWNLIN ROAD IN THE TOWN OF TURTLE**

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 5530 E. L-T Townline Road, containing 16.23 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NE ¼ OF THE NE ¼ AND PART OF THE SE ¼ OF THE NE ¼ OF
SECTION 3, T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY,
WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 5530 E. L-T Townline Road in the Town of Turtle, 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 20th day of April, 2022.

Plan Commission

Tim Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: April 20, 2022

Agenda Item: 6.a.

File Number: CSM-2022-07

General Information

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

Owner: City of Beloit

Address/Location: 1801 Gateway Boulevard

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

Staff Analysis

Background Info: R.H. Batterman & Co., Inc., on behalf of the City of Beloit, has submitted an Application for the Review of a Minor Subdivision and a two-Lot CSM for the City-owned land located at 1801 Gateway Blvd.

CSM Details: The intent of the proposed CSM is to subdivide this 30.3-acre property into two lots. Proposed Lot 1 is proposed to be 4.0 acres in area with 241 feet of frontage on Gateway Boulevard. The City is under contract to sell Lot 1 to G5 Brewing Co. for a future expansion project, which will likely require future land use approvals (e.g. PUD). Proposed Lot 2 is proposed to be 26.3 acres in area with more than 1,400 feet of frontage on Gateway Boulevard. Lot 2 will be retained and marketed for future business park development. The property is currently zoned C-1, Office District. Both lots will automatically retain the C-1 zoning classification.

Review Agent Comments: No comments have been received.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-Lot CSM for the City-owned land located at 1801 Gateway Blvd, subject to the following conditions:

1. The final CSM shall be recorded at or prior to closing on the sale of proposed Lot 1.
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.

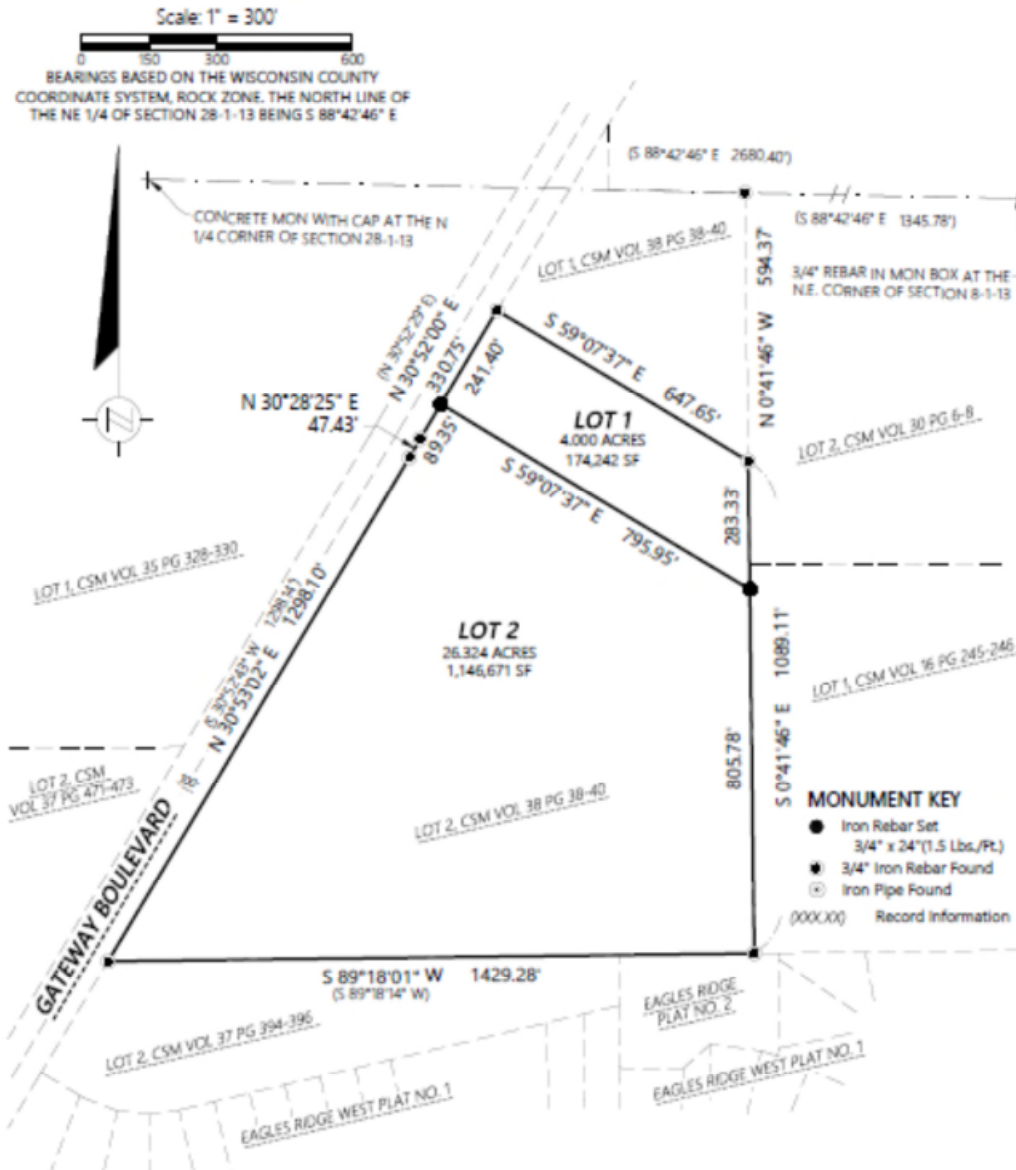
ATTACHMENTS: Location Map, Proposed CSM, Application, and Resolution.

Location Map (CSM Boundary in Blue)



CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2072567
 AS RECORDED IN VOLUME 38 ON PAGES 38-40 OF CERTIFIED
 SURVEY MAPS, BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF
 SECTION 21, BEING ALSO A PART OF THE NW 1/4 OF THE NE 1/4,
 PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE SE 1/4 OF THE
 NW 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E. OF THE
 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN



<p>ORDER NO: 34112 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: KRS SHEET 1 OF 3</p>	<p>FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОIT 100 STATE STREET БЕЛОIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bark Drive 8th Floor Wisconsin 53511 608.365.4864 www.batterman.com</p>
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File Name: J:\400-1499\4112 - Law Gundersen - GGLR\VTY\WB DRAWING FILE

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: 1801 Gateway Blvd

2. Tax Parcel Number(s): 22810015

3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NE Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.

4. Owner of record: City of Beloit Phone: (608) 364-6711

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

5. Surveyor's name: Kristin Belongia / RH Batterman Phone: (608) 365-4464

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

6. Number of new lots proposed with this land division is 2 lot(s).

7. Total area of land included in this map: 30.324 acres

8. Total area of land remaining in parent parcel: 0

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

10. The present zoning classification of this property is: C-1

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 November 4th 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.

_____/_____/_____
(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 TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 1801 GATEWAY BLVD

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 two-lot Certified Survey Map for the property located at 1801 Gateway Boulevard, containing 30.324 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 two-lot Certified Survey Map, which pertains to the following described land:

OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2072567
AS RECORDED IN VOLUME 38 ON PAGES 38-40 OF CERTIFIED
SURVEY MAPS, BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 21, BEING ALSO A PART OF THE NW 1/4 OF THE NE 1/4,
PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE SE 1/4 OF THE
NW 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E. OF THE
4TH 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 two-lot Certified Survey Map for the property located at 1801 Gateway Blvd, subject to the following conditions:

1. The final CSM shall be recorded at or prior to closing on the sale of proposed Lot 1.
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 20th day of April, 2022.

PLAN COMMISSION

Tim Weeden, Chairman

ATTEST:

Julie Christensen
Community Development Director