



**PUBLIC NOTICE & AGENDA**  
**BELOIT PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, March 22, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES  
*No minutes to consider.*
3. PUBLIC HEARINGS
  - 3.a. Consideration of an amendment to the Planned Unit Development Master Land Use Plan for 1800 Gateway Boulevard  
[Attachment](#)
  - 3.b. Consideration of an Ordinance amending the Zoning District Map from M-1, Limited Manufacturing District, to PUD, Planned Unit Development District, for a portion of the property located at 1800 Gateway Boulevard  
  
[Staff Report for this item can be found under Item 3a.](#)
  - 3.c. Consideration of Resolution 2023-014 approving a Conditional Use Permit to allow entertainment-oriented retail sales including liquor sales on portions of the property located 701 Third Street  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of the vacation of an unnamed right-of-way located immediately south of 1800 Gateway Boulevard  
[Attachment](#)
  - 4.b. Consideration of Resolution 2023-013 approving a one-lot Certified Survey Map for the property located at 1800 Gateway Boulevard  
[Attachment](#)
  - 4.c. Consideration of a Final Plat called Eagles Ridge Plat No. 5 for property located at 1500 Hawks Pass  
[Attachment](#)
  - 4.d. Consideration of an Extraterritorial Final Plat called Riverstone Plat 1 located on land bounded by Millar Drive, Pow Wow Trail, and Kelsey Road in the Town of Beloit  
[Attachment](#)

4.e. Consideration of an Extraterritorial Final Plat called Blackhawk Reserve Plat 1 located on Bartells Drive south of Philhower Road in the Town of Beloit  
[Attachment](#)

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

*Henry Dorrbacker's Zoning Map Amendment*

*Comprehensive Plan Amendment and Zoning Map Amendment - 343 Euclid Avenue*

6. FUTURE AGENDA ITEMS

*Turtle Creek Apartments - Planned Unit Development and Zoning Map Amendment*

*Tax Increment Financing Plan (TIF) for TIF 15*

*Alliant Gas Easement along Moore Street*

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.



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 22, 2023

**Agenda Item:** 3.a. and 3.b.

**File Number:** PUD-2023-01 and ZMA-2023-01

### **General Information**

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**Applicant:** Chris Skillin on behalf NorthStar Facility Development, LLC

**Owner:** NorthStar Facility Development, LLC

**Address/Location:** 1800 Gateway Boulevard

**Applicant's Request/Proposal:** Chris Skillin on behalf NorthStar Facility Development, LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan Amendment for the property located at 1800 Gateway Boulevard. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone 22.895 acres of the subject property from M-1, Limited Manufacturing, to PUD. This proposed development is for multiple offices and production facilities on one parcel.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans. No rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan, Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

### **Staff Analysis**

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**Project Summary:** Attached to the staff report is the Site Layout which identifies the existing buildings along with the proposed building. In 2015, NorthStar Medical Radioisotopes built BE-1, a 53,000 square-foot Corporate Headquarters. In 2017, they added a 20,000 square-foot addition for radioisotope processing (BE-2). In 2020, a 30,000 square-foot addition, BE-3, was added for molybdenum-99 production. In 2022, a 28,000 square-foot standalone structure for an Actinium-225 Production Facility (BE-IV) was added. In 2023, a 52,000 square-foot contract manufacturing facility for radiopharmaceuticals is planned for construction on the newly acquired land. NorthStar has future plans to expand the campus over the next 5 to 8 years.

**Surrounding Zoning and Land Use:**

Listed below are the existing zoning and land uses for the surrounding properties:

North: M-1, Limited Manufacturing; Kerry Ingredients and Wisconsin Power & Light

East: M-1, Limited Manufacturing; G5 Brewing and C-1, Office; undeveloped vacant land

South: PUD, Planned Unit Development; Hawks Ridge Multi-Family Residential

West: M-1, Limited Manufacturing; Undeveloped vacant land

**Review Agent Comments:** The proposed Planned Unit Development (PUD) was sent to the City of Beloit Staff and Utility Contacts and they had no comments.

**PUD/Ordinance Requirements:** Allowed Uses: This proposed development is for multiple offices and production facilities on one parcel otherwise permitted in the M-1, Limited Manufacturing District.

Off-Street Parking: Section 8-100 of the Zoning Code requires a total of 70 parking stalls for BE-V based on the amount of office space and number of employees needed for manufacturing. Previously approved site plans have provided adequate parking on site. NorthStar has estimated 112,000 square-feet of land for future off-street parking. Off-Street parking will be reviewed at each phase of development during site plan review.

Density/Intensity and Dimensional Standards: The Master Land Use Plan shows a total of eight buildings, two of which (BE-3 and BE-4) will have future additions. BE-1, BE-2, and BE-3 have previously been constructed. BE-4 is a stand-alone structure across from BE-1, BE-2, and BE-3. BE-5 will start construction this year. All buildings located on site must maintain a minimum of 30 feet setback from the property lines and not exceed 5 stories or 65 feet in height.

Building Coverage: Total building area is approximately 443,000 square feet.

Building Design: As shown in the attached renderings of BE-5, the proposed single-story building includes concrete walls, metal trim, and brick masonry, which are similar to the materials used on previous buildings constructed onsite.

Signage: The applicant has requested 24 square-feet of wall signage for each building (for a total of eight) along with up to 40 square-feet for a second monument sign located near BE-5. The request for additional signage is for identification of future buildings.

Open Space: The 55.90-acre parcel has 60 percent open space – substantially more than the 15 percent required for PUD sites.

**PUD Master Land Use Plan Review Criteria:** Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The plan includes multiple buildings upon one parcel, which would not be allowed through strict application of conventional zoning standards. By layering the buildings through multiple phases, the proposed PUD represents an efficient use of land.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

The proposed PUD is an attractive manufacturing campus that is compatible with surrounding land uses.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

The property has two building on site. Utilities and facilities are readily available for future phases of development.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The proposed development is consistent with the Comprehensive Plan's recommendations for Business Park land uses. NorthStar is considered high-quality indoor manufacturing.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

The proposed PUD is an efficient use of land; the multi-phase development will create employment opportunities, and increase the tax base, all of which will promote the general welfare of Beloit.

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

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

The subject property (22.895 acres) is vacant but the proposed use is consistent with the land uses already developed in the Gateway Business Park.

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

The proposed PUD is consistent with the adjacent PUD zoning and industrial land uses.

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

The subject property is suitable for the uses that are permitted in M-1 District. However, the PUD designation is needed due to the quantity of buildings proposed.

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

The subject property is adjacent to large scale manufacturing and warehousing uses

along with some multi-family residential to the south.

**STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:**

The Planning and Building Services Division recommends approval of the PUD – Master Land Use Plan Amendment for the property located at 1800 Gateway Boulevard, subject to the following conditions:

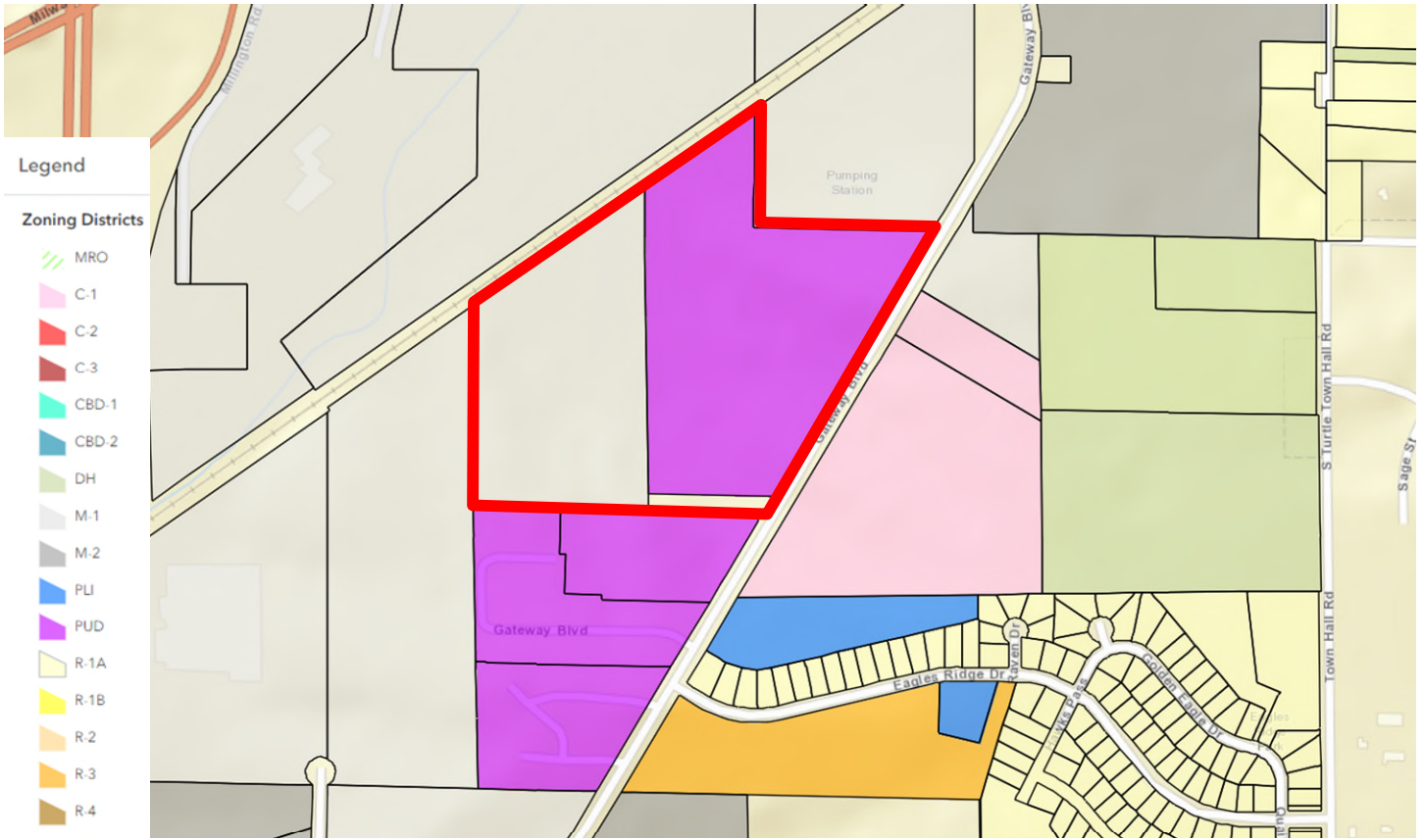
1. This approval authorizes the construction of up to eight stand-alone buildings, two additions, one for BE-3 and one to BE-4 on the property located at 1800 Gateway Boulevard as shown on the PUD – Master Land Use Plan. This approval also authorizes M-1, Limited Manufacturing and Office Uses.
2. Total building area allowed is up to 443,000 square feet.
3. The PUD must maintain 15 percent of the gross land area as open space; mature trees on site must be preserved to the maximum extent possible. A 30-foot setback must be maintained from the PUD district boundaries. The maximum building height shall be five stories or 65 feet.
4. A total of eight (one per individual building), lit wall signs (backlit or channel) measuring 24 square-feet of and one, 40 square-feet for a second monument sign are permitted on site.
5. Prior to issuance of a Building Permit, the applicant shall obtain PUD Final Plan/site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

**STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from M-1, Limited Manufacturing District, to PUD District, for a portion of the property located at 1800 Gateway Boulevard.

**ATTACHMENTS:** Zoning Map, PUD - Master Plan, Renderings, Application, Public Notice, and Mailing List, Ordinance.

# Location and Zoning Map









Northstar Medial Radioisotopes, LLC  
1800 Gateway Blvd, Beloit, WI

Plan Unit Development – Site Overview Key Description

- |                                    |  |
|------------------------------------|--|
| 1. Be-I                            | = 50,000 sq.ft.                          |
| 2. Be-II                           | = 20,200 sq.ft.                          |
| 3. Be-III                          | = 27,100 sq.ft.                          |
| 4. Be-III Future Expansion         | = 68,000 sq.ft.                          |
| 5. Future Building                 | = 25,000 sq.ft. + 10,000 sq.ft. of drive |
| 6. Future Parking                  | = 12,000 sq.ft.                          |
| 7. Be-IV                           | = 27,100 sq.ft.                          |
| 8. Be-IV Future Expansion          | = 33,600 sq.ft.                          |
| 9. Future Building                 | = 20,000 sq.ft.                          |
| 10. Future Building (Be-V)         | = 52,000 sq.ft.                          |
| 11. Future Loading Zone (Be-V)     | = 70,000 sq.ft.                          |
| 12. Future Parking (Be-V)          | = 50,000 sq.ft.                          |
| 13. Future Parking                 | = 50,000 sq.ft.                          |
| 14. Future Building                | = 45,000 sq.ft.                          |
| 15. Future Building                | = 35,000 sq.ft.                          |
| 16. Future Building                | = 40,000 sq.ft.                          |
| 17. Fire Access Lane               | = 30,000 sq.ft.                          |
| 18. Future Utility & Support Serv. | = 35,000 sq.ft.                          |
| 19. Stormwater Quality Structure   |  |
| 20. Existing pavement              |  |





1800 Gateway Boulevard  
Beloit, WI 53511  
[www.northstarm.com](http://www.northstarm.com)

**MEMORANDUM**

TO: Planning and Building Services Division  
City of Beloit, Wisconsin  
100 State Street, Third Floor  
Beloit, WI 53511

FROM: Stuart Kim *Stuart Kim*  
Vice President, Regulatory Affairs and Legal Affairs  
NorthStar Medical Radioisotopes

SUBJECT: 1800 Gateway Boulevard PUD Master Land Use Plan Amendment  
Developer's Statement

DATE: 9 February 2023

NorthStar Medical Radioisotopes, LLC ("NorthStar") is submitting this application to amend its existing PUD in order to incorporate an additional 22.895 contiguous acres owned by NorthStar as of 8 February 2023. NorthStar is seeking approval to extend that PUD in order to allow more than one (1) principal building on a zoning lot.

For reference, the City of Beloit approved: (1) NorthStar's existing PUD on 02 May 2022, Resolution #2022-082 and (2) NorthStar's existing Zoning District Map Amendment on 02 May 2022, Ordinance #3749. As the developer of this Site, NorthStar built the following:

- 2015: 53,000 sq. ft. corporate headquarters ("BE1");
- 2017: 20,000 sq. ft. addition to BE1 ("BE2"); will be used for medical radioisotope processing;
- 2020: 30,000 sq. ft. contiguous building ("BE3"); will be used for molybdenum-99 production;
- 2022: Started construction on non-contiguous 27,000 sq. ft. building ("BE4") that will be completed by Q4 2023; will be used for actinium-225 production.

NorthStar currently proposes to construct on the newly acquired acreage a 53,000 sq. ft. standalone building ("BE5") that will serve as a contract development and manufacturing organization ("CDMO") / contracting manufacturing organization ("CMO") facility for radiopharmaceuticals. NorthStar also has future expansion plans over the next five (5) to eight (8) years, which includes additions to BE3 and BE4 as well as additional non-contiguous buildings that will be used for medical radioisotope development and production.

- Setbacks: At this time, NorthStar does not anticipate any need to encroach on the 30' minimum setback for buildings; NorthStar only is seeking approval for having paved surface (access roads) within the 30' setback.
- Parking: NorthStar is aware that additional parking will be required as part of the BE5 building project and is reserving an estimated 112,000 sq. ft. for future projects (*see Exhibit A*).
- Open space: Open space currently exceeds ordinance minimums; total open space is MOL 60% (30.625 AC) on the newly combined parcel (*see Exhibit A*).

- **Signage:** Current City ordinance only allows for a wall and a monument sign. NorthStar is requesting the following additional signage:
  - **Wall Signage** – 24 sq. ft. of lit (either backlit or channel) building identification signage per individual building, regardless of whether it is contiguous or non-contiguous to another. For example, the proposed signage for BE5 would be “BE5”. This signage will make clear for emergency services personnel, delivery persons, and visitors to navigate the NorthStar Beloit campus.
  - **Monument Signage** – Up to 40 sq. ft. of lit (either backlit or channel) NorthStar logo signage for NorthStar customer-driven facilities that are non-contiguous to BE1 (e.g., BE5). For example, the proposed signage for BE5 would be “NorthStar (logo) CDMO/CMO Production Facility).

Please contact me at [skim@northstarm.com](mailto:skim@northstarm.com) in the event you have questions.

**EXHIBIT A**  
**ADDITIONAL INFORMATION**

Parking Calculations:

EXISTING

BE1	CODE REQUIREMENT	AREA (SQ FT)	SPACES
OFFICE	1 PER 250 SQ FT	10,200	41
WAREHOUSE	1 PER 2,000 SQ FT	39,830	20

BE2	CODE REQUIREMENT	AREA (SQ FT)	SPACES
MANUFACTURING	1 PER 500 SQ FT	20,200	40

BE3	CODE REQUIREMENT	AREA (SQ FT)	SPACES
OFFICE	1 PER 250 SQ FT	6718	27
PRODUCTION	1 PER EMPLOYEE	10 EMPLOYEES	10
			138 IN USE

UNDER CONSTRUCTION

BE4	CODE REQUIREMENT	AREA (SQ FT)	SPACES
OFFICE	1 PER 250 SQ FT	4,000	16
PRODUCTION	1 PER EMPLOYEE	10 EMPLOYEES	10
			26 REQUIRED

PROPOSED

BE5	CODE REQUIREMENT	AREA (SQ FT)	SPACES
OFFICE	1 PER 250 SQ FT	6500	26
PRODUCTION	1 PER EMPLOYEE	40 EMPLOYEES	40
WAREHOUSE	1 PER 2000 SQ FT	6400	4
			70 REQUIRED

EXISTING PARKING = 229  
 REQUIRED PARKING = 164  
 PROPOSED PARKING = 70

# CITY of BELOIT

## Planning & Building Services Division

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: \_\_\_\_\_

1. Address of subject property: 1800 Gateway Boulevard, Beloit, WI 53511
2. Legal description: Lot 2 of CSM document 1979492 Volume 35 on pages 328-330  
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 54.982
4. Tax Parcel Number(s): 22810005, part of 22880100
5. Owner of record: NorthStar Facility Development, LLC Phone: 608-313-8111  
1800 Gateway Boulevard Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Applicant's Name: Chris Skillin for NorthStar Facility Development, LLC  
1800 Gateway Boulevard Beloit WI 53511  
(Address) (City) (State) (Zip)  
608-313-8111 1.630-973-7716 icskillin@northstarnm.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: production & development for medical radi isotopes
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /  
Master Land Use Plan: in a(n) PUD & M-1 Zoning District.
9. A Preapplication Conference was held on: February 2, 2023.
10. All the proposed use(s) for this property will be:  
Principal use(s): Production and Development of medical radi isotopes  
Secondary use(s): \_\_\_\_\_
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. This is an amendment to existing PUD resolution 2022-082 to extend PUD into additional 22.895 acres. The proposed development will permit NorthStar to construct buildings that are not contiguous with those currently on the property.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. NorthStar is a commercial-stage nuclear medicine company that manufactures and distributes medical radi isotopes. This proposed development will permit NorthStar to expand its commercial operations and continue to create well-paying full time jobs for skilled workers.



13. Project timetable: Start date: March 2023 Completion date: \_\_\_\_\_

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

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

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

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

		<u>Stuart Kim</u>		<u>09 FEB 2023</u>
(Signature of Owner)		(Print name)		(Date)
		<u>Chris Skillin</u>		<u>09 FEB 2023</u>
(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 Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

**To be completed by Planning Staff**

Filing fee: **\$275.00** Amount paid: \_\_\_\_\_ Meeting date: \_\_\_\_\_

No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: \_\_\_\_\_

1. Address of subject property: \_\_\_\_\_

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): \_\_\_\_\_

4. Owner of record: NorthStar Facility Development, LLC Phone: 608-313-8111

1800 Gateway Boulevard Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Chris Skillin for NorthStar Facility Development, LLC

1800 Gateway Boulevard Beloit WI 53511  
(Address) (City) (State) (Zip)

608-313-8111 630 1-973-7716 cskillin@northstarnm.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: M-1 to: PUD

All existing uses on this property are: Farming

7. All the proposed uses for this property are:

Principal use(s): Production of medical radioisotopes, development of radioisotopes.

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

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



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

Owner

Leasehold, Length of lease: \_\_\_\_\_

Contractual, Nature of contract: \_\_\_\_\_


Other, explain: \_\_\_\_\_


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

Name(s): Chris Skillin Phone: 630-973-7716  
1800 Gateway Boulevard 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.

 , Stuart Kim , 09FEB2023  
(Signature of Owner) (Print name) (Date)

 , Chris Skillin , 109FEB2023  
(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 \$300.00 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: **\$300.00** Amount Paid: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Date Notice Published: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: \_\_\_\_\_

1. **Address of subject property:** 1800 Gateway Boulevard, Beloit, WI 53511

2. **Legal description:** Lot: X Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ 32 acres.

3. **Tax Parcel Number(s):** 22810005

4. **Owner of record:** NorthStar Medical Radioisotopes, LLC Phone: 608-313-8111

1800 Gateway Boulevard Beloit WI 53511  
(Address) (City) (State) (Zip)

5. **Applicant's Name:** Ron Fogel

1800 Gateway Boulevard Beloit WI 53511  
(Address) (City) (State) (Zip)

608-631-7002 / 314-704-2042 / rfogel@northstamm.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: M-1 to: PUD

All existing uses on this property are: for the production of medical radioisotopes and radiopharmaceuticals

7. **All the proposed uses for this property are:**

Principal use(s): Production of medical radioisotopes and radiopharmaceuticals

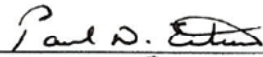

Secondary use(s): \_\_\_\_\_

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):               | Ron Fogel | Phone:  | 608-631-7002 |
| 1800 Gateway Boulevard | 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.

	Paul Estrem, CFO	03/11/2022
(Signature of Owner)	(Print name)	(Date)
	Ron Fogel	3/11/22
(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 \$300.00 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>\$300.00</b>	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____



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

## **NOTICE TO THE PUBLIC**

March 6, 2023

To Whom It May Concern:

Chris Skillin on behalf of NorthStar Radioisotopes has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **1800 Gateway Boulevard**. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone the subject properties from M-1, Limited Manufacturing to PUD. This proposed development is for multiple offices and production facilities on one parcel. Please see the attached site plan for details.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, March 22, 2023 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, April 17, 2023 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.\***

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone.**

WISCONSIN POWER & LIGHT CO ATTN  
REAL ESTATE DEPT  
4902 N BILTMORE LN  
MADISON WI 53707-1007

TURTLE CREEK DEVELOPMENT LLC  
525 THIRD ST STE 300  
BELOIT WI 53511

HAWKS RIDGE APARTMENTS II LLC  
N7152 BOWERS RD  
ELKHORN WI 53121-3359

GATEWAY BREWING COMPANY LLC  
LEE GUNDERSON  
9414 S CLINIC RD  
BELOIT WI 53511

KERRY INGREDIENTS  
ATTN KELLY REK  
3400 MILLINGTON RD  
BELOIT WI 53511



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 22, 2023

**Agenda Item:** 3.c.

**File Number:** CU-2023-03

### **General Information**

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**Applicant:** The Beloit Club, LLC dba Ironworks Golf Lab

**Owner:** Hendricks Commercial Properties, LLC

**Address/Location:** 601-625 Third Street-Ironworks Campus (property address is 701 Third Street)

**Applicant's Request:** The applicant has applied for a Conditional Use Permit to allow for *Retail Sales and Service (Entertainment Oriented)* including *Liquor Sales*, specifically the possession, sale and consumption of alcoholic beverages in the M-2, General Manufacturing District for property located at 601-625 Third Street. If granted, this Conditional Use Permit will allow the applicant to obtain a licensed premises extension from the Golf Lab liquor license via contiguous space throughout the Ironworks Campus on an annual basis for events throughout the year.

### **Background**

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The Zoning Ordinance states that *Retail Sales and Service (Entertainment Oriented)* including *Liquor Sales* in the M-2, General Manufacturing District are only allowed if reviewed and approved in accordance with the Conditional Use Permit procedures. In order to allow the existing liquor license for the Golf Lab to cover special events on the Ironworks Campus, an extension of premises from the existing license is needed, which cannot be granted without a new Conditional Use Permit. If approved, this Conditional Use Permit would supersede all prior Conditional Use Permits for the property:

- 2016 (CU-2016-04) for the Golf Lab
- 2021 (CU-2021-03/Council Resolution 2021-053) as amended in 2022 (CU-2022-07/Council Resolution 2022-167 for events along the "Spine Road" and on the east end of the Ironworks facility and indoor at 601 Third Street Suite 602-B (the location of the Deviate event).

### **Staff Analysis**

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**Existing Conditions:** The Ironworks Golf Lab located along the "Spine Road" at 625 Third Street has an existing Conditional Use Permit approved September 6, 2016 that allows an indoor golf simulation lab along with liquor sales, possession, and consumption within the golf simulation lab.

Additionally, a second Conditional Use Permit was granted April 19, 2021 to allow up to five annual outdoor entertainment events with the possession, sale, and consumption of alcoholic beverages in a M-2, General Manufacturing zoning district on property located at 625 and 701 Third Street. The Conditional Use Permit allows these events along the "Spine Road" and on the east end of the Ironworks facility through an extension of premises of the Golf Lab.

Then, on October 3, 2022, the Conditional Use Permit approved in 2021 was amended to allow entertainment events with the possession, sale, and consumption of alcoholic beverages in a M-2 General Manufacturing zoning district for the property located at 701 Third Street and the indoor space at 601 Third Street, Suite 602-B, which allowed the applicant to use additional indoor space at Ironworks to host the Deviate event and obtain a Temporary Class B Liquor License.

At this time, the applicant is requesting a new Conditional Use Permit that would supersede the original Conditional Use Permit granted in 2016 for the Golf Lab, and the amended Conditional Use Permit from 2022 (the 2021 Conditional Use Permit is already superseded by the 2022 Conditional Use Permit) related to events along the Spine Road and 601 Third Street Suite 602-B, which would allow the applicant to obtain an extension of licensed premises of the Golf Lab liquor license via contiguous space throughout the Ironworks Campus for events throughout the year. To allow this, the area of the premises extension needs to be contiguous in area and connected to the Golf Lab as shown in the attached map and described in the attached legal description. The total area included in the premise extension is 288,640 square feet (about 6.6 acres).

**Surrounding Land Use and Zoning:** To the north is Beloit Box Board and Stainless Tank and Equipment zoned M-2, General Manufacturing. To the east is the Rock River. To the south is the Stateline Family YMCA zoned M-2, General Manufacturing. To the west is a city-owned parking lot zoned CBD-1, Central Business District-Core.

**Proposed Use/Extension of Premises Area:** The attached drawing shows the contiguous area connected to the Golf Lab in which the Conditional Use Permit is sought.

#### **Public Notice**

In addition to a Class 2 Newspaper Notice published in the Beloit Daily News on March 8 and 15, the attached Public Notice was sent out to the media and surrounding property owners. The mailing area was expanded to include properties on the east side of the Rock River, similar to the Henry Dorrbacker's project.

**City of Beloit Comprehensive and Strategic Plan:** The City's Comprehensive Plan recommends *General Industrial* for the subject property. Section 66.1001(2m) (b) of Wisconsin Statutes specifies that conditional use permits do not need to be consistent with the Comprehensive Plan.

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

**Review Agent Comments:** A copy of the application was sent to City of Beloit staff and utility contacts. Planning staff received the following comments.

The City of Beloit Fire Department has no issues with this Conditional Use Permit provided that fire department access, fire protection features, and paths of egress are not obstructed or compromised as part of the planned events. The attached document specifies some of the fire code requirements for special outdoor events.

No other comments were received from City staff or utility contacts.

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
  - The proposed events will occur in a vibrant, downtown urban environment zoned for higher intensity uses that can include manufacturing. This environment includes noise, glare, and heavy foot traffic. The proposed events that are outdoors will comply with the noise ordinance and the use of included indoor space will not impede the general public.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - The Ironworks Campus is surrounded by a mix of manufacturing, office, and commercial uses. The addition of the “Spine Road” and 601 Third Street Suite 602-B for events through prior Conditional Use Permits has not affected the adjacent properties, and the inclusion of additional interior spaces on the Ironworks Campus as well as outdoor spaces internal to the Campus are not anticipated to be injurious to the use and enjoyment of other property, including those in the immediate vicinity. All adjacent property owners have been notified of the request.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - Unique entertainment uses are the ideal development to create downtown Beloit as a destination for residents and tourists. The events held will increase visibility and foot traffic to adjacent businesses.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The surrounding area is fully developed and proposed temporary events will not impede development.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - This property is a unique adaptive reuse structure and not like any other adjacent properties. The proposed conditional use consisting of temporary events does not include changes to exterior architectural design or site layout. Staff does not believe the conditional use will depreciate the property values of neighboring properties.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - The property already has the necessary utilities and facilities. The existing nearby public and private parking lots include sufficient off-street parking, and the bike/pedestrian bridge further enhances the accessibility of the site. The applicant will need to coordinate with the Fire Department to ensure that fire department access, fire protection features, and paths of egress are not obstructed or compromised as part of the planned events.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - Most attendees will be parking in nearby lots and walking to the events. The applicant will work with adjacent business owners as needed to avoid traffic issues. Off-street parking requirements are currently not met on site. Despite this parking shortfall, no evident parking problems exist on the Ironworks campus. The property’s size, location, and use are unlike any other in the City. Staff has used the Central Business District parking requirement, rather than occupancy or capacity-based standards because of the differing hours of operation and location of the events from the rest of the campus. Off-street parking and loading spaces are not required for the Central Business District. Ultimately, staff believes that the addition of the proposed events will not affect the parking capacity on the Ironworks Campus because the events will not coincide with peak parking demand on the property.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The proposed use will comply with all other applicable regulations.



**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow *Retail Sales and Service (Entertainment Oriented)* uses including *Liquor Sales*, specifically the possession, sale and consumption of alcoholic beverages in the M-2, General Manufacturing District for property located at 601-625 Third Street based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes *Retail Sales and Service (Entertainment Oriented)* uses, including an indoor golf simulation lab and *liquor sales*, specifically the possession, sale and consumption of alcoholic beverages on the Ironworks campus, specifically the area outlined on the attached exhibit and supersedes the 2016 and 2022 Conditional Use Permits approved for similar uses.
2. The applicant shall obtain and retain all applicable liquor licenses and extension of premises while the conditional use is established and maintained.
3. The Conditional Use Permit will be of no further force and effect on the portion of 625 Third Street (or as addressed in the future) once the planned and approved Henry Dorrbacker's is operational and developed according to the Planned Unit Development (PUD) Master Land Use Plan as approved by the Beloit City Council on March 6, 2023 and any subsequent Final PUD plan approvals.
4. Fire department access, fire protection features, and paths of egress will not be obstructed or compromised as part of the planned events.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

**ATTACHMENTS:** Resolution 2023-014, Conditional Use Permit Decision Form, Ironworks Exhibit Map, Ironworks Events Map, Legal Description, Application, Public Notice and Mailing List.

## RESOLUTION 2023-014

### APPROVING A CONDITIONAL USE PERMIT TO ALLOW RETAIL SALES AND SERVICE (ENTERTAINMENT ORIENTED) USES INCLUDING LIQUOR SALES FOR PROPERTY LOCATED AT 601-625 THIRD STREET

**WHEREAS**, the application of The Beloit Club, LLC dba Ironworks Golf Lab for a Conditional Use Permit allow *Retail Sales and Service (Entertainment Oriented) uses* including the indoor golf lab and liquor sales, specifically the possession, sale and consumption of alcoholic beverages in the M-2, General Manufacturing District for property located at 601-625 Third Street having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow a Retail Sales and Service (Entertainment Oriented) uses, including an indoor golf simulation lab and liquor sales, specifically the possession, sale and consumption of alcoholic beverages at 625 Third Street, Suite 100 of the Ironworks campus, and for property located at 601-625 Third Street to allow the applicant to obtain an extension of premises of the Golf Lab liquor license via contiguous space throughout the Ironworks Campus for the possession, sale and consumption of alcoholic beverages on an annual basis at events throughout the year in the City of Beloit, in the area described in the attached legal description and exhibit for the following premises:

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2065929, RECORDED IN VOLUME 37 ON PAGES 445-452 OF CERTIFIED SURVEY MAPS, BEING PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 35, TOWN 1 NORTH, RANGE 12 EAST, OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN. CONTAINING 288,640 SQUARE FEET, MORE OR LESS.

As a condition of granting the Conditional Use Permit, the Plan Commission does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

1. The Conditional Use Permit will be of no further force and effect on the portion of 625 Third Street (or as addressed in the future) once the planned and approved Henry Dorrbacker's is operational and developed according to the Planned Unit Development (PUD) Master Land Use Plan as approved by the Beloit City Council on March 6, 2023 and any subsequent Final PUD plan approvals.
2. Fire department access, fire protection features, and paths of egress will not be obstructed or compromised as part of the planned events.
3. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

**BE IT FURTHER RESOLVED** that the applicant is formally advised of the following additional ordinance requirements:

1. This Conditional Use Permit authorizes *Retail Sales and Service (Entertainment Oriented) uses*, including an indoor golf simulation lab and *liquor sales*, specifically the possession, sale and

consumption of alcoholic beverages on the Ironworks campus, specifically the area outlined on the attached exhibit and supersedes the 2016 and 2022 Conditional Use Permits approved for similar uses.

2. The applicant shall obtain and retain all applicable liquor licenses and extension of premises while the conditional use is established and maintained.

Adopted this 22<sup>nd</sup> day of March, 2023.

**PLAN COMMISSION**

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Mike Ramsden, Chairperson

ATTEST:

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Julie Christensen  
Community Development Director

**Beloit Plan Commission  
Conditional Use Permit Decision Form**

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

**Ordinance Requirements**

List ordinance requirements related to the conditional use permit:

1. This Conditional Use Permit authorizes *Retail Sales and Service (Entertainment Oriented)* uses, including an indoor golf simulation lab and *liquor sales*, specifically the possession, sale and consumption of alcoholic beverages on the Ironworks campus, specifically the area outlined on the attached exhibit and supersedes the 2016 and 2022 Conditional Use Permits approved for similar uses.

**Substantial Evidence:** *Retail Sales and Service (Entertainment Oriented)* uses including *liquor sales* for the indoor golf simulation lab requires a Conditional Use Permit in the M-2 district, and this condition articulates that the proposed uses are deemed appropriate at this location.

1. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.

**Substantial Evidence:** All alcohol sales and consumption require a liquor license per City regulations.

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

**Permit Conditions**

A local government is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable**, and to the extent, practicable and **measurable**. Conditions may limit the permit’s duration, transfer, or renewal.

List conditions imposed on the permit:

Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

2. The Conditional Use Permit will be of no further force and effect on the portion of 625 Third Street (or as addressed in the future) once the planned and approved Henry Dorraker's is operational and developed according to the Planned Unit Development (PUD) Master Land Use Plan as approved by the Beloit City Council on March 6, 2023 and any subsequent Final PUD plan approvals.

**Substantial Evidence:** Condition established to avoid duplicative approvals for the same property.

1. Fire department access, fire protection features, and paths of egress will not be obstructed or compromised as part of the planned events.

**Substantial Evidence:** Public safety condition to ensure compliance with applicable fire codes.

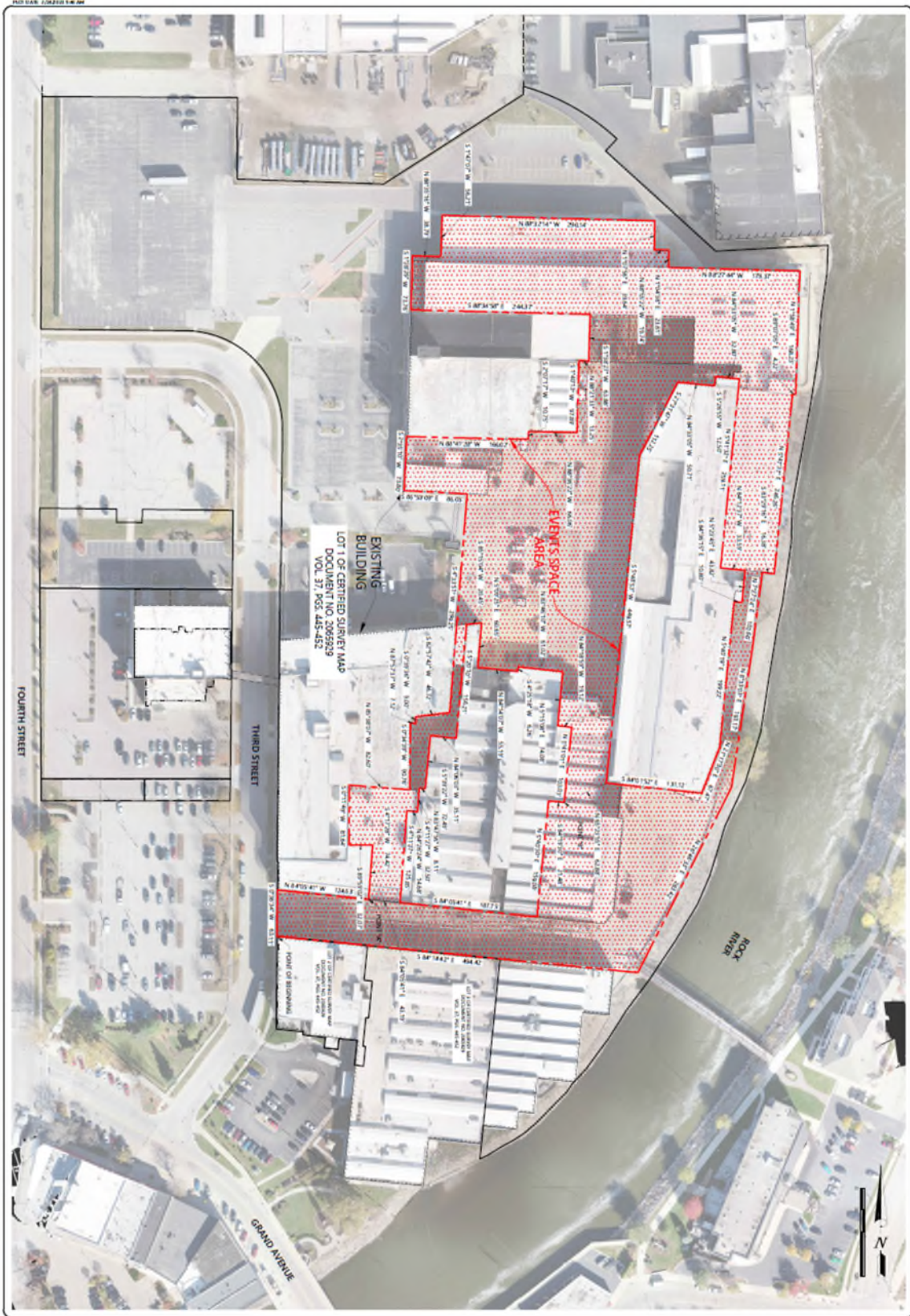
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

**Substantial Evidence:** Standardized condition to establish a process for future changes.

**Decision:** Based on the findings of fact, conclusions of law, and the record in this matter, the permit is:

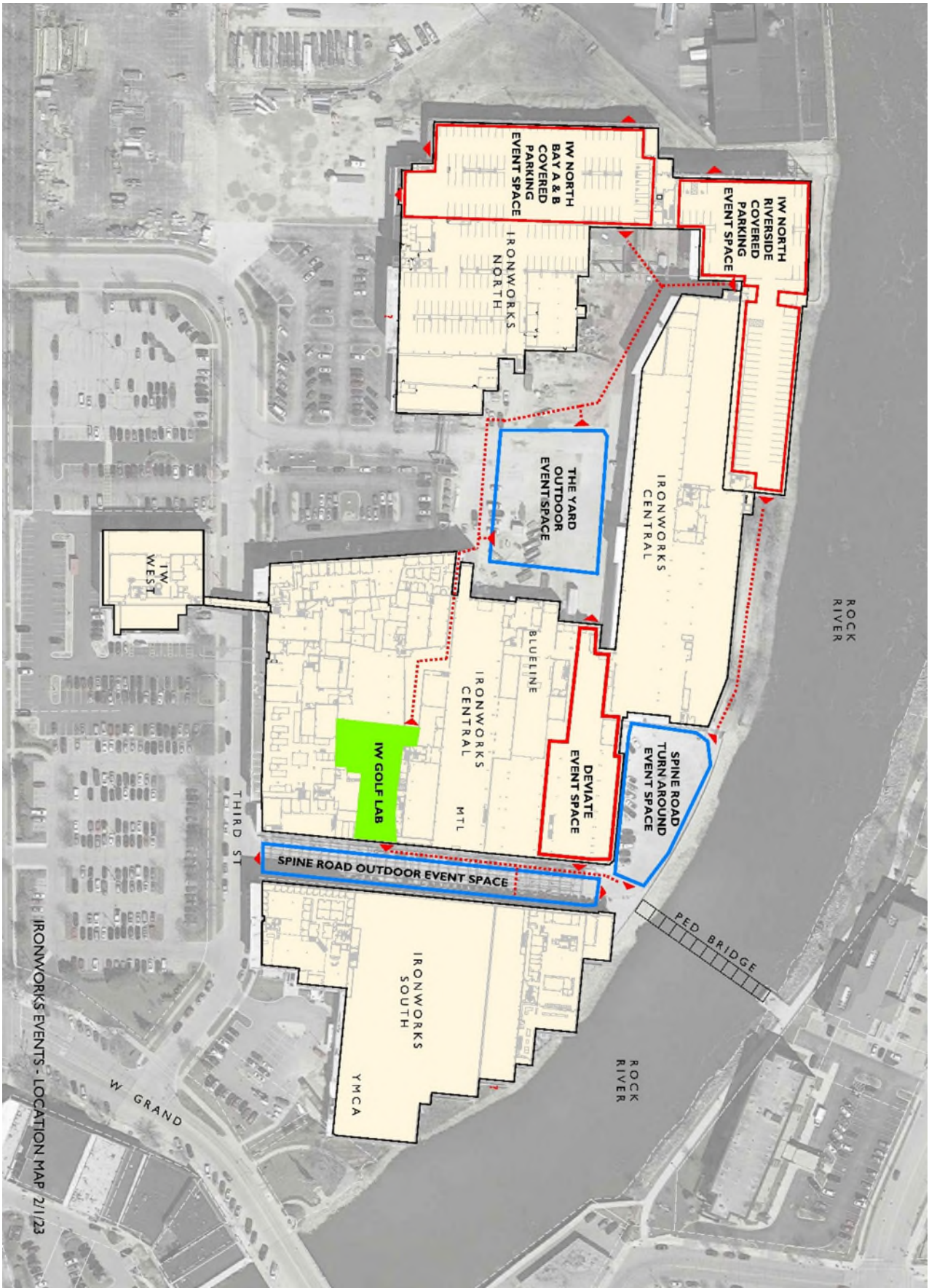
- Approved, with the conditions stated above  
 Denied, for the following reasons:

# Ironworks Exhibit Map



<p>1 OF 1</p> <p>SHEET NO.</p>	<p>DESIGNED BY: [REDACTED]</p> <p>CHECKED BY: [REDACTED]</p> <p>APPROVED BY: [REDACTED]</p> <p>PROJECT NO.: [REDACTED]</p>	<p><b>IRONWORKS CAMPUS</b></p> <p><b>EVENTS SPACE</b></p> <p>3473 - IRONWORKS MAP REVISED.DWG</p>	<p><b>EXHIBIT MAP</b></p> <p>NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.</p>	<p><b>SERVICES</b></p> <p>PLANNING &amp; DESIGN</p> <p>CONSTRUCTION ADMINISTRATION</p> <p>LAND ACQUISITION</p> <p>ENVIRONMENTAL</p> <p>TRAVEL PLANNING</p> <p>UTILITY DESIGN</p>	<p>2007 South St Bloomington, IL 61820 (815) 244-4444 (815) 244-9999</p> <p>19th High Street Bloomington, IL 61820 (815) 244-4444 (815) 244-9999</p> <p>4401 N. Veterans Dr. Bloomington, IL 61820 (815) 244-4444 (815) 244-9999</p>	<p><b>Batterman</b></p> <p>engineers surveyors planners</p> <p>www.batterman.com</p>	
	<p>DATE: 10/20/2014 10:40 AM</p>						

# Ironworks Events Map



## Legal Description

LEGAL DESCRIPTION – EVENTS SPACE AREA (288,640 square feet).

Part of Lot 1 of Certified Survey Map Document No. 2065929, recorded in Volume 37 on Pages 445-452 of Certified Survey Maps, being part of Government Lots 2 and 3 of Section 35, Town 1 North, Range 12 East, of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin.

Described as follows: Beginning at the Northwest corner of Lot 2 of aforesaid Certified Survey Map Document No. 2065929;

thence South 84°14'42" East along the North lines of Lot 2 and Lot 3 of aforesaid Certified Survey Map Document No. 2065929 extended a distance of 494.42 feet;

thence North 26°46'33" East a distance of 283.42 feet;

thence North 8°33'03" East a distance of 193.17 feet;

thence North 7°27'24" East a distance of 102.66 feet;

thence South 83°29'16" East a distance of 16.38 feet;

thence North 5°47'37" East a distance of 246.26 feet;

thence South 89°07'05" East a distance of 4.22 feet;

thence North 1°58'49" East a distance of 168.23 feet;

thence North 88°27'44" West a distance of 179.37 feet;

thence North 1°04'38" East a distance of 23.61 feet;

thence North 88°55'22" West a distance of 19.74 feet;

thence North 1°07'56" East a distance of 39.64 feet;

thence North 88°32'14" West a distance of 290.14 feet;

thence South 1°47'07" West a distance of 56.21 feet;

thence North 88°35'16" West a distance of 38.79 feet;

thence South 1°28'29" West a distance of 73.76 feet;

thence South 88°34'58" East a distance of 244.37 feet;

thence South 1°38'27" West a distance of 63.88 feet;

thence North 88°21'33" West a distance of 13.25 feet;

thence South 1°40'13" West a distance of 97.89 feet;

thence North 88°36'22" West a distance of 66.06 feet;

thence South 2°07'17" West a distance of 10.75 feet;

thence North 88°41'28" West a distance of 166.02 feet;

thence South 2°35'10" West a distance of 73.80 feet;

thence South 86°59'09" East a distance of 86.05 feet;

thence South 4°33'51" West a distance of 299.25 feet;

thence South 82°57'42" West a distance of 46.72 feet;

thence South 0°39'36" West a distance of 9.00 feet;

thence North 87°57'37" West a distance of 7.12 feet;

thence South 0°34'39" West a distance of 90.76 feet;

thence North 85°38'07" West a distance of 82.60 feet;

thence South 0°11'49" West a distance of 81.64 feet;

thence South 89°59'02" East a distance of 32.07 feet;

thence South 4°17'28" West a distance of 74.42 feet to Point "A";

thence North 84°05'41" West a distance of 124.63 feet to the easterly right-of-way of Third Street;

thence South 0°36'34" West a distance of 63.11 feet to the point of beginning.



Excepting therefrom: Commencing at aforesaid Point "A"; thence South 84°05'41" East a distance of 43.19 feet to the point of beginning;  
thence continue South 84°05'41" East a distance of 187.75 feet;  
thence North 5°40'30" East a distance of 159.08 feet;  
thence South 84°19'30" East a distance of 21.48 feet to Point "B";  
thence North 5°41'01" East a distance of 103.03 feet;  
thence North 84°18'59" West a distance of 19.12 feet;  
thence North 5°15'08" East a distance of 74.08 feet;  
thence North 83°46'10" West a distance of 61.02 feet;  
thence South 4°25'18" West a distance of 6.26 feet;  
thence North 84°14'07" West a distance of 55.19 feet;  
thence North 5°09'25" East a distance of 60.65 feet;  
thence South 85°15'04" West a distance of 20.45 feet;  
thence South 5°20'10" West a distance of 156.21 feet;  
thence North 84°06'03" West a distance of 35.11 feet;  
thence South 5°39'22" West a distance of 72.49 feet;  
thence North 83°47'56" West a distance of 8.11 feet;  
thence South 4°11'27" West a distance of 32.50 feet;  
thence North 84°26'24" West a distance of 14.68 feet;  
thence South 4°11'27" West a distance of 125.85 feet to the point of beginning.

Also excepting therefrom: Commencing at aforesaid Point "B"; thence North 65°23'55" East a distance of 62.88 feet to the point of beginning;  
Thence South 84°01'52" East a distance of 131.12 feet;  
Thence North 21°17'30" East a distance of 67.47 feet;  
Thence North 5°40'19" East a distance of 199.22 feet;  
Thence South 84°36'15" East a distance of 10.80 feet;  
Thence North 5°23'45" East a distance of 43.82 feet;  
Thence North 84°12'37" West a distance of 33.59 feet;  
Thence North 5°41'32" East a distance of 259.11 feet;  
Thence North 84°33'05" West a distance of 32.80 feet;  
Thence South 5°26'55" West a distance of 12.50 feet;  
Thence North 84°33'05" West a distance of 50.71 feet;  
Thence South 27°31'47" West a distance of 112.25 feet;  
Thence South 5°48'53" West a distance of 449.57 feet to the point of beginning.

**CITY of BELOIT**

**Planning and Building Services Division**

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

**Conditional Use Permit Application**

(Please Type or Print)

File Number: \_\_\_\_\_

1. Address of subject property: IRONWORKS CAMPUS-BELOIT, WI 601-625 THIRD STREET, SUITE 100, BELOIT, WI 53511

2. Legal description: **\*\*SEE ATTACHED DOCUMENT\*\***

If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 13530710

4. Owner of record: HENDRICKS COMMERCIAL PROPERTIES, LLC Phone: 608.931.3121

525 THIRD STREET BELOIT WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: THE BELOIT CLUB, LLC dba IRONWORKS GOLF LAB

601 THIRD STREET, SUITE 100 BELOIT WI 53511  
(Address) (City) (State) (Zip)

608.931.3121 / \_\_\_\_\_ / COMPLIANCE@HENDRICKSGROUP.NET  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: MULTIPLE USES ON CAMPUS RANGING FROM VIRTUAL GOLF SIMULATION, ENTREPRE-NEURIAL USES WITHIN THE ENTIRE CAMPUS, STORAGE SPACE IN VACANT WAREHOUSING SPACES, AND ALREADY APPROVED EVENTS HELD ON THE SPINE ROAD AND VACANT WAREHOUSE SPACE.

**THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: EVENTS HELD AT IRONWORKS CAMPUS ANNUALLY  
\_\_\_\_\_ in a(n) \_\_\_\_\_ M-2 \_\_\_\_\_ Zoning District.

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

Principal use: THE PRINCIPAL USE WILL REMAIN THE SAME FOR THE CAMPUS.

Secondary use: GERONIMO HOSPITALITY GROUP WOULD LIKE TO HOST EVENTS THROUGHOUT IRONWORKS CAMPUS THROUGHOUT THE YEAR AND BE ABLE TO SELL, SERVE, AND CONSUME ALCOHOL WITHOUT NEEDING TO OBTAIN A TEMP CLASS B LICENSE AND SPONSOR FOR EVERY EVENT TO DO SO.

Accessory use: TO EXTEND THE PREMISE OF THE GOLF LAB LIQUOR LICENSE VIA CONTIGUOUS SPACE THROUGHOUT THE IRONWORKS CAMPUS ON AN ANNUAL BASIS.

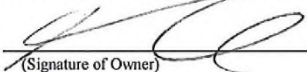
**9. Project timetable:** Start date: ANNUALLY STARTING MAY 2023 Completion date: UNTIL HCP/GHG AMENDS THIS CUP

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

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

**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.

 / ROBERT GERBITZ- PRESIDENT & CEO / 02/06/2023  
 (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 Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$300.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

**To be completed by Planning Staff**

Filing fee: **\$300.00** Amount paid: \$300 Meeting date: 3-22-23

No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: [Signature] Date: 2-24-23



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

## **NOTICE TO THE PUBLIC**

March 10, 2023

To Whom It May Concern:

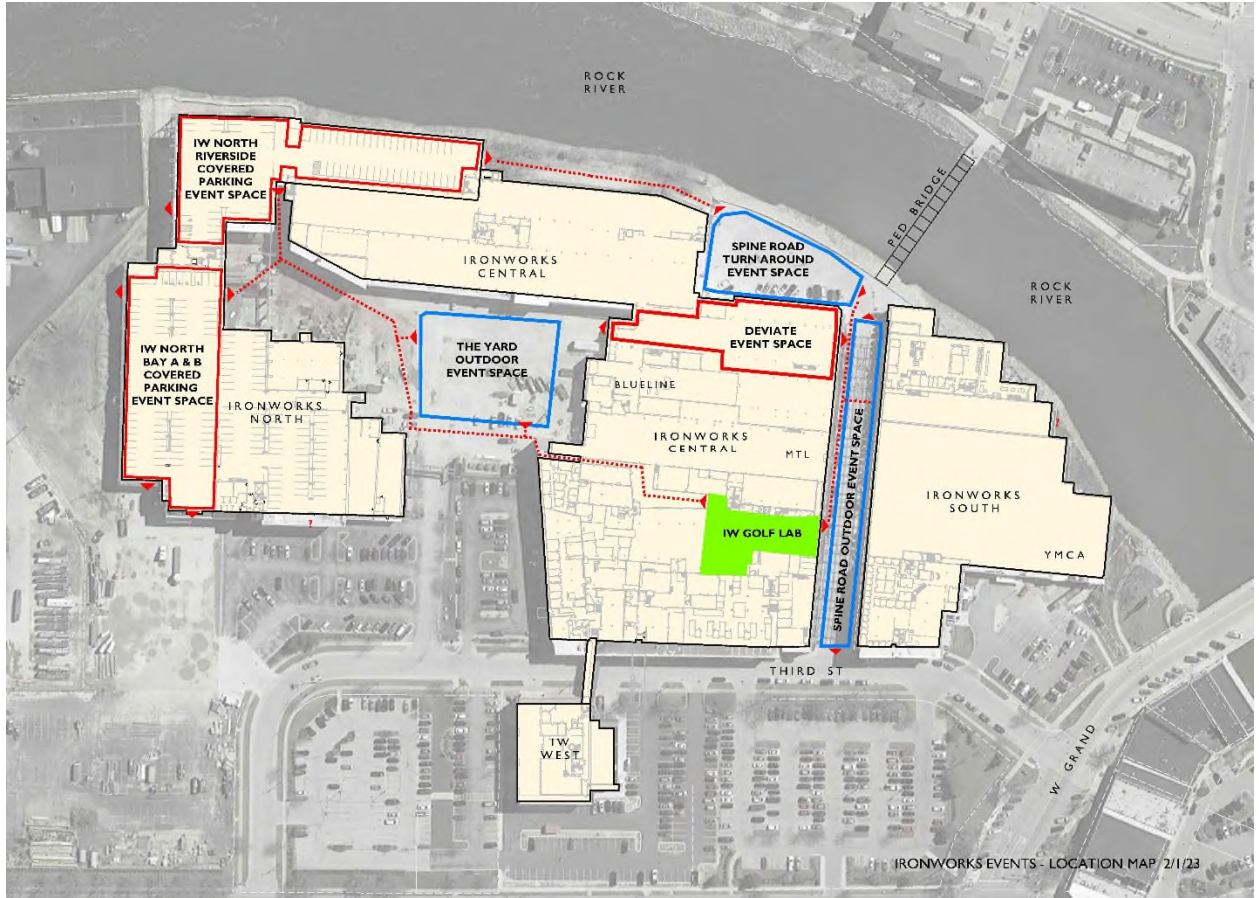
The Beloit Club, LLC dba Ironworks Golf Lab has filed an application for a Conditional Use Permit to allow for *Retail Sales and Service (Entertainment Oriented)* including *Liquor Sales*, specifically the possession, sale and consumption of alcoholic beverages in the M-2, General Manufacturing District for property located at **601-625 Third Street**. If granted, this Conditional Use Permit will allow the applicant to obtain a licensed premises extension from the Golf Lab liquor license via contiguous space throughout the Ironworks Campus on an annual basis for events throughout the year.

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

**Plan Commission**: Wednesday, March 22, 2023, at 7:00 PM, or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

### **We are interested in your opinion.**

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of TJ Nee at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.**



IRONWORKS EVENTS - LOCATION MAP 2/11/23

BELOIT BOX BOARD CO  
PO BOX 386  
BELOIT, WI 53512-0386

FIRST AMERICAN CREDIT UNION  
1982 CRANSTON RD  
BELOIT, WI 53511

P & E ENTERPRISES, LLC  
PO BOX 875  
BELOIT, WI 53512

STATELINE FAMILY YOUNG  
MEN'S CHRISTIAN ASSOCIATION INC  
501 THIRD ST  
BELOIT, WI 53511

HERITAGE VIEW LLC  
525 3RD ST STE 300  
BELOIT WI 53511-6225

DENNIS L MORRIS  
KAREN H MORRIS  
604 PLEASANT ST APT 320  
BELOIT WI 53511-6265

BELOIT COLLEGE  
BOARD OF TRUSTEE  
700 COLLEGE ST  
BELOIT WI 53511-5509

MARY JO PATCH  
TRUST AGREEMENT  
604 PLEASANT ST APT 310  
BELOIT WI 53511-6265

HERITAGE VIEW LLC  
525 3RD ST STE 300  
BELOIT WI 53511-6225

LINDSAY A PEARMAN  
604 PLEASANT ST APT 370  
BELOIT WI 53511-6274

JUDITH A WARNER  
161FLAMINGO DR  
BELLEAIR FL 33756-1903

HERITAGE VIEW LLC  
525 3RD ST STE 300  
BELOIT WI 53511-6225

HENDRICKS COMMERCIAL  
PROPERTIES LLC  
525 3RD ST STE 300  
BELOIT WI 53511

ALAN J REHBEIN  
CYNTHIA J REHBEIN  
604 PLEASANT ST APT 340  
BELOIT WI 53511-6264

TIM MONAHAN REVOCABLE TRUST  
604 PLEASANT ST APT 200  
BELOIT WI 53511-6274

JENNI HOPKINS  
MATTHEW W HOPKINS  
604 PLEASANT ST APT 260  
BELOIT WI 53511-6274

JOSEPH K KITTAH  
604 PLEASANT ST APT 350  
BELOIT WI 53511-6264

DANIEL B BUCHOLTZ  
DEANNE S BUCHOLTZ  
604 PLEASANT ST APT 230  
BELOIT WI 53511-6264

BELOIT CONVENTION  
AND VISITORS' BUREAU, INC  
656 PLEASANT ST  
BELOIT WI 53511

KAREN KNOX  
604 PLEASANT ST APT 360  
BELOIT WI 53511-6274

PAMELA M PIER  
604 PLEASANT ST APT 240  
BELOIT WI 53511-6264

MARIANNA T PORTER  
604 PLEASANT ST APT 270  
BELOIT WI 53511-6274

RICHARD W DEXTER  
REVOCABLE TRUST  
604 PLEASANT ST APT 250  
BELOIT WI 53511-6264



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 23, 2022

**Agenda Item:** 4.a.

**File Number:** VA-2023-01

### **General Information**

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**Applicant:** R.H. Batterman & Co., Inc., on behalf NorthStar Facility Development, LLC

**Owner:** City of Beloit

**Address/Location:** Unnamed Right-of-Way in front of 1800 Gateway Boulevard

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

### **Staff Analysis**

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**Overview:** The dedication of right-of-way was created to ensure access for future development of the land west of NorthStar. This land was recently purchased by NorthStar and the dedication is no longer needed. The applicant would like to use this land as a private driveway and install a gated access to secure the campus.

**Public Notice and Comments Received:** Under Wis. Stats §66.1003(4)(b) requires that public notices be sent by certified mail to adjacent property owners. Two notices went out to the adjacent property owners. No comments have been received as of the writing of this staff report.

#### **Review Agent Comments:**

- The City Engineer has no objections to granting the requested vacation. The City does not have any utilities within the subject area. There are plans to install public water through the vacated area. A Utility Easement will be required, and this can be accomplished through a Certified Survey Map (CSM) or a separate easement document.
- Assessment has requested a correction for the legal description. The document states "Lot 2 CSM Vol 35 pages 328-300", it should state Lot 1.

#### **STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the vacation of the unnamed right-of-right in front of 1800 Gateway Boulevard as described in the attached Plat of

Vacation, and returning the right-of-way to the adjacent property owner.

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



Location Map



# PLAT OF VACATION

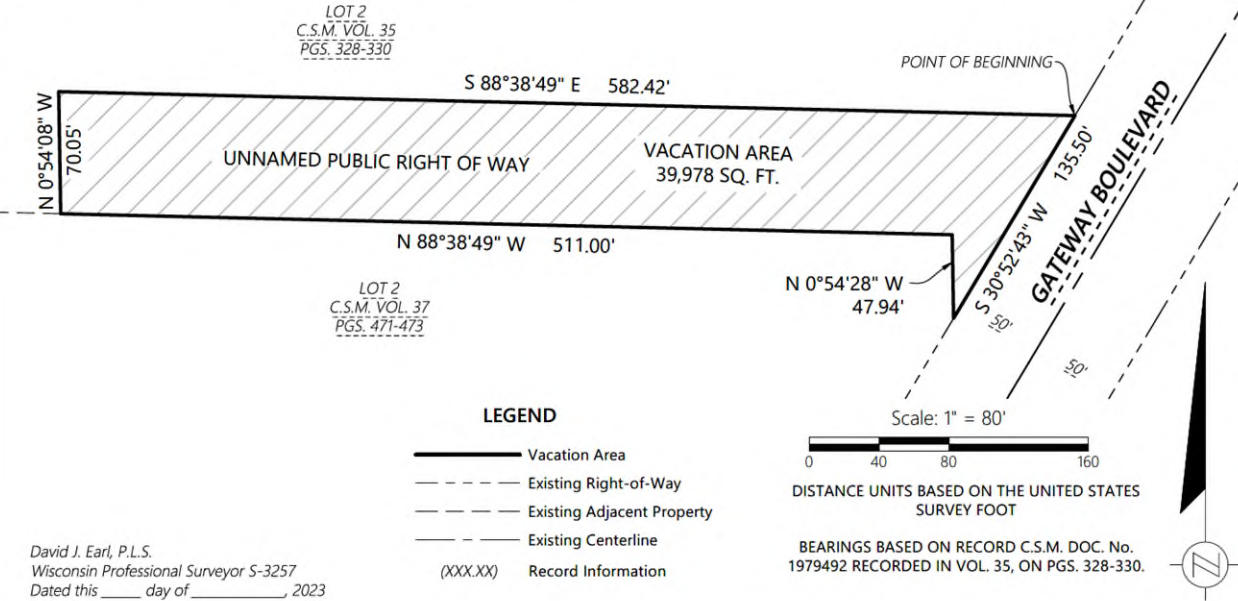
OF THE UNNAMED PUBLIC RIGHT OF WAY OF C.S.M. No. 1979492 RECORDED IN VOL. 35, ON PGS. 328-330, BEING PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 28, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

**DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT No. 1979492 RECORDED IN VOLUME 35 ON PAGES 328-330; THENCE SOUTH 30°52'43" WEST ALONG THE WEST RIGHT OF WAY LINE OF GATEWAY BOULEVARD A DISTANCE OF 135.50 FEET TO THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP DOC. No. 2067886 RECORDED IN VOLUME 37 ON PAGES 471-473; THENCE NORTH 0°54'28" WEST ALONG THE EAST LINE AFORESAID A DISTANCE OF 47.94 FEET TO THE NORTHEAST CORNER OF LOT 2 AFORESAID; THENCE NORTH 88°38'49" WEST ALONG THE NORTH LINE OF LOT 2 AFORESAID A DISTANCE OF 511.00 FEET TO THE SOUTHWEST CORNER OF THE UNNAMED PUBLIC RIGHT OF WAY ON CERTIFIED SURVEY MAP DOCUMENT No. 1979492 RECORDED IN VOLUME 35 ON PAGES 328-330; THENCE NORTH 0°54'08" WEST ALONG THE WEST LINE OF THE UNNAMED PUBLIC RIGHT OF WAY AFORESAID A DISTANCE OF 70.05 FEET TO THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 88°38'49" EAST A DISTANCE OF 582.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.918 ACRES (39,978 SQUARE FEET) MORE OR LESS.

**NOTES:**

1. THE RESOLUTION TO VACATE A PART OF THE UNNAMED PUBLIC RIGHT OF WAY AS SHOWN HEREON WAS ADOPTED THIS \_\_\_ DAY OF \_\_\_, 2023 AND IS REFERENCED AS CITY OF BELOIT CLERK FILE NO. \_\_\_\_\_
2. THIS PLAT OF VACATION HAS BEEN PREPARED FROM INFORMATION ON RECORD PLATS, FILED SURVEYS, AND PARTIAL FIELD WORK.
3. THE EXISTING PUBLIC UTILITY FACILITIES IN THE VACATED RIGHT OF WAY SHALL RETAIN UTILITY EASEMENT AND INCIDENTAL RIGHTS IN ACCORDANCE WITH SECTION 66.1005 PF WISCONSIN STATUTES.



David J. Earl, P.L.S.  
Wisconsin Professional Surveyor S-3257  
Dated this \_\_\_ day of \_\_\_, 2023

File Name: I:\34500-34599\34577 - NorthStar Medical Radioisotopes\SURVEY\RHB DRAWING FILES



**Batterman**  
engineers surveyors planners  
2857 Bartells Drive 1040 N Wisconsin Street  
Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121  
608-365-4464 262-379-2250

---

FOR THE EXCLUSIVE USE OF:  
NorthStar Medical Radioisotopes, LLC  
1800 Gateway Boulevard  
Beloit, WI 53511


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ORDER NO: 34577  
FIELD CREW: DJE  
DRAWN BY: DJE  
SHEET 1 OF 1

**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: Unnamed public right of way on C.S.M. Vol. 35, Pgs. 328-330

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: **David J. Earl S-3257**

Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: NorthStar Medical Radioisotopes Address: 1800 Gateway Blvd.		15 FEB 22 23
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: David Earl  
 Address of contact person: 2857 Bartells Dr. Beloit, WI 53511  
 Phone number of contact person: 608-365-4464  
 Signature of contact person: David Earl

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



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

## **NOTICE TO THE PUBLIC**

March 7, 2023

To Whom It May Concern:

The Planning & Building Services Division has received a petition to vacate a part of unnamed right-of-way at 1800 Gateway Boulevard for NorthStar.

The following public **meetings** will be held regarding this application:

**City Plan Commission:** Wednesday, March 22, 2023 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 May 1, 2023 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. \***

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone.**



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 22, 2023

**Agenda Item:** 4.b.

**File Number:** CSM-2023-05

### **General Information**

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**Applicant** R.H. Batterman & Co., Inc., on behalf NorthStar Facility Development, LLC

**Owner:** NorthStar Facility Development, LLC

**Address/Location:** 1800 Gateway Boulevard

**Applicant's Request:** Approval of a one-lot Certified Survey Map (CSM)

### **Staff Analysis**

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**Background Info:** NorthStar recently purchased 22.895 acres of land that was part of 1751 Apex Drive and combined it with their parcel located at 1800 Gateway Boulevard through a CSM approved by Plan Commission February 8, 2023. The intent of this new CSM is to combine that new lot created by the prior CSM with vacated unnamed right-of-way along the southeast property line in to one 55.90-acre lot for NorthStar's company campus. The right-of-way vacation is a separate application.

**CSM Details:** Lot 1 of the proposed CSM consists of 55.90 acres of land. A portion of the proposed Lot 1 is developed as NorthStar's company headquarters and will continue to expand in phases. The recently added 22.895-acres that was part of 1751 Apex Drive is currently zoned M-1, Limited Manufacturing, while 1800 Gateway Boulevard is zoned PUD, Planned Unit Development. The owner of 1800 Gateway Boulevard has separately requested the rezoning of the 22.895-acres from M-1, Limited Manufacturing to PUD, Planned Unit Development. The proposed CSM also includes the vacated unnamed right-of-way along the southeast corner of the property. The site has several easements including an electrical transmission line easement to the north, a 30-foot underground electrical easement, a 60-foot water and sanitary easement, a 20-foot watermain easement and a 30-foot construction access easement. The proposed lot meets and exceeds the minimum dimensions required by the Zoning Ordinance.

**Review Agent Comments:** The proposed CSM was distributed to the Review Agents and they had the following comments:

- Alliant Energy has requested an easement for the primary cable running parallel with Gateway Boulevard.
- Charter stated they have fiber that feeds NorthStar and a coax that feeds G5 Brewery.
- Engineering would like the attached water main easement provision included on the final CSM.

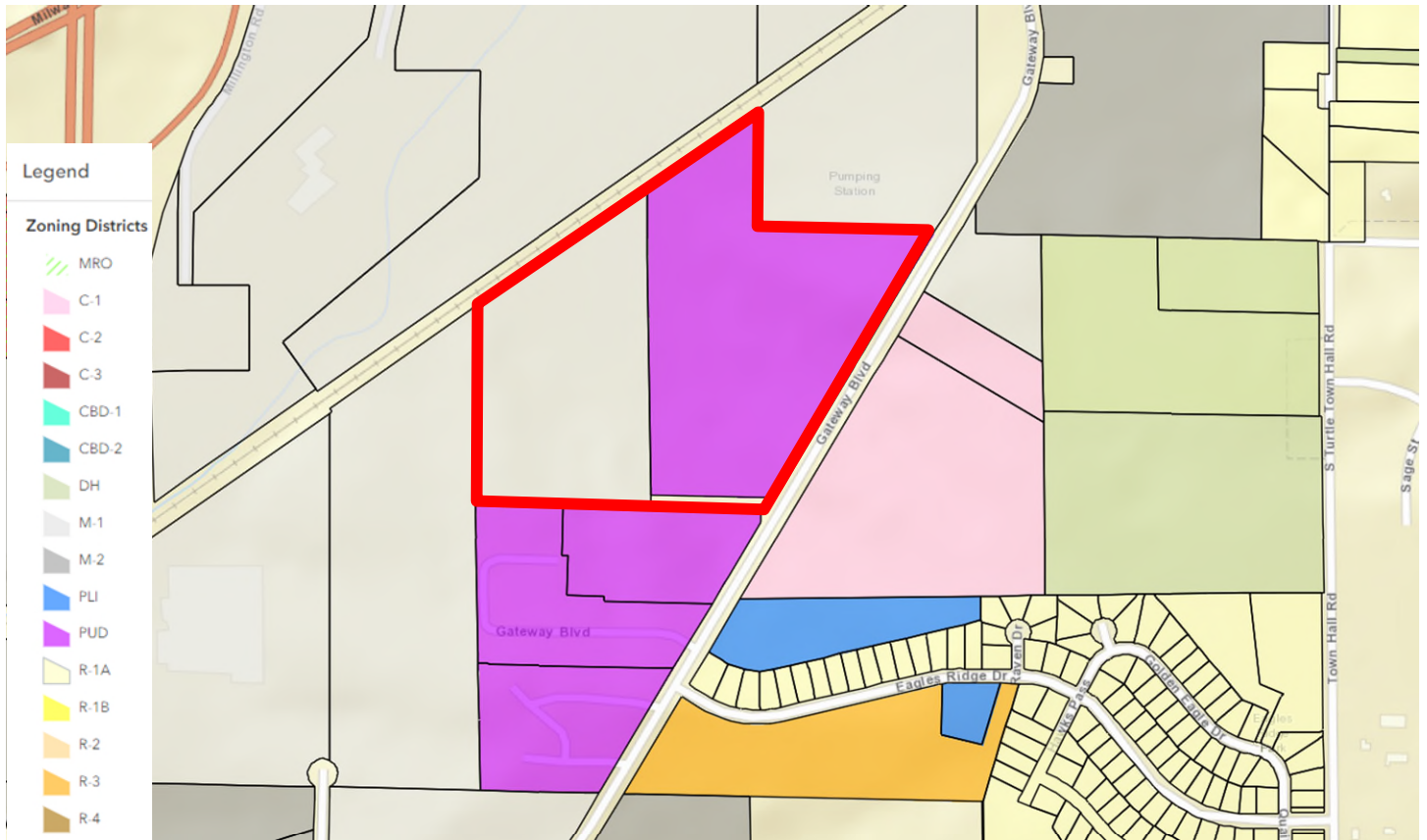
**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the attached one lot CSM for the property located at 1800 Gateway Boulevard in the City of Beloit, subject to the following conditions:

1. The final CSM shall include both easements requested by Alliant Energy and Engineering.
2. The Plat of Vacation for the Unnamed Right-of-Way in front of 1800 Gateway Boulevard is approved by City Council.
3. 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.

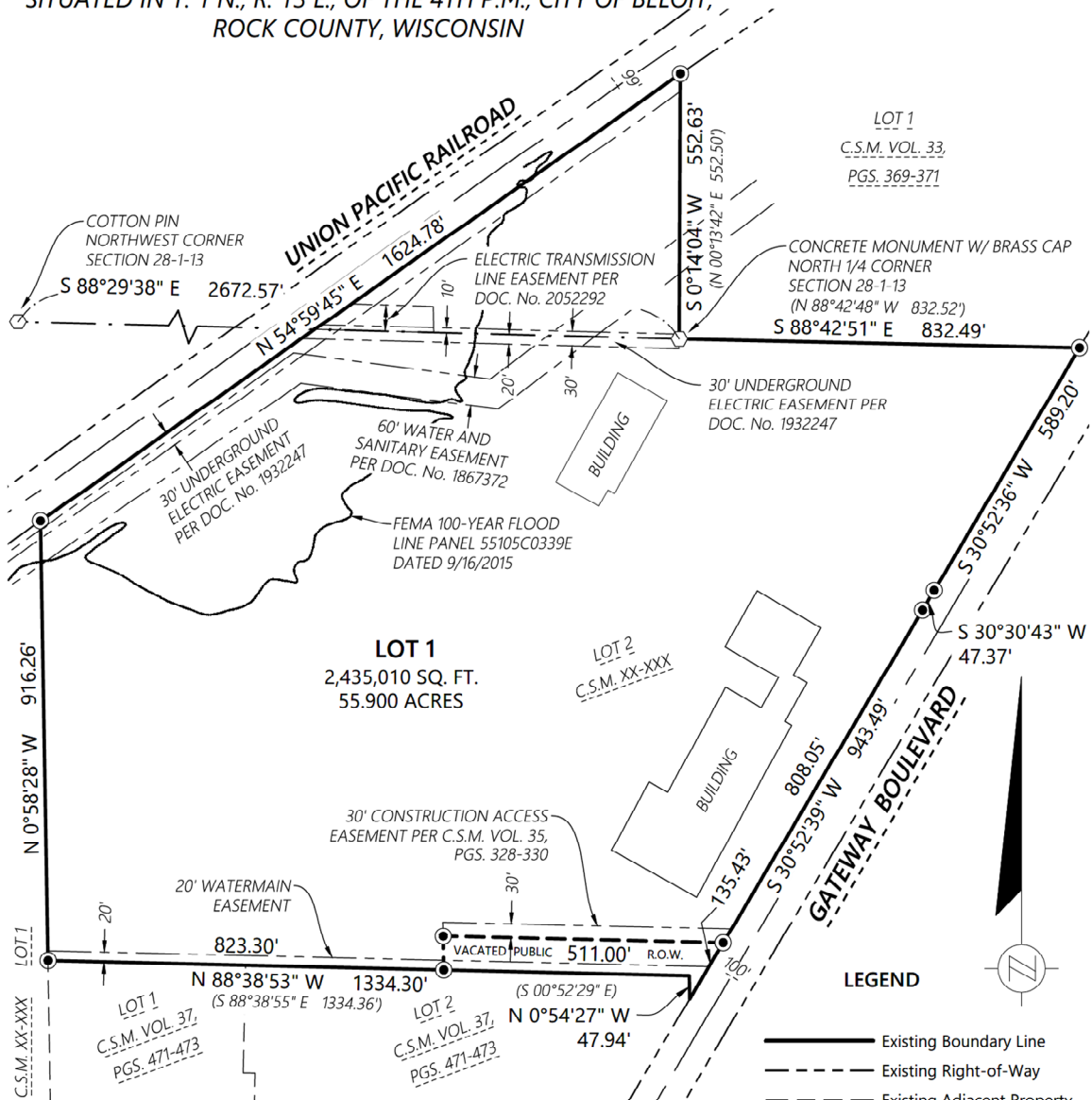
**ATTACHMENTS:** Location Map, Proposed CSM, Application, Engineering Comments and Resolution.

# Location and Zoning Map



# CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP No. \_\_\_\_\_ RECORDED  
 AS DOCUMENT No. \_\_\_\_\_, AND VACATED PUBLIC  
 RIGHT-OF-WAY, ALL BEING PART OF THE SE 1/4 OF THE SW 1/4  
 OF SECTION 21, AND PART OF THE NE 1/4 OF THE NW 1/4, AND  
 PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, ALL  
 SITUATED IN T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF БЕЛОИТ,  
 ROCK COUNTY, WISCONSIN



LOT 1  
 C.S.M. VOL. 33,  
 PGS. 369-371

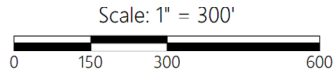
CONCRETE MONUMENT W/ BRASS CAP  
 NORTH 1/4 CORNER  
 SECTION 28-1-13  
 (N 88°42'48" W 832.52')  
 S 88°42'51" E 832.49'

LOT 1  
 2,435,010 SQ. FT.  
 55.900 ACRES

LOT 2  
 C.S.M. XX-XXX

### LEGEND

- Existing Boundary Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- Existing Centerline
- - - Existing Easement Line
- - - Existing Section Line
- Iron Rebar Set  
3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- ⊙ Section Corner Found
- (XXX.XX) Record Information



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE  
 REFERENCE SYSTEM, ROCK ZONE. THE NORTH LINE OF THE  
 NORTHWEST 1/4, SEC. 28-1-13 BEARING S 88°29'38" E

<b>ORDER NO: 34577</b>  FIELD CREW: DJE DRAWN BY: DJE SHEET 1 OF 4	FOR THE EXCLUSIVE USE OF:  NorthStar Medical Radioisotopes, LLC. 1800 Gateway Boulevard Beloit, WI 53511	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <b>Batterman</b>                      engineers surveyors planners                      2857 Bartells Drive                      Beloit, Wisconsin 53511                      608.365.4464                 </div> <div style="text-align: center;">                     1040 N Wisconsin Street                      Elkhorn, Wisconsin 53121                      262.379.2250                 </div> </div>
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File Name: J:\34500-34599\34577 - NorthStar Medical Radioisotopes\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-2023-05

1. Address of property: 1800 Gateway Blvd.
2. Tax Parcel Number(s): 22810005
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the NW Quarter of Section 28, Township 1N North, Range 13E East of the 4th P.M.
4. Owner of record: NorthStar Facility Development, LLC Phone: \_\_\_\_\_  
5249 Femrite Dr. Madison WI 53718  
(Address) (City) (State) (Zip)
5. Surveyor's name: David J Earl Phone: 608-365-4464  
2857 Bartells Dr. 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: 55.9 acres (2,435,010 sq. ft.)
8. Total area of land remaining in parent parcel: 55.9 acres (2,435,010 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: PUD
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.

David Earl / David J Earl / 2/28/2023  
(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: \$160.00  
 Scheduled meeting date: March 20 2023  
 Application accepted by: Milany Bettmann Date: 3/1/2023

---

**To: Hilary Rottmann, Planner II**

**From: Dennis Weiland, Project Engineer I**

**Re: 1800 Gateway – Northstar Medical Radioisotopes CSM and Easement Review**

**Date: January 25, 2023**

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Engineering and Water Resources has been provided a copy of the undated CSM and Slope and Grading Easement for the above referenced project prepared by RH Batterman. We offer the following comments:

- The following provision should be included in the CSM:

CITY WATER MAIN EASEMENT (C.W.M.E.) PROVISIONS

THE CITY OF БЕЛОИТ, IT’S SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GRANTED A PERMANENT EXCLUSIVE EASEMENT TO SUCH AREAS DESIGNATED AS “CITY WATER MAIN EASEMENT OR C.W.M.E.” SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE FROM TIME TO TIME UNDERGROUND UTILITY FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM OF THE CITY OF БЕЛОИТ, INCLUDING ENTRY, INGRESS OR EGRESS BY THE EMPLOYEES, WORKERS, AGENTS, OR INDEPENDENT CONTRACTORS OF THE CITY. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS OF THE CITY HEREIN GRANTED. THE OWNER SHALL NOT CAUSE THE SURFACE GRADE OF SAID EASEMENT TO CHANGE BY MORE THAN 4 INCHES WITHOUT WRITTEN AUTHORIZATION OF THE CITY. FOLLOWING ANY WORK PERFORMED BY THE CITY OF БЕЛОИТ IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED, FOLLOWING SUCH WORK, TO BACKFILL AND MOUND ALL TRENCHES CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

- The CSM indicates a 20’ “Watermain Easement”. This should be changed to match the provided provision; 20’ “City Water Main Easement” or “C.W.M.E.”.

**RESOLUTION 2023-013**  
**APPROVING A ONE-LOT CERTIFIED SURVEY MAP FOR THE**  
**PROPERTY LOCATED AT 1800 GATEWAY BOULEVARD**

**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 property located at 1800 Gateway Boulevard, containing 55.90 acres (combined), 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:

LOT 2 OF CERTIFIED SURVEY MAP NO. 42-136 RECORDED AS DOCUMENT NO. 2236375, AND VACATED PUBLIC RIGHT-OF-WAY, ALL BEING PART OF THE SE ¼ OF THE SW ¼, OF SECTION 21, AND PART OF THE NE ¼ OF THE NW 1/4, AND PART OF THE NW ¼ OF THE NE ¼ OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E., OF THE 4<sup>TH</sup> P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN. CONTAINING 55.90 ACRES. (A/K/A 1800 GATEWAY BOULEVARD)

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby approve the attached one lot Certified Survey Map for the property located at 1800 Gateway Boulevard, subject to the following conditions:

1. The final CSM shall include both easements requested by Alliant Energy and Engineering.
2. The Plat of Vacation for the Unnamed Right-of-Way in front of 1800 Gateway Boulevard is approved by City Council.
3. 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 22<sup>nd</sup> day of March, 2023.

**PLAN COMMISSION**

\_\_\_\_\_  
Mike Ramsden, Chairperson

**ATTEST:**

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



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 22, 2023

**Agenda Item:** 4.c.

**File Number:** FS-2023-03

### **General Information**

---

**Applicant:** Arc Design Resources Inc.

**Owner:** New Leaf Homes, LLC

**Address/Location:** 1400 and 1500 Hawks Pass adjacent to 1452 Townhall Road

**Applicant's Request:** Approval of a Final Subdivision Plat No. 5 (38 buildable lots and 1 out-lot for stormwater)

### **Staff Analysis**

---

**Plat Approval Process:** Arc Design Resources, Inc. has submitted the attached Final Plat of Eagles Ridge Plat No. 5 for 16.581 acres located at 1400 and 1500 Hawks Pass adjacent to 1452 Townhall Road. The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots, and may include the entire Preliminary Plat area or phases. The Preliminary Plat of Eagles Ridge No. 4 and 5 was approved by the Plan Commission on February 5, 2020, and Eagles Ridge Final Plat No. 4 was approved by City Council May 18, 2020. The remainder of the approved Preliminary Plat constitutes the proposed Plat 5. The application for Plat 5 was received February 13, 2023, which is a little more than 36 months following approval of the Preliminary Plat. As such, any approving authority may refuse to approve the Final Plat or may extend the time for submission of the Final Plat.

**Proposed Lots:** As shown on the attached plat, the applicant has proposed 38 new single-family lots with an average lot area of 12,942 square feet and one outlot for temporary stormwater management. The subject property is already zoned R-1A, Single-Family Residential. The minimum lot width in the R-1A district is 70 feet, and the minimum lot area is 8,750 square feet. All of the proposed lots meet these minimums. The Final Plat substantially conforms to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.

**Proposed Public Improvements:** Proposed streets will include new utilities, curb and gutter, sidewalks on one side and street trees. This is the last phase of Eagles Ridge that can be served by gravity sanitary sewer. Future phases will require a lift station. Plat 5 includes the extension of Hawks Pass and Night Hawk Drive, and the creation of one new street Cardinal Drive. There is one proposed outlot (Outlot 7) for temporary stormwater management. The City and developer are negotiating a Development Agreement regarding the needed infrastructure, which must be approved by the City Council before the Final Plat may be recorded. The proposed plat includes numerous utility easements needed to serve the new lots. The applicant will need to coordinate with the USPS on the proposed community mailbox location at the northeast corner of Hawks Pass and Night Hawk Drive.

**Surrounding Uses:** There are existing single-family homes zoned R-1A to the north of the subject property, and agricultural land zoned Development Holding (DH) to the east. The applicant is only purchasing part of the parent parcel for development, and the remaining southern parcel will remain in agricultural use until the land is ready to be developed. In order for the land south of this plat to be developed with sanitary sewer, a lift station must be constructed. The land to the west of the subject property is agricultural land in the Town of Turtle, which could be annexed for development in the future at the owner's request.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses for the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals 1, 3 and 5 by creating safe and health neighborhoods, economic and residential growth, and high-quality infrastructure and connectivity.

**Preliminary Plat Conditions:** The Preliminary Plat was approved by the Plan Commission, subject to several conditions of approval. The relevant conditions, along with staff commentary on the status of each, are as follows:

1. Minimum right-of-way width may be 60 feet for Hawk's Pass, Cardinal Drive, and Night Hawk Drive, provided that a six-foot exclusive City of Beloit easement is granted on the watermain side of the street on the Final Plat.
  - *Staff comment: The Final Plat complies with these right-of-way widths and provides a six-foot City Utility Easement (C.U.E.) for exclusive City of Beloit use.*
2. The right-of-way for all dedicated dead-ends (stub streets) shall be 66 feet in width, and future phases shall comply with the Subdivision Ordinance standards.
  - *Staff comment: The stub street in question (Hawks Pass south of Night Hawk Drive) complies with this requirement.*
3. A draft of any proposed subdivision restrictive covenants shall be submitted prior to Final Plat approval, currently scheduled for April 3, 2023.
  - *Staff Comment: Draft covenants have been received from the applicant.*
4. The Final Plat shall include a designated area for a cluster mailbox delivery system.

- *Staff Comment: The applicant has proposed a cluster mailbox location at the northeast corner of Hawks Pass and Night Hawk Drive to serve Plat No. 5.*

**Review Agent Comments:**

AT&T indicated that they do not have any conflicts with the new phase and do not have any concerns with the utility easement sizes, but note that Phase 4 was not yet built out, and will be done with Phase 5.

City of Beloit Engineering has the following comments on the final plat dated January 18, 2023:

- Engineering has some concerns regarding the stormwater report that could pertain to the sizing of the stormwater detention pond, and will reach out to the design engineer to request more information on these concerns. It is possible that these concerns could lead to needing more land area to address stormwater requirements. The Plat should not be approved until these concerns have been addressed.
- Section 11.23(4) of City Code states that driveways shall be offset from street intersections by a minimum of 20 feet. City Code does not allow this provision to be excepted for residential development. Engineering has reached out to the design engineer and asked if driveway locations could be swapped on the affected lots (likely Lot 106 and 127) and as of March 1, 2023 have not yet received a response. The plat should indicate that access is restricted within 20 feet of the intersection for Lots 105, 106, 126, and 127.
- The signature block lists Lori Stottler as the City Clerk/Treasurer. That position is currently held by Marcy Granger.
- In accordance with the resolution approving the Preliminary Plat, all roadway stubs shall have 66' of dedicated Right-of-Way. The street stub for Night Hawk Drive shall have a 66' Right-of-Way.
- The area between Lot 128 and Lot 129 shall have a Stormwater Management Easement shown on the plans. If the Utility Easement shown for this location was for the storm sewer and drainage swale, then the call out should just be changed. If the Utility Easement is intended for private utility companies to utilize then the location of the Utility Easement should be changed to a different location.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the Final Plat of Eagles Ridge Plat No. 5 for the properties located at 1400 and 1500 Hawks Pass adjacent to 1452 Townhall Road, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

1. All of the conditions of approval of the Preliminary Plat remain in full force and effect.

2. City Engineering comments noted above shall be addressed and a complete set of engineering plans and specifications for the public infrastructure must be approved by the City Engineer prior to the City signing the Final Plat.
3. A Development Agreement must be approved between the City and developer by City Council prior to the City signing the Final Plat.
4. Detailed easement locations, descriptions and rights included within the plat must be approved by the City Engineer. Easement locations may need to be changed depending upon grading and utility locations to be evaluated as part of the engineering plans and specifications prior to the City signing the Final Plat.
5. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval, and shall provide City staff with a copy of the recorded plat.

**ATTACHMENTS:** Location Map, Final Plat, and Application.





# EAGLES RIDGE PLAT NO. 5

BEING A SUBDIVISION OF LOTS 2 AND 3 AS DESIGNATED UPON C.S.M. NO. 2162627, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN

**ARC DESIGN**  
RESOURCES INC.

DATE: 2/28/2023  
PROJECT: EAGLES RIDGE PLAT NO. 5  
DRAWN BY: J. S. SPRECHER  
CHECKED BY: J. S. SPRECHER  
SCALE: AS SHOWN  
SHEET NO.: 21028

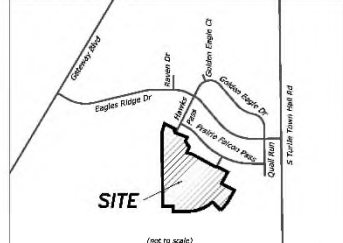


Bearings are based upon G.P.S. Observations and referenced to the Rock County Wisconsin Coordinate System. The East line of the Southeast Quarter of Section 28-1-13 bears South 0 degrees 41 minutes 44 seconds East as measured.

There are no objections to this plat with respect to Sections 226.15, 236.16, 236.20 and 236.21 (1) and (2), Wisconsin Statutes, or by the County Planning Agency.

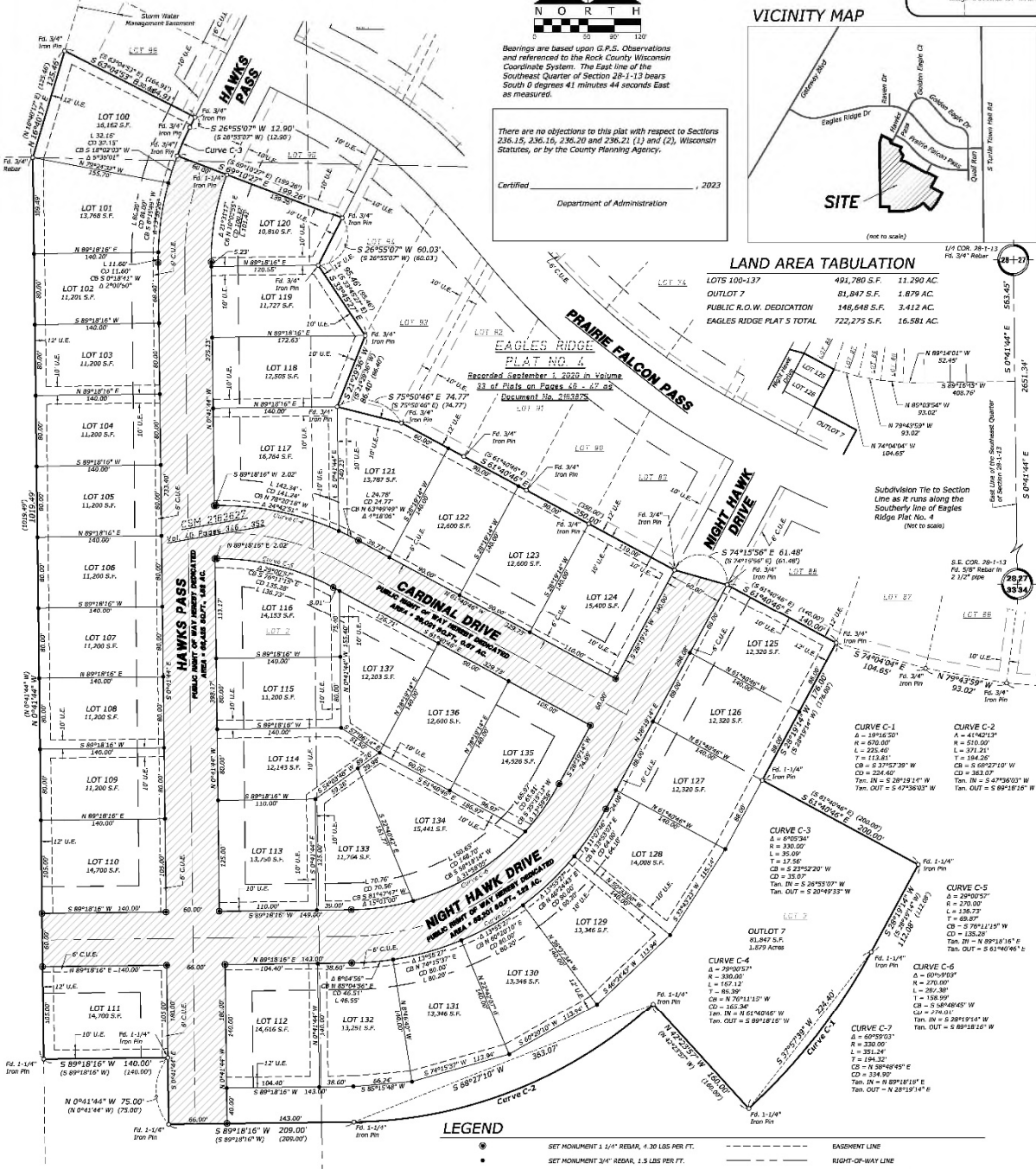
Certified \_\_\_\_\_, 2023  
Department of Administration

### VICINITY MAP



### LAND AREA TABULATION

LOTS 100-137	491,780 S.F.	11,290 AC.
OUTLOT 7	81,847 S.F.	1.879 AC.
PUBLIC R.O.W. DEDICATION	148,648 S.F.	3.412 AC.
<b>EAGLES RIDGE PLAT 5 TOTAL</b>	<b>722,275 S.F.</b>	<b>16.581 AC.</b>



### LEGEND

- SET MONUMENT 1 1/4" REBAR, 4.30 LBS PER FT.
- SET MONUMENT 3/4" REBAR, 1.5 LBS PER FT.
- FOUND MONUMENT, SEE MAP FOR MATERIAL
- R RADIUS
- CD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH
- T TANGENT LENGTH
- Δ CENTRAL ANGLE
- N 45°52'36" E MEASURED BEARING
- 586.78' MEASURED DISTANCE
- (N 45°52'36" E) RECORD BEARING
- (586.78') RECORD DISTANCE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- INTERIOR LOT LINE
- LOT 12 LOT NUMBER
- S.F. SQUARE FEET
- B.S.L. MEASURING SH-MARK LINE
- PORTION TO BE DEDICATED TO THE PUBLIC AS NEW RIGHT-OF-WAY
- CLUSTER MAILBOX LOCATION AS APPROVED BY UNITED STATES POSTAL SERVICE
- C.U.E. CITY UTILITY EASEMENT FOR EXCLUSIVE CITY OF BELOIT USE
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- S.M.E. STORMWATER MANAGEMENT EASEMENT

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Lee S. Sprecher  
Wisconsin Professional Land Surveyor No. 2672  
Arc Design Resources, Inc.  
5291 Zenth Parkway  
Loves Park, IL 61111

**SHEET 1 of 2**  
21028  
rev. 01/18/2023

# CITY of BELOIT

## Neighborhood Planning Division

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

### Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

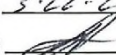
File Number: \_\_\_\_\_

- Proposed subdivision name: Eagles Ridge Plat No. 5
- Address of property: 1500 Hawks Pass
- Tax Parcel Number(s): 22830024
- Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SE Quarter of Section 28, Township 1N North, Range 13E East of the 4th P.M.
- Owner of record: New Leaf Homes, LLC Phone: 815-399-8100  
6551 E. Riverside Blvd #110 Rockford IL 61114  
(Address) (City) (State) (Zip)
- Applicant's Name: Jeffrey Linkenheld / Arc Design Resources  
5291 Zenith Parkway Loves Park IL 61111  
(Address) (City) (State) (Zip)  
815-484-4300 x219 815-703-9219 | j.linkenheld@arcdesign.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
- Present zoning classification is: R-1A
- Is the proposed use permitted in this zoning district: YES
- THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
  - Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
  - Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
  - Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
  - Contract: A contract for construction of required utilities and public improvements or;
  - A Bond; guarantying the contract for construction or,
  - Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
  - Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

 , Jeffrey S. Linkenheld, 2-13-23  
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: \$300 plus \$15 per lot; \$100 Development Agreement Fee Amount paid: 885.00  
Scheduled meeting date: 3-22-23 PC +100 = 985.00  
Application accepted by:  Date: 2-21-23



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 22, 2023

**Agenda Item:** 4.d.

**File Number:** FS-2023-01

### **General Information**

---

**Applicant:** R.H. Batterman & Co., Inc. on behalf of NG Riverstone Land, LLC

**Owner:** NG Riverstone Land, LLC

**Address/Location:** North of Millar Drive and south of Kelsey Road in the in the Town of Beloit. (Parcel No. 6-2-265).

**Applicant's Request:** Final Subdivision Plat (15 lots and 3 out-lots)

### **Staff Analysis**

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**Plat Approval Process:** R.H. Batterman & Co., Inc. on behalf of NG Riverstone Land, LLC has submitted an Application for Review of a Final Subdivision and the attached Final Plat of Riverstone Subdivision Plat 1 for two parcels totaling 8.91 acres located north of Millar Drive and south of Kelsey Road in the in the Town of Beloit. This land is located beyond the City limits but within the City's extraterritorial plat review jurisdiction. The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots and may include the entire Preliminary Plat area or phases. The Preliminary Plat of Riverstone Subdivision was approved by the Plan Commission on July 20, 2022.

**Proposed Lots:** As shown on the attached plat, the applicant has proposed the creation of 15 new residential lots in this phase, five lots (11-15) for two-family structures and ten lots (16-25) for single family structures. Additionally, three outlots are proposed, one for stormwater management and two for future development phases. This property is subject to Town of Beloit zoning, which the applicant has indicated has been approved by the Town. This subdivision will be served by public water (City Water Utility) and sewer (Town Sewer Service Area). The plat is within the School District of Beloit Turner. The proposed residential lots have frontage on Kelsey Road, so no new road is being built at this time other than a 130-foot stub of Haborn Drive. A future phase will include the extension of Pow Wow Trail and Haborn Drive between Millar Drive and Kelsey Road, the extension of Shore Drive, and additional internal streets.

**Surrounding Uses:** As shown on the attached Location Map, the Rock River is to the east of the

subject property, and residential uses are to the north, south and west. Adjacent residential uses along the north side Kelsey Road west of Haborn Drive and at the southeast corner of Kelsey Road and Afton Road are in the City of Beloit. Commercial use and zoning is located southwest of the property in the Town. The City does not exercise extraterritorial zoning jurisdiction and cannot control uses outside of the City.

**City of Beloit Comprehensive Plan:** The Future Land Use Map of the City's Comprehensive Plan recommends single family uses for the subject parcels. However, land use and density cannot be regulated outside of the City limits.

**Review Agent Comments:** A copy of the application was sent to the City of Beloit Staff and utility contacts. Fire Department staff inquired if Pow Wow Drive will be constructed in this phase. The Town Engineer indicated that it would not. No other comments were received.

**STAFF RECOMMENDATION:**

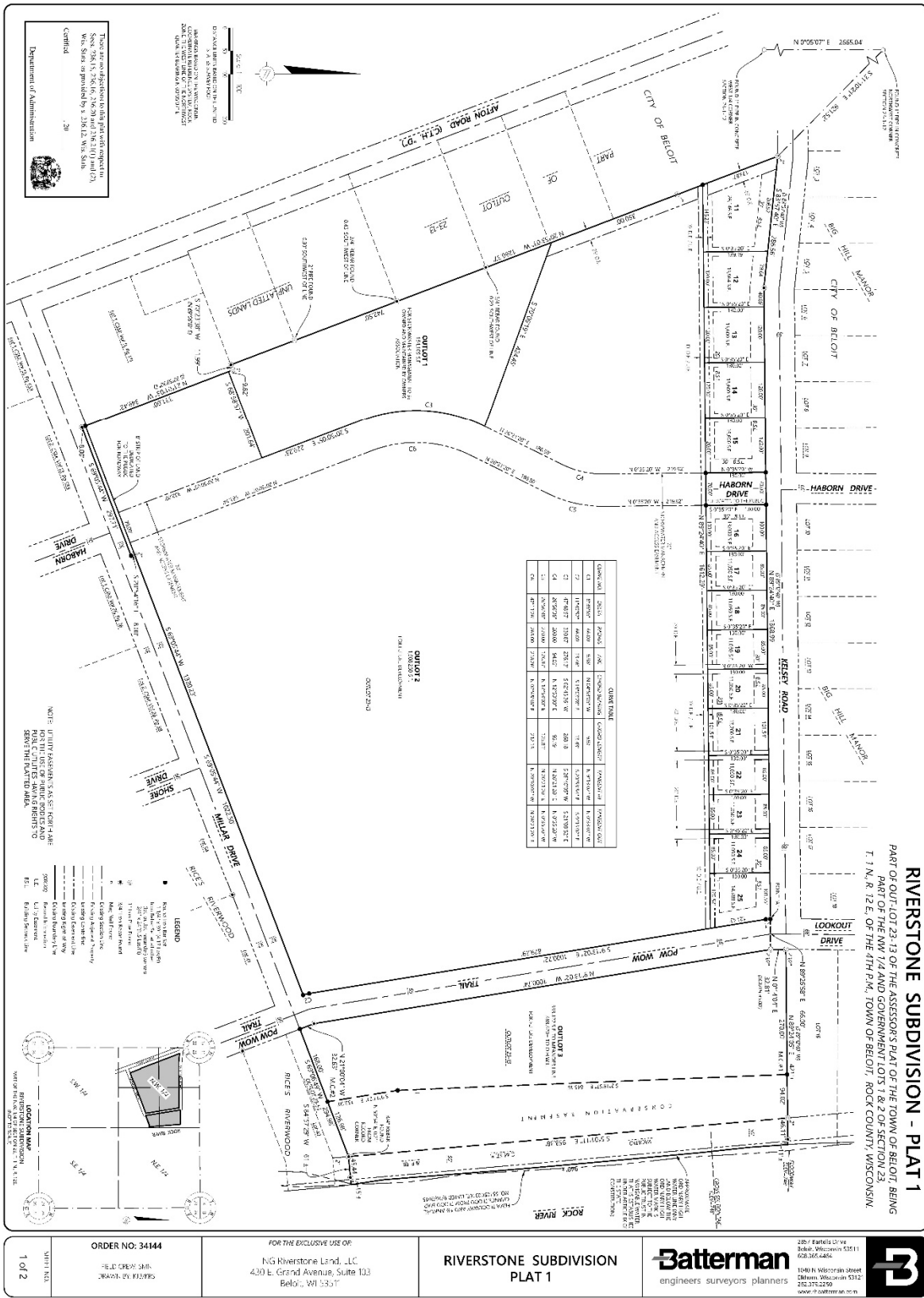
The Planning and Building Services Division recommends **approval** of the Final Plat of Riverstone Subdivision Plat 1 for two parcels totaling 8.91 acres located north of Millar Drive and south of Kelsey Road in the in the Town of Beloit subject to the following conditions:

1. All of the conditions of approval of the Preliminary Plat remain in full force and effect.
2. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval, and shall provide City staff with a copy of the recorded plat.

**ATTACHMENTS:** Location Map, Final Plat, and Application.

# Location Map





# CITY of BELOIT

## Neighborhood Planning Division

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

### Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: \_\_\_\_\_

1. Proposed subdivision name: Riverstone Subdivision - Plat 1

2. Address of property: North of Millar Drive, Town of Beloit

3. Tax Parcel Number(s): 6-2-265

4. Property is located in Town of : Beloit

In the NW Quarter of Section 23, Township 1 North, Range 12 East of the 4th P.M.

5. Owner of record: NG Riverstone Land, LLC Phone: 608-312-2296

430 E. Grand Ave, Suite 103 Beloit WI 53511  
(Address) (City) (State) (Zip)

6. Applicant's Name: NG Riverstone Land, LLC

430 E. Grand Ave, Suite 103 Rockford WI 53511  
(Address) (City) (State) (Zip)

\_\_\_\_\_/ 608-312-2296 \_\_\_\_\_/ zach@nextgenbuilds.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. Present zoning classification is: R-1

8. Is the proposed use permitted in this zoning district: YES

9. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:

- Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
- Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
- Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
- Contract: A contract for construction of required utilities and public improvements or;
- A Bond; guarantying the contract for construction or,
- Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
- Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Kristin J. Belongia / Kristin Belongia / 2/13/2023  
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: <u>\$300 plus \$15 per lot; \$100 Development Agreement Fee</u>	Amount paid: <u>\$ 570.00</u>
Scheduled meeting date: <u>3/12/23 RC</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>2-7-2023</u>



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** March 22, 2023

**Agenda Item:** 4.e.

**File Number:** FS-2023-02

### **General Information**

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**Applicant:** R.H. Batterman & Co., Inc. on behalf of Blackhawk Reserve (Joe Contarino, Manager)

**Owner:** Town of Beloit

**Address/Location:** South of Philhower Road and north of Garden Prairie Intermediate School along Bartells Drive in the in the Town of Beloit (Parcel Nos. 6-2-131.002 and 6-2-131-003).

**Applicant's Request:** Final Subdivision Plat (22 single family lots and 2 out-lots)

### **Staff Analysis**

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**Plat Approval Process:** R.H. Batterman & Co., Inc. on behalf of Blackhawk Reserve (Joe Contarino, Manager) has submitted an Application for Review of a Final Subdivision and the attached Final Plat of Blackhawk Reserve Plat 1 for two parcels totaling 26.51 acres south of Philhower Road and north of Garden Prairie Intermediate School along Bartells Drive in the in the Town of Beloit. This land is located beyond the City limits but within the City's extraterritorial plat review jurisdiction. The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots and may include the entire Preliminary Plat area or phases. The Preliminary Plat of Blackhawk Reserve was approved by the Plan Commission on July 20, 2022.

**Proposed Lots:** As shown on the attached plat, the applicant has proposed the creation of 22 new single family residential lots in this phase. Additionally, two outlots are proposed for future development phases. This property is subject to Town of Beloit zoning (R-1), which the applicant has indicated has been approved by the Town. This subdivision will be served by public water (City Water Utility) and sewer (Town Sewer Service Area). The plat is within the School District of Beloit Turner. The proposed plat is along Bartells Drive, and includes a new street extension to the east of Bartells to be named Birchwood Drive. Birchwood Drive will have a temporary turnaround until extended in a future phase.

**Surrounding Uses:** As shown on the attached Location Map, there are residential uses to the east of the subject property, and agricultural uses to the north and west. Garden Prairie



Intermediate School is to the south. The City does not exercise extraterritorial zoning jurisdiction and cannot control uses outside of the City.

**City of Beloit Comprehensive Plan:** The Future Land Use Map of the City's Comprehensive Plan recommends Planned Neighborhood uses for the subject parcels. However, land use and density cannot be regulated outside of the City limits.

**Review Agent Comments:** A copy of the application was sent to the City of Beloit Staff and utility contacts. Fire Department staff advised that the developers contact the Town of Beloit Fire Department to see if they are going to require that the temporary cul-de-sac be constructed as per Chapter 18 of NFPA 1 for a required turn around for a fire access road 150 feet or more, and whether public water with hydrants are to be part of the development. No other comments were received.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the Final Plat of Blackhawk Reserve Plat 1 for two parcels totaling 26.51 acres south of Philhower Road and north of Garden Prairie Intermediate School along Bartells Drive in the in the Town of Beloit subject to the following conditions:

1. All of the conditions of approval of the Preliminary Plat remain in full force and effect.
2. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval, and shall provide City staff with a copy of the recorded plat.

**ATTACHMENTS:** Location Map, Final Plat, and Application.

Location Map





**CITY of BELOIT**  
**Neighborhood Planning Division**

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

**Application for a Final Subdivision or Condominium Plat**

(Please Type or Print) File Number: \_\_\_\_\_

1. Proposed subdivision name: Blackhawk Reserve - Plat 1

2. Address of property: Bartells Drive, South of Philhower Road

3. Tax Parcel Number(s): 6-2-131.002, 6-2-131.003

4. Property is located in Town of : Beloit  
 In the <sup>NE & NW</sup> Quarter of Section 12, Township 1 North, Range 12 East of the 4th P.M.

5. Owner of record: Town of Beloit Phone: 608-364-2980

2445 S. Afton Road Beloit, WI 53511-8663  
 (Address) (City) (State) (Zip)

6. Applicant's Name: Blackhawk Reserve (Joe Contarino, Manager)

6551 W. Riverside Drive, Suite 110 Rockford IL 61114  
 (Address) (City) (State) (Zip)

815-399-8100 / 815-978-8677 / Joe@ContryHomes.com  
 (Office Phone #) (Cell Phone #) (E-mail Address)

7. Present zoning classification is: R-1

8. Is the proposed use permitted in this zoning district: yes

9. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
- Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
  - Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
  - Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
  - Contract: A contract for construction of required utilities and public improvements or;
  - A Bond; guarantying the contract for construction or,
  - Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
  - Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Kristin J Belongia / Kristin Belongia / 2/3/2023  
 (Signature of applicant) (Print name of applicant) (Date)

**This application must be submitted at least 30 days prior to the Plan Commission meeting date.**

Review fee: <u>\$300 plus \$15 per lot; \$100 Development Agreement Fee</u>	Amount paid: <u>660.00</u>
Scheduled meeting date: <u>3/22/23 PC</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>2-7-2023</u>