



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 21, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the June 7, 2023 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Ordinance No. 2797 amending the Zoning District Map of the City of Beloit for the property located at 2231 Trevino Court
[Attachment](#)
 - 3.b. Consideration of Resolution 2023-030 approving a Conditional Use Permit to allow retail sales and service (entertainment-oriented) uses including liquor sales for the property located at 601-625 Third Street
[Attachment](#)
 - 3.c. Consideration of Resolution 2023-024 authorizing a Conditional Use Permit for the property located at 555 Willowbrook Road
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of Resolution 2023-028 approving a one-lot Extraterritorial Certified Survey Map (CSM) for the property located at 1957 S McKinley Avenue in the Town of Beloit
[Attachment](#)
 - 4.b. Consideration of Resolution 2023-029 approving a two-lot Extraterritorial Certified Survey Map (CSM) for the property located at 1947 S Paddock Road in the Town of Beloit
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Zoning Map Amendment - 400 Willowbrook, 2300 Colley Road, 2001 Gateway Boulevard
Easement - Natural Gas Easement - Krueger Park
Annexation - 5000 Block of County Road X
6. FUTURE AGENDA ITEMS

Sign Ordinance Exception - 2757 Prairie Avenue

7. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 7, 2023**

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Anderson, Abarca, Flesch, Jacobsen were present. Commissioners Elliott and Janke and Councilor Day were absent.

2. MINUTES

2.a. Consideration of the minutes of the May 17, 2023 Plan Commission meeting

Commissioner Anderson move to approve the minutes seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of a request from Wisconsin Power and Light for a ten-foot Natural Gas Line and Underground Communication Line Facilities Easement through City-owned property located at 1611 Hackett Street

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

Commissioner Flesch moved to the easement, seconded by Commissioner Anderson. Motion approved, voice vote (5-0).

3.b. Consideration of Resolution No. 2023-027 approving a one-lot Extraterritorial Certified Survey Map for the property located at 4611 E Ryan Parkway in the Town of Turtle

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

Commissioner Jacobsen moved to approve the resolution approving a one-lot Extraterritorial Certified Survey Map, seconded by Commissioner Anderson. Motion approved, voice vote (5-0).

3.c. Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan for the property located at 1006 Park Avenue

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

Commissioner Flesch asked how it will be screened and thought it would not be appealing for the residential neighborhood. Ms. Christensen said if it was outside

storage, they require it to be screened. Commissioner Anderson asked if it will help for future development in that area. Ms. Christensen said the college is trying to expand and open up the campus to the neighborhood, so they wanted to find another location for the maintenance building.

Joe Stadelman, Angus Young Associates, indicated that the smaller orange box on the map is college-owned vacant land. Mr. Stadelman said that the college is putting together a campus plan master wide use plan, and Woodward Street is something that they talked about closing off.

Chairperson Ramsden said he preferred to delay the item until the public hearing for 4a was held. Chairperson Ramsden asked if the garage could be relocated with a conditional use permit or Planned Unit Development instead of a zoning change to PLI. Ms. Christensen said she has not looked into that, but guessed that it would need to be zoned C-3 or Industrial. Ms. Christensen said it is not appropriate to use as a PUD. Commissioner Ramsden asked why that was, and Ms. Christensen explained that the PUD is to be used for multiple principal buildings on a zoning lot or if the development needed greater flexibility than was allowed under the traditional zoning.

Chairperson Ramsden asked if the Comprehensive Plan Amendment and Zoning Map Amendment are approved, would the redevelopment of the property be subject to review. Ms. Christensen explained that Plan Commission would not review it, but Site Plan review is required. Chairperson Ramsden asked if Architectural Review has the ability to say can they get rid of some concrete and plant more trees. Ms. Christensen said yes as part of site plan review, planting would be required in order to comply with the landscape code.

Chairperson Ramsden asked if all the concrete is staying. Ms. Christensen said there is some additional landscaping. Chairperson Ramsden asked if other projects would be rejected in a C-1 that would be accepted in this new zoning. Ms. Christensen said that this is being approved as a College use, and put on the monitors the permitted uses under the PLI zoning. Chairperson Ramsden asked if they could put in a classroom building or dormitory. Ms. Christensen said that college uses would be allowed.

Commissioner Flesch asked if the support building would not be considered public use. Ms. Christensen said it is considered a part of the college.

The Commission delayed action of this item until after the Zoning Map Amendment for the same property (Item 4a).

4. REPORTS

4.a. Consideration of Ordinance No. 3794 amending the Zoning District Map of the City of Beloit for the property located at 1006 Park Avenue

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

Chairperson Ramsden opened the public hearing.

Joe Stadelman, Angus Young Associates, 2431 E Ridge Rd, said that is important to look at where the building is today. The maintenance operations currently occur in the neighborhood, and he thinks it is better if this type of building is located at this location on Park Avenue. Mr. Stadelman said there is an existing fence on the West and North and they will be screening a fence in the East and South, they will be visible from the street. Mr. Stadelman said that the property will appear more orderly and defined.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve the Zoning Map Amendment, seconded by Commissioner Flesch. Motion approved, roll call vote (5-0).

Commissioner Flesch made a motion to approve the Comprehensive Plan Amendment from Item 3c, seconded by Commissioner Jacobson. Motion approved, roll call vote (5-0)

4.b. **Consideration of Resolution 2023-024 authorizing a Conditional Use Permit for the property located at 555 Willowbrook Road**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch moved to layover, seconded by Commissioner Jacobsen. Motion approved, voice vote (5-0).

4.c. **Consideration of Ordinance No. 3793 amending the Zoning District Map of the City of Beloit for the property located at 2000 Gateway Boulevard**

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

Commissioner Abarca moved to approve the Zoning District Map, seconded by Commissioner Flesch. Motion approved, voice vote (5-0).

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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for June 21, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Ramsden moved to adjourn the meeting, seconded by Commissioner Jacobsen at 7:45 PM. Motion carried, voice vote (5-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 21, 2023

Agenda Items: 3.a.

File Number: ZMA-2023-06

General Information

Applicant: Matt Finnegan, on behalf of For Him, Inc.

Owner: For Him, Inc. A Wisconsin Corporation.

Address/Location: 2231 Trevino Court

Applicant's Request/Proposal: Matt Finnegan has requested a Zoning Map Amendment from R-1A, Single-Family Residential District, to R-1B, Single-Family Residential District for the property located at 2231 Trevino Court. This will allow for the construction of attached single-family dwellings on the vacant parcel located at 2231 Trevino Court. An attached dwelling unit is one that is joined to another dwelling unit on one or more sides by a party wall or walls. The planned building will contain two side-by-side dwelling units. A recorded condominium plat will be needed to make each unit a condominium that could individually be sold, as opposed to a duplex in which each unit cannot be sold individually. Attached single family dwellings are not permitted in the existing R-1A, Single-Family Residential District, but are permitted in the R-1B, Single-Family Residential District.

Staff Analysis

Existing Site Conditions: 2231 Trevino Court is currently a vacant lot and is zoned R-1A, Single Family Residential District. The existing lot is approximately 100 feet wide, 152 feet deep and a little over 15,000 square feet, all of which exceed the minimum requirements of R-1B (and the existing R-1A) zoning district.

Surrounding Land Use and Zoning: The subject property is surrounded by R-1A, Single Family Residential District zoned parcels, including a large vacant parcel to the east, and previously platted but now combined residential parcels to the north and south. The next two lots to the west of this parcel on Trevino Court are developed with detached single-family residences. Knoll View Drive, the next street south is zoned R-1B, Single Family Residential District and largely developed with detached single-family residences.

City of Beloit Comprehensive and Strategic Plan: Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning

law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

The future land use designation for this parcel in the Comprehensive Plan is *Single Family Residential Urban*. Because the future land use designation for 2231 Trevino Court in the Comprehensive Plan is *Single Family Residential - Urban*, a Comprehensive Plan Amendment is not needed in order to approve this Zoning Map Amendment request. Both R-1A and R-1B zoning designations are consistent with the *Single Family Residential - Urban* future land use designation.

If rezoned, the applicant intends to develop a property that has been vacant since originally platted in 1972. This will meet two Strategic Goals: Strategic Goal #1 - Create and Sustain Safe and Healthy Neighborhoods and Strategic Goal #3 - Create and Sustain Economic and Residential Growth.

Public Notices: On June 7 and 14, 2023, notices were published in the Beloit Daily News and mailed notices were sent out on June 8, 2023. One comment was received by a neighboring property owner who is opposed to this rezoning. The e-mail is attached to the staff report.

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 existing land use is vacant land (since 1972), but existing development surrounding the property is compatible with a Single-Family Residential District, which is most appropriate for attached and detached single family uses.
2. **The zoning classification of property within the general area of the subject property.**
Existing development surrounding 2231 Trevino Court includes compatible single-family residential uses. Generally, R-1A, Single-Family Residential District and R-1B, Single-Family Residential District are similar, except that R-1B allows attached single-family (condominium) dwellings, whereas R-1A only allows detached single-family dwellings. R-1B also relaxes some lot dimensional and setback requirements (e.g., R-1B allows for 50-foot wide lots and 20-foot front and street-side setbacks whereas R-1A requires 70-foot wide lots and 30-foot front and street-side setbacks).
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The existing zoning classification is R-1A, Single-Family Residential District. Uses permitted in R-1A are compatible with this location; however, the property has been

vacant since platted in 1972. The proposed attached single-family dwellings are not permitted in the existing R-1A, Single-Family Residential District, but are permitted in R-1B, Single-Family Residential District. Staff believes R1-B is also a compatible zoning district for this property.

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

In 2018, a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential to R-1B, Single-Family Residential for 26 properties located on the 2100 and 2200 blocks of Knoll View Drive in the block south of Trevino Court was approved. The primary purpose of the 2018 amendment was to reduce front setbacks to 20 feet (which many of the existing houses were already built to) so that the applicant (Matt Finnegan) could add a front porch to the house located at 2212 Knoll View Drive and meet setback requirements. This amendment also brought other existing legal non-conforming houses that did not meet the 30-foot setback required in R-1A into compliance with the Zoning Code. While the reduced setbacks allowed in R-1B would provide flexibility to fit the attached single-family structure on 2231 Trevino Court, the Zoning Map Amendment is also intended to allow attached single-family dwellings as a permitted use. Given that this and several adjacent parcels have been vacant since platted in 1972, staff believes it is appropriate to rezone this parcel to allow attached single-family uses as an alternate and compatible housing type with detached single-family units.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District, to R-1B, Single-Family Residential District for the property located at 2231 Trevino Court in the City of Beloit.

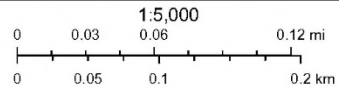
ATTACHMENTS: Zoning Map, Location Map, Application, Building Example Exhibit, Public Notice, Mailing List, Public Comment and Ordinance.

Zoning Map



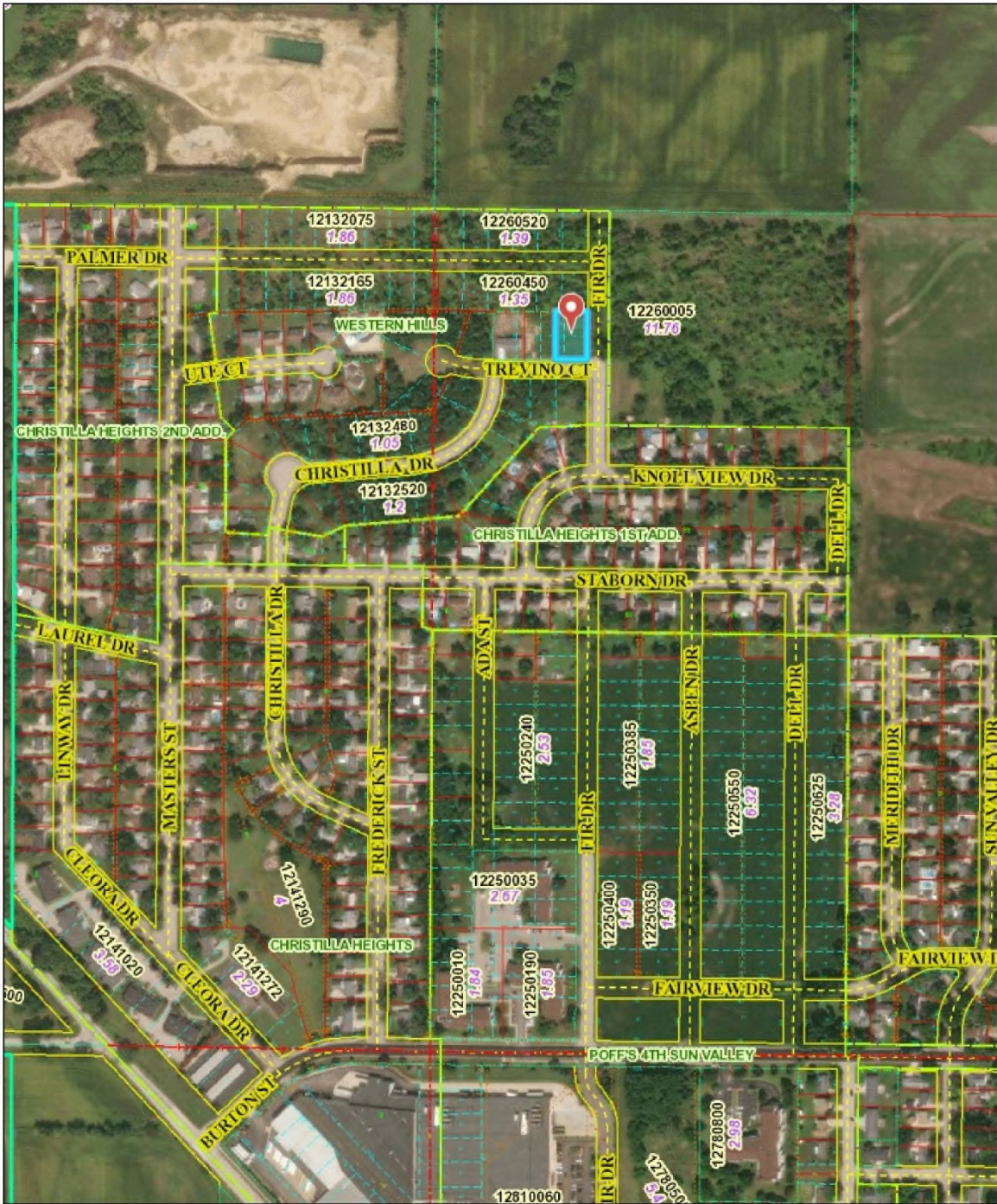
6/14/2023

- | | | |
|------------------|------|------------------------------|
| Zoning Districts | R-3 | World Imagery |
| | C-3 | Low Resolution 15m Imagery |
| | PLI | High Resolution 60cm Imagery |
| | PUD | High Resolution 30cm Imagery |
| | R-1A | Citations |
| | R-1B | 1.2m Resolution Metadata |
| | R-2 | |



Maxar

Location Map



2231 Trevino Court
Web Print: 06/13/2023

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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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: 2231 TREUND COURT

2. Legal description: Lot: _____ Block: _____ Subdivision: SEE ATTACHED
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 100 feet by 152 feet = 15,200 square feet.

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

3. Tax Parcel Number(s): 1226-0440

4. Owner of record: FOR HIM INC. Phone: 608-751-2915
P.O. Box 41 Beloit WI 53512-0041
(Address) (City) (State) (Zip)

5. Applicant's Name: Matthew L. Finnegan
2212 Knoll View DR. Beloit, WI 53511
(Address) (City) (State) (Zip)
608-312-2345 608-751-2915 HomeStacyFinancialFreedom@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R1A to: R1B

All existing uses on this property are: VACANT LAND

7. All the proposed uses for this property are:

Principal use(s): Attaching single family. See Attached
Plan to build a 2 unit condo for the
purpose of sale.

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): Matthew L Finnegan Phone: 608-751-2915
P.O. Box 41 Beloit, WI 53512-0041
(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.

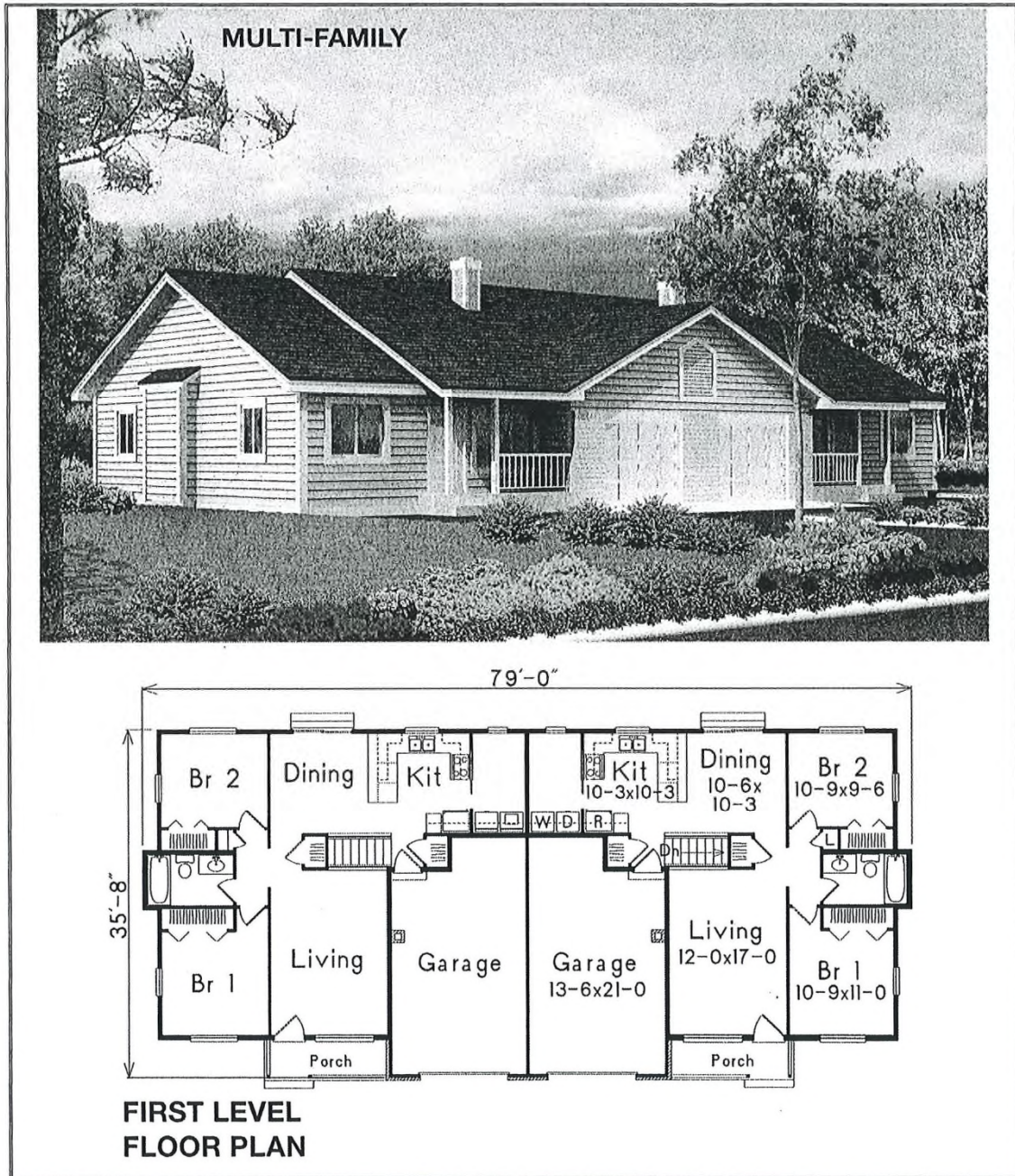
 Matthew L Finnegan 5/18/2023
(Signature of Owner) (Print name) (Date)

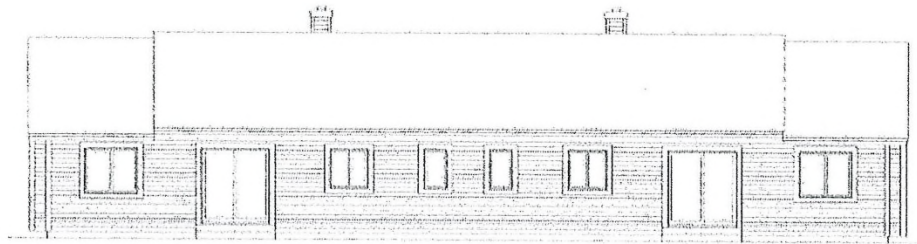
(Signature of Applicant, if different) (Print name) (Date)

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 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.

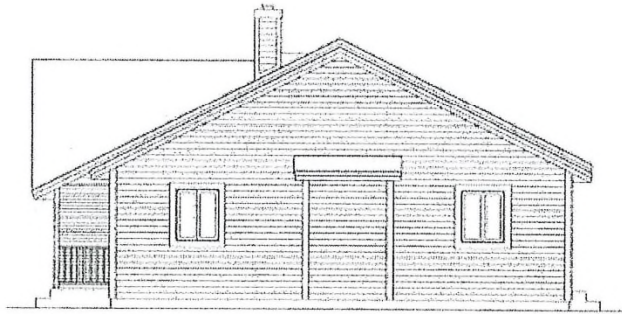
To be completed by Planning Staff	
Filing Fee: \$300.00	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____

Building Example Exhibit

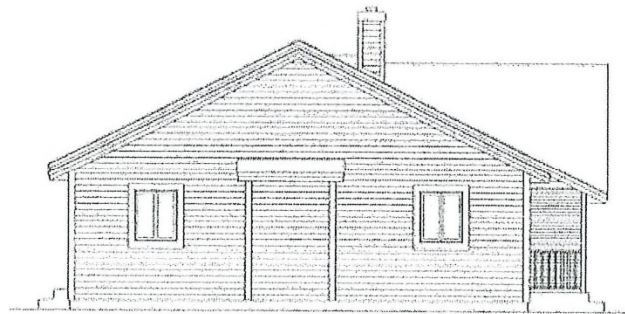




REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



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

NOTICE TO THE PUBLIC

June 8, 2023

To Whom It May Concern:

Matthew Finnegan on behalf of For Him, Inc. A Wisconsin Corp. has submitted an application for review and consideration for a Zoning Map Amendment to rezone 2231 Trevino Court in the City of Beloit from R-1A, Single Family Residential District to R-1B, Single Family Residential District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, June 21, 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, August 7, 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 TJ Nee at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone

WHIRLING WHEEL
ENTERPRISES, LLC.
3307 RIVERSIDE DRIVE
BELOIT, WI 53511

AARON J. LAGRANGE
2261 TREVINO COURT
BELOIT, WI 53511

STEPHAN AND BETH MILLER
2251 TREVINO COURT
BELOIT, WI 53511

Rottmann, Hilary

From: Beth Kalina <beth.kalina@outlook.com>
Sent: Monday, June 12, 2023 12:53 PM
To: Planning (WebPage)
Subject: Rezoning for District to R-1B

To whom it may concern,

We live at 2251 Trevino Ct, Beloit, WI. We enjoy are little quiet area here. We had asked when we bought this property from the owner Matt Finnegan if he would put the purchase the area next to us to be included in our ownership and he refused.

We are a family of a Vet and we could have bought it with no problem. Couple reasons why we purchased this area was because it was quiet, no drama, no violence. We are afraid if you re-do the zoning and allow an apartment complex or a huge duplex that we will lose the integrity of our little area. We have no problem with single homes being built back here and if we had known that we could have bought all this land for the price of back taxes: we would have. Also, if this does go through our property is worth less than what we purchased it.

Please vote that there will be no apartment zoning in this area.

We are unable to come to the zoning council or city plan commission and that is why I am writing this letter.

Thank you,

Beth Kalina-Miller

ORDINANCE NO. 3797

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from R-1A, Single-Family Residential District, to R-1B, Single-Family Residential District:

LOT 3 CSM VOL 38 PGS 98, 99 AND 100, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 0.35 ACRES MORE OR LESS. A/K/A 2231 TREVINO COURT.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2023.

City Council of the City of Beloit

Regina Dunkin, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2023

Effective this ____ day of _____, 2023

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 21, 2023

Agenda Item: 3.b.

File Number: CU-2023-07

General Information

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. Note this proposed Conditional Use Permit adds one additional interior space of approximately 9,110 square feet on the Ironworks Campus to the Conditional Use Permit approved March 22, 2023 for the same uses. No other changes are proposed.

Background

The Zoning Ordinance states that *Retail Sales and Service (Entertainment Oriented)* specifically *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).
- 2023 (CU-2023-03) for 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. *Note this current Conditional Use Permit will remain in place if the new (CU-2023-07) Conditional Use Permit is not approved.*

Staff Analysis

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.

In March, 2023, the applicant was granted a new Conditional Use Permit that superseded 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, to 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 needed to be contiguous in area and connected to the Golf Lab. The total area included in the premise extension is 288,640 square feet (about 6.6 acres).

Now, the applicant would like to add additional interior space of approximately 9,110 square feet on the Ironworks Campus to the Conditional Use Permit approved March 22, 2023 for the same uses. No other changes are proposed. The new space is located along the Spine Road and west of the Deviate event space. The total area included in the premise extension is now 297,750 square feet (about 6.8 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 June 7 and 14, 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 March 2023 request.

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: Because this is a minor addition to the previously approved March 22, 2023 Conditional Use Permit, the application was not sent to City of Beloit staff and utility contacts. Previously, 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*, including 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*, including the possession, sale and consumption of alcoholic beverages on the Ironworks campus, in the area outlined on the attached exhibit and supersedes the 2016, 2022 and 2023 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 2023-030, Conditional Use Permit Decision Form, Ironworks Exhibit Maps, Ironworks Events Map, Legal Description, Application, Public Notice and Mailing List.

RESOLUTION 2023-030

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 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN. CONTAINING 297,750 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, for the area outlined on the attached exhibit and supersedes the 2016, 2022 and 2023 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 21st day of June, 2023.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

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, for the area outlined on the attached exhibit and supersedes the 2016, 2022 and 2023 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.

2. 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:

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.

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

2. 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.

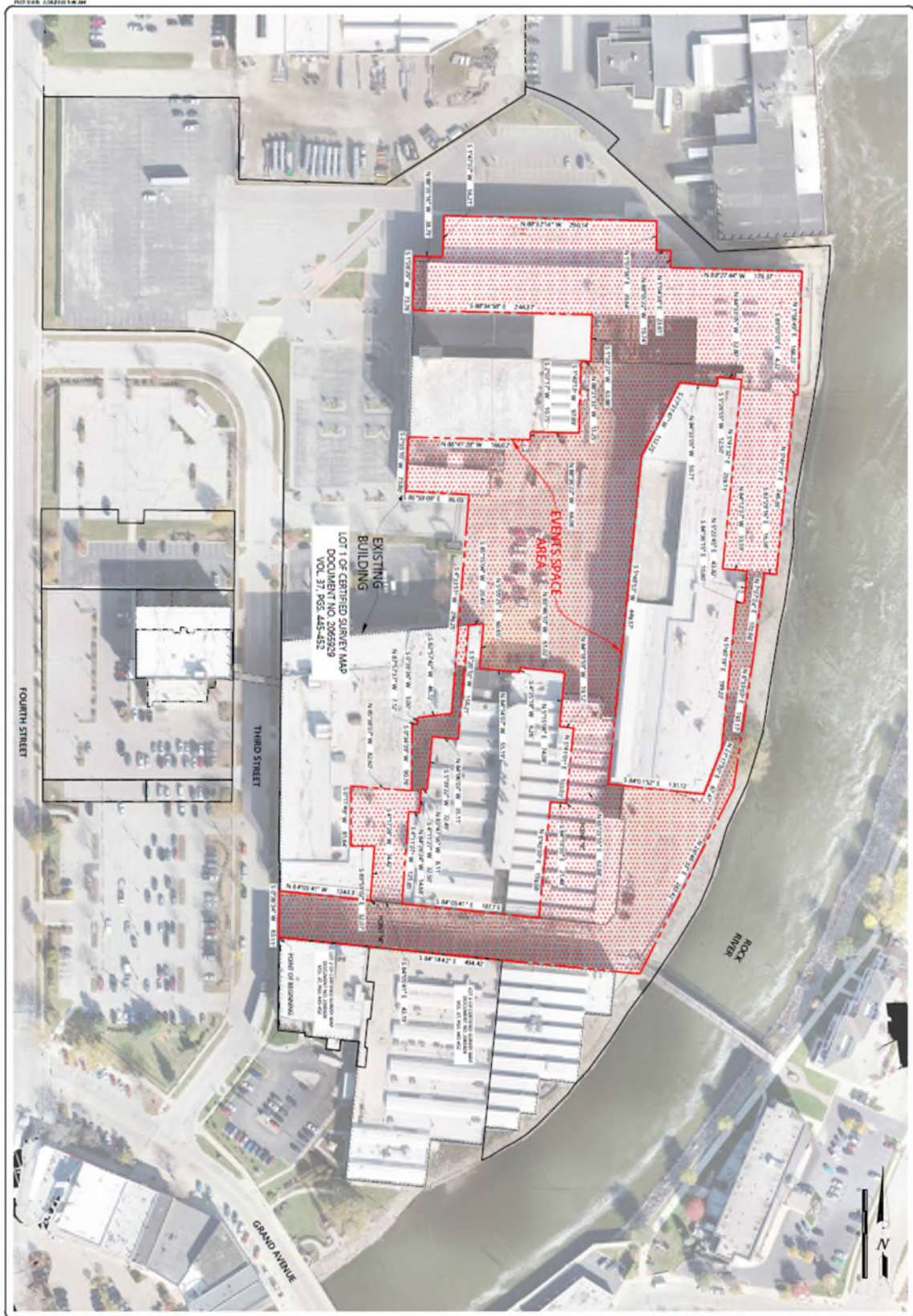
3. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

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:

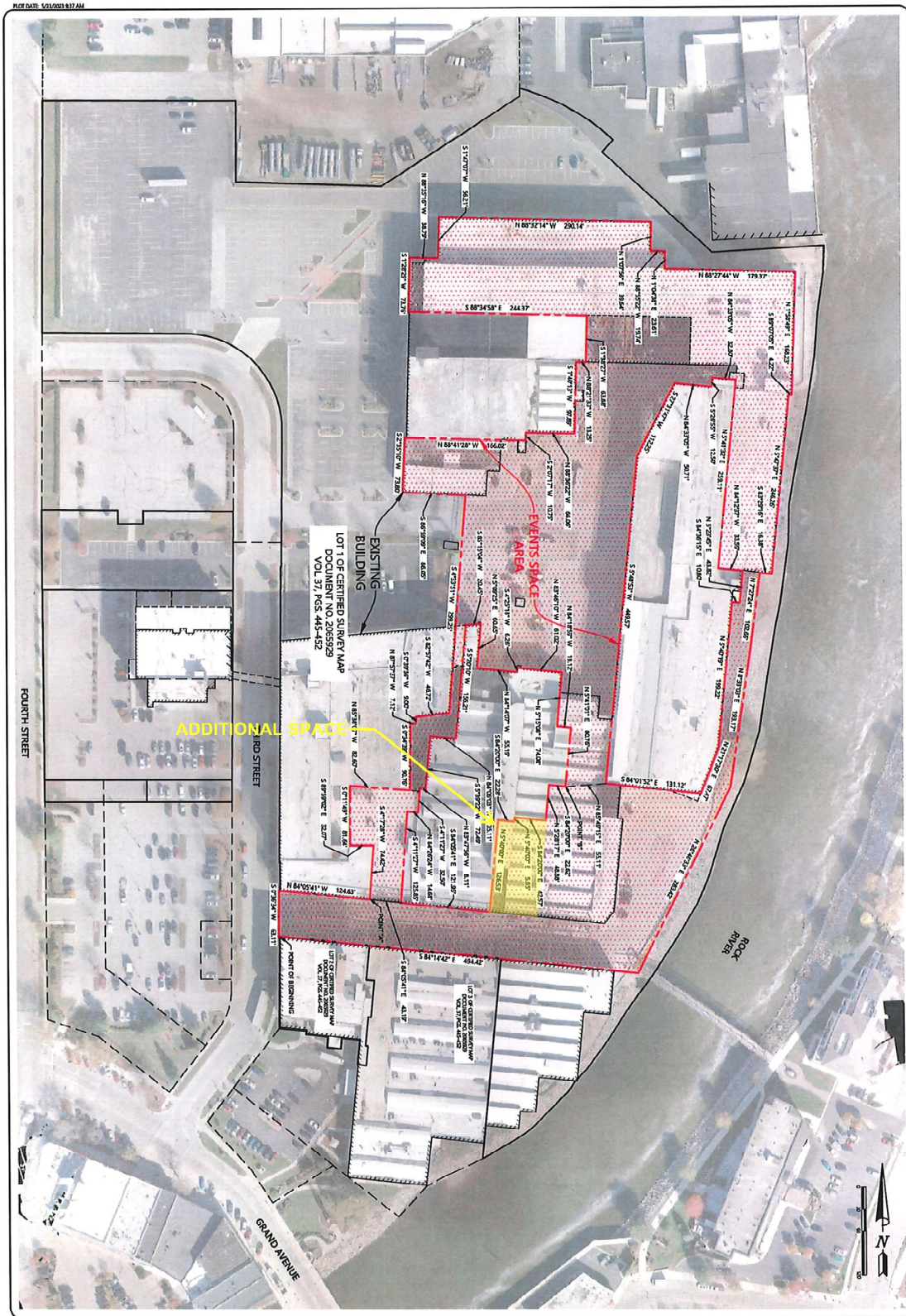
- Approved, with the conditions stated above
 Denied, for the following reasons:

Ironworks Exhibit Map (from March 2023)



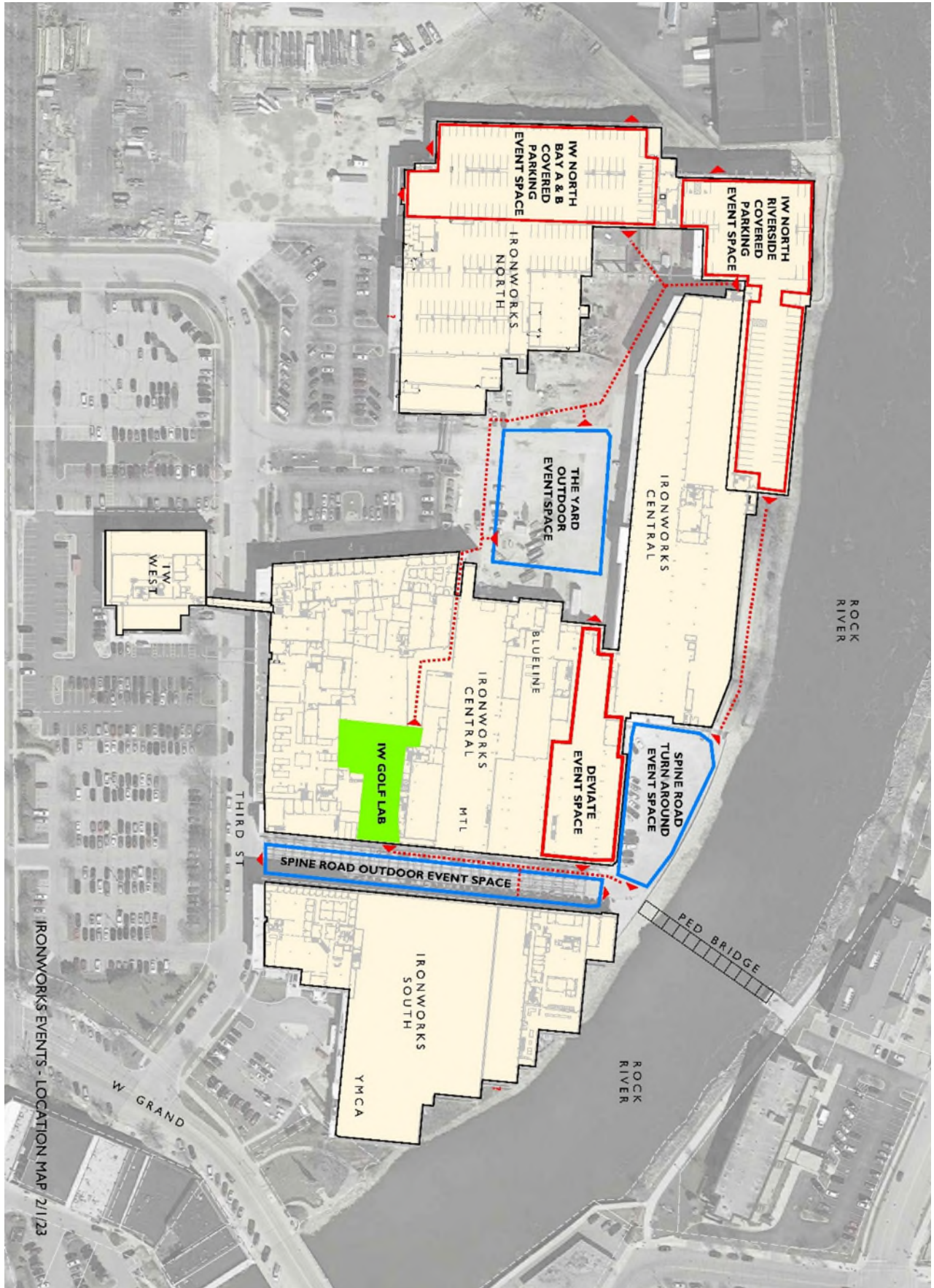
1 OF 1 <small>SHEET NO.</small>	<small>DESIGNED BY:</small> <small>DRAWN BY:</small> KR <small>CHECKED BY:</small> CHM <small>APPROVED BY:</small> <small>PROJECT NO.:</small> 1402	IRONWORKS CAMPUS EVENTS SPACE	EXHIBIT MAP	<small>DATE:</small> <small>SCALE:</small> <small>BY:</small> <small>FOR:</small>	<small>2023 North, CA -</small> <small>BARRE, VT 05811</small> <small>(802) 246-4064</small>	<small>199 N. High Street</small> <small>BARRE, VT 05811</small> <small>(802) 746-9810</small>	<small>840 N. WILSONS CT.</small> <small>BARRE, VT 05811</small> <small>(802) 279-2200</small>	
	<small>NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.</small>	Batterman <small>engineers surveyors planners</small> <small>www.batterman.com</small>						

Ironworks Exhibit Map (New)



1 OF 1 SHEET NO.	DESIGNED BY: MB CHECKED BY: DOM APPROVED BY: PROJECT NO.: 1873	IRONWORKS CAMPUS EVENTS SPACE	EXHIBIT MAP	BEARING: 257.0000 FOR CITY SURVEY 5.0000 REVERSED EVENTS AREA 0.0000 0.0000 0.0000 0.0000	257 Barlett Drive 8484, WI 53111 (262) 363-4864 19 FL High Street Janesville, WI 53148 (608) 743-9330 1040 FL Wisconsin St. Elkhorn, WI 53121 (262) 879-2220 Batterman engineers surveyors planners www.batterman.com	
	24373 - IRONWORKS MAP - AMENDED - 20230519 - BUILDING		NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.			

Ironworks Events Map (From March 2023)



IRONWORKS EVENTS - LOCATION MAP 2/1/23

Legal Description

LEGAL DESCRIPTION – EVENTS SPACE AREA

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 4th 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 121.95 feet;
thence North 5°40'00" East a distance of 126.53 feet;
thence South 84°20'00" East a distance of 22.28 feet;
thence North 5°40'00" East a distance of 5.65 feet;
thence South 84°20'00" East a distance of 42.57 feet;
thence North 5°28'17" East a distance of 48.88 feet;
thence South 84°20'00" East a distance of 22.62 feet to Point "B";
thence North 5°41'01" East a distance of 80.76 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 85°49'15" East a distance of 55.11 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.

Containing 297,750 square feet, more or less.

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.

7. **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.

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

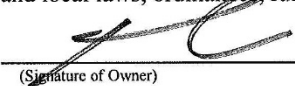
9. Project timetable: Start date: ANNUALLY STARTING JUNE 2023 Completion date: UNTIL HCP/GHG AMENDS THIS CUP

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 / 5.25.23
 (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: _____ Meeting date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
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

June 8, 2023

To Whom It May Concern:

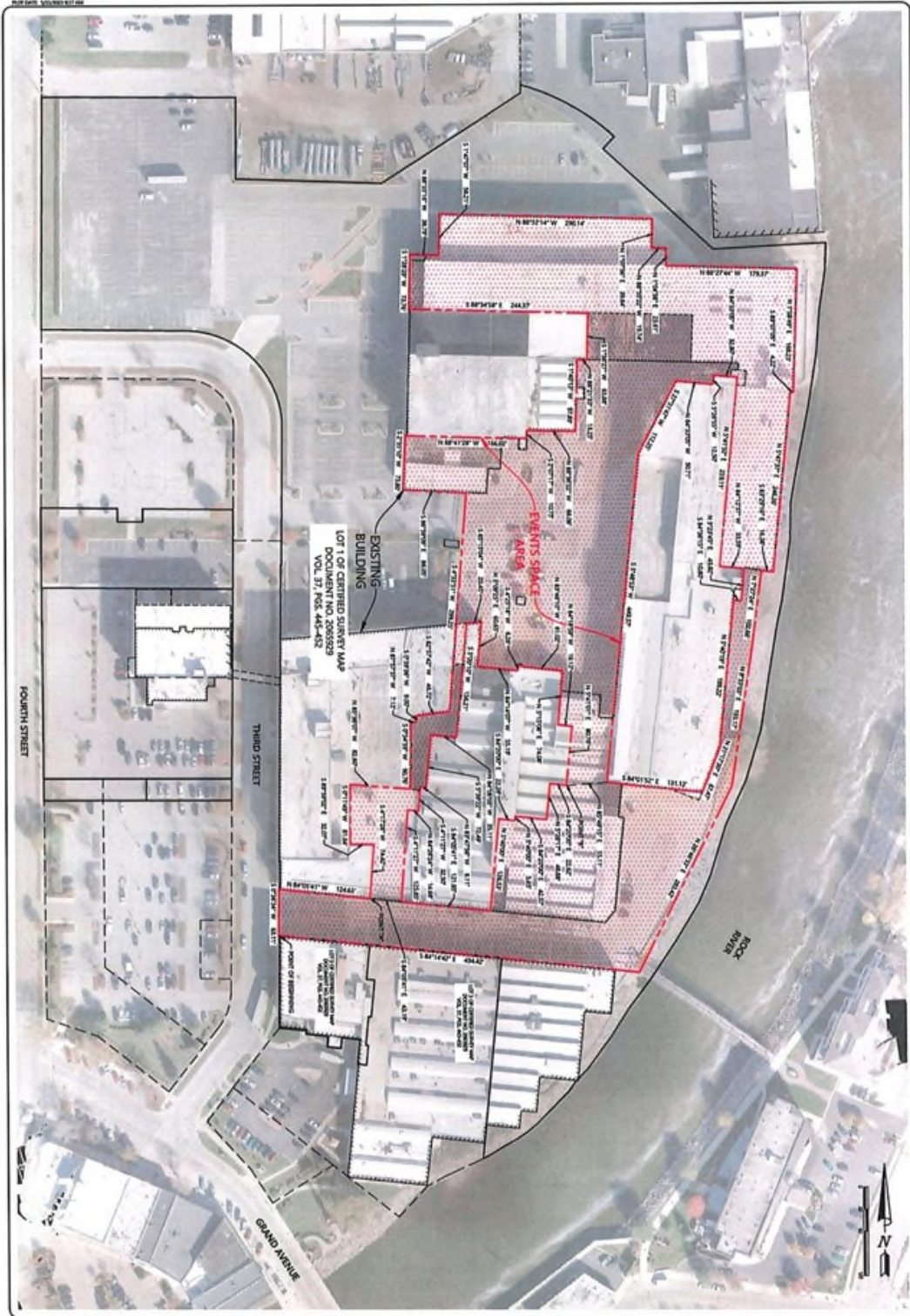
The Beloit Club, LLC dba Ironworks Golf Lab has filed an application for a Conditional Use Permit (CUP) to allow for *Retail Sales and Service (Entertainment Oriented)* including *Liquor Sales*, specifically the possession, sale and consumption of alcoholic beverages in the M-2, General Manufacturing 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. Note this proposed CUP adds one additional interior space of approximately 9,110 square feet on the Ironworks Campus to the CUP approved March 22, 2023 for the same uses. No other changes are proposed.

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

Plan Commission: Wednesday, June 21, 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. You may also call (608) 364-6711 to provide your comments over the phone.



LOT 1 OF CERTIFIED SURVEY MAP
DOCUMENT NO. 2006029
VOL. 37, PAGES 445-452

EXISTING
BUILDING

EVENTS SPACE
AREA

1 OF 1

**IRONWORKS CAMPUS
EVENTS SPACE**
EXHIBIT MAP
NOTES: DIMENSIONS DO NOT VARY FROM DIMENSIONS SHOWN ON THE ORIGINAL SURVEY MAP.

DATE	BY
2017	...
2017	...
2017	...
2017	...
2017	...
2017	...

2017 Battersman
 1840 N. High Street
 Jefferson, MO 63109
 636.744.4000
Battersman
 engineers surveyors planners
 www.battersman.com



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 53512-0875

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

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

JUDITH A WARNER
161 FLAMINGO DR
BELLEAIR FL 33756-1903

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

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

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

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

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

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

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

JAGGER BAY PROPERTIES, LLC
141 ROOSEVELT AVE. STE. A
BELOIT, WI 53511

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



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 21, 2023

Agenda Item: 3.c.

File Number: CU-2023-05

General Information

Applicant: City of Beloit Water Resources Department

Owner: City of Beloit

Address/Location: 555 Willowbrook Road (Water Pollution Control Facility (WPCF))

Applicant's Request: Conditional Use Permit (CUP) for an 84-foot tall biosolids silo at 555 Willowbrook Road

Request Details

On January 18, 2022, City Council approved the applicant's Conditional Use Permit for an 84-Foot Tall biosolids silo and an architectural design of a new building. (see attached City Council Resolution 2022-006). Since that approval, building, site, and architectural review plans have been approved. Building permits have been issued, and construction is underway. On the approved resolution, Ordinance Requirement number two requires that the applicant has "twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect." The purpose for requesting this new CUP is for the height of the biosolids silo to exceed 75 feet in M-2, because the silo has not yet been completed. Water Resources is hoping to start construction on the silo in the summer of 2023. The applicant did not establish or request an extension for the Conditional Use within 12 months after the approval. The applicant is requesting a new CUP to allow them to finish construction of the silo and commence operations.

Background

A change in how the City of Beloit Water Resources Division handles biosolids requires new equipment and the construction of a new building to house the drying equipment and truck loading area. Regulation changes require an increase in sludge hauling. As a proactive measure, Water Resources will dry biosolids on site and store them in the biosolids silo. Sludge drying creates a Class A biosolid that can be used as fertilizer with fewer restrictions, and drying reduces the volume of disposal by about 80 percent. Section 7.3 of the Zoning Ordinance states that the maximum height restrictions in a zoning district (e.g., 75 feet in M-2) may be exceeded if reviewed and approved in accordance with the Conditional Use Permit review procedures.

Staff Analysis

Existing Conditions: The subject property is a 60-acre parcel home to the Water Pollution Control Facility on the southeast side of the City just west of I-90. It is zoned M-2, General Manufacturing District.

Location and Architectural Design: The new building housing the biosolids dewatering system and dryer will be 10,891 square-feet, setback about 1,000 feet from Willowbrook Road. The project also includes a new access road, site drainage system, and the biosolids storage silo. The proposed storage silo will be 84-feet tall. The maximum height for a structure in the M-2 zoning district is 75 feet, requiring a conditional use permit for the silo portion of the project.

The exterior of the building will be constructed using precast wall panels with a brick form liner finish, EPDM (rubber membrane) flat roofing, galvanized metal doors, and aluminum windows. Wall pack lights will be secured to the exterior walls and overhead lighting will be added to light the paved surfaces. On the attached site plan, the drying building is listed as number 90 and the silo is 91.

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

Review Agent Comments: The proposed CUP application was sent to the City's review agents. No comments have been submitted.

Public Comments: The attached notice was published on the City's website, published in the local newspaper, and mailed to property owners within 150 feet of the site. No comments have been received.

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 storage silo is not expected to generate significant noise, odor, or glare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate or vicinity for purposes already permitted;*
 - The proposed silo is compatible with the adjacent M-2 zoned properties and industrial uses.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The applicant's improvements will not impact the surrounding property values. The site has substantial screening with berms and evergreens on all four sides. The biosolids silo is 84 feet and as such cannot be fully screened, but will be painted and is compatible with the overall M-2 zoned site.

- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The proposed storage silo will not impede nearby 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;*
 - The proposed improvements are compatible with the site and will require site plan approval, architectural review, and building permits prior to starting construction.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available and currently serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed additional silo will not cause an increase in traffic congestion.
- 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 construction of an 84-foot tall biosolids silo in a M-2, General Manufacturing District at the Water Pollution Control Facility (WPCF) located at 555 Willowbrook Road, based on the above Findings of Fact and subject to the following:

Ordinance Requirements:

The following provisions of existing City Ordinances shall apply:

1. In accordance with Section 2-511 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

Permit Conditions:

1. This Conditional Use Permit authorizes the construction of an 84-foot tall biosolid storage silo.

ATTACHMENTS: Resolution 2023-24, CUP Decision Form, City Council Resolution 2022-006, Location Map, Site Plan, Renderings, Application, Public Notice and Mailing List.

RESOLUTION 2023-24

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT
FOR AN 84-FOOT TALL BIOSOLIDS SILO AT 555 WILLOWBROOK ROAD**

WHEREAS, the application of the City of Beloit Water Resources Department for a Conditional Use Permit (CUP) to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, for the property located at 555 Willowbrook Road have 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 in the City Clerk's office; and

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, WI does hereby approve a CUP to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, and the location and architectural design of a new public building for the property located at 555 Willowbrook Road in the City of Beloit, based upon the substantial evidence described in the Findings of Fact and Conditional Use Decision Form for City Council which is attached hereto and incorporated herein by reference, for the following described premises:

LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 13 ON PAGES 268-270 OF THE CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN (A/K/A 555 WILLOWBROOK ROAD). SAID PARCEL CONTAINS 60.00 ACRES, MORE OR LESS.

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

1. This Conditional Use Permit authorizes the construction of an 84-foot tall biosolid storage silo.

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

1. In accordance with Section 2-511 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

Adopted this 21st day of June, 2023.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

Beloit Plan Commission CUP 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. In accordance with Section 2-511 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

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

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, **measurable**. Conditions may limit the permit's duration, transfer, or renewal. List conditions imposed on the permit:

1. This Conditional Use Permit allows the construction of an 84-foot tall biosolids silo in an M-2, General Manufacturing zoning district located 555 Willowbrook Road.
 - **Substantial Evidence:** Section 7.3 of the Zoning Ordinance states that the maximum height restrictions in a zoning district may be exceeded if reviewed and approved in accordance with the Conditional Use Permit review procedures, and this condition articulates that the proposed development standard is deemed appropriate at this location based on the Findings of Fact and ordinance requirements.

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



RESOLUTION 2022-006

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT
FOR AN 84-FOOT TALL BIOSOLIDS SILO AT 555 WILLOWBROOK ROAD AND THE LOCATION
AND ARCHITECTURAL DESIGN OF A NEW PUBLIC BUILDING**

WHEREAS, the application of the City of Beloit Water Resources Department for a Conditional Use Permit (CUP) to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, and the location and architectural design of a new public building for the property located at 555 Willowbrook Road have been considered by the City Council 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 in the City Clerk's office; and

WHEREAS, the City of Beloit Plan Commission has recommended approval of the conditional use on the subject property, based upon the Findings of Fact and Conditional Use Decision Form for Plan Commission, subject to two ordinance requirements and one permit condition; and

WHEREAS, the City of Beloit Plan Commission has also recommended approval of the location and architectural design of the proposed public building.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit, Rock County, WI does hereby approve a CUP to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, and the location and architectural design of a new public building for the property located at 555 Willowbrook Road in the City of Beloit, based upon the substantial evidence described in the Findings of Fact and Conditional Use Decision Form for City Council which is attached hereto and incorporated herein by reference, for the following described premises:

LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 13 ON PAGES 268-270 OF THE CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN (A/K/A 555 WILLOWBROOK ROAD). SAID PARCEL CONTAINS 59.99 ACRES, MORE OR LESS.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following condition and restriction upon the Conditional Use, which is hereby deemed necessary for the public interest:

1. This Conditional Use Permit authorizes the construction of an 84-foot tall biosolid storage silo.

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

1. Before constructing on site, the applicant shall obtain Site Plan approval, an Architectural Review Certificate, and Building Permits as required by Code.

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

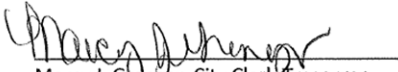
Approved this 18th day of January, 2022.

CITY COUNCIL OF THE CITY OF BELOIT



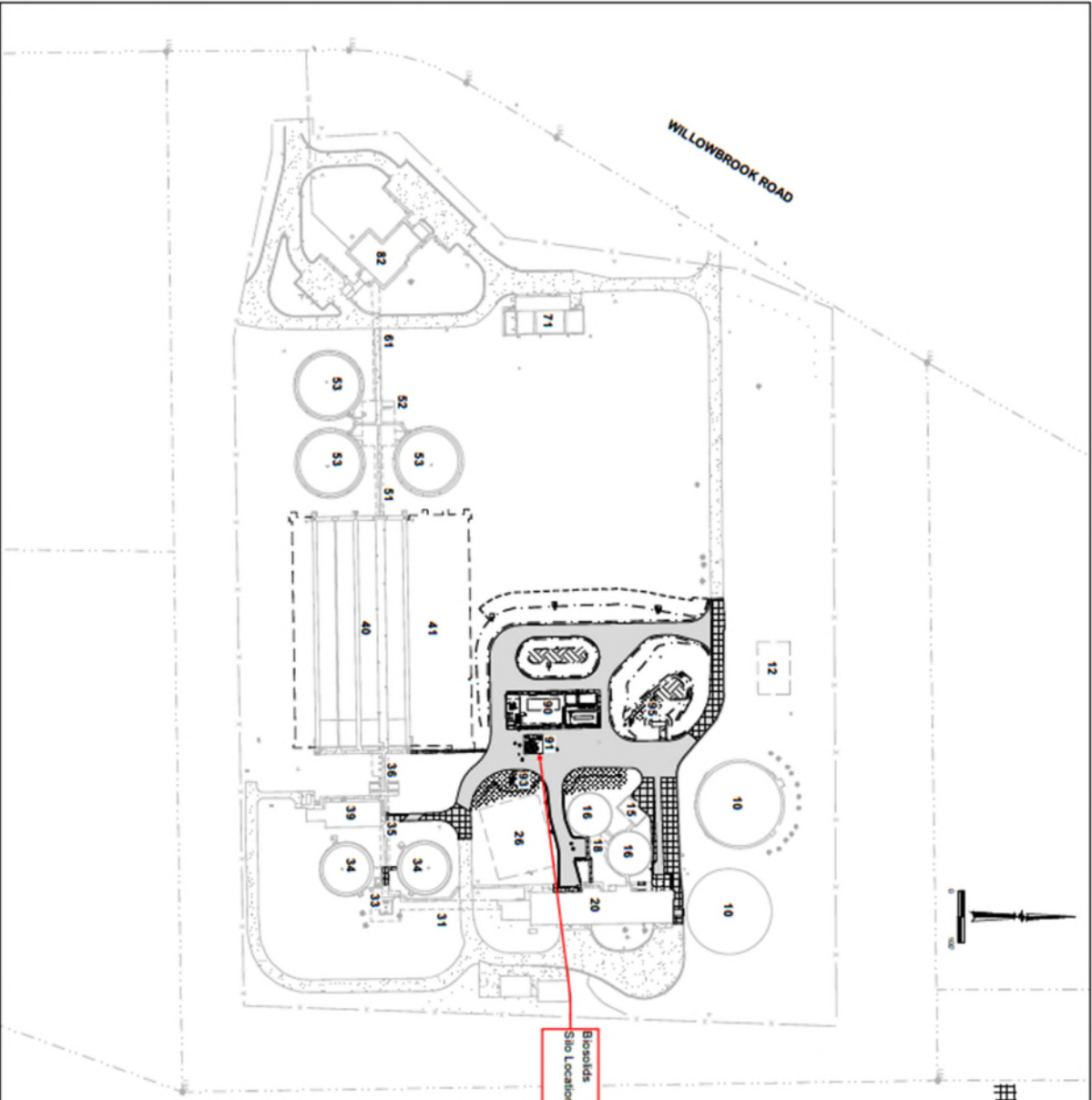
Clinton Anderson, President

ATTEST:


Marcy J. Granger, City Clerk-Treasurer

Location Map – 555 Willowbrook Road





STRUCTURE LIST

- 10 SLUDGE STORAGE
- 12 SLUDGE STORAGE ODOR CONTROL SOIL BED
- 15 DIGESTER PUMP STATION
- 16 ANAEROBIC DIGESTER
- 18 DIGESTION GALLERY
- 20 PROCESS BUILDING
- 26 PROCESS BUILDING ODOR CONTROL BIOFILTER
- 31 PRIMARY GALLERY
- 33 PRIMARY SLUDGE PUMP STATION
- 34 PRIMARY CLARIFIER
- 35 AERATION GALLERY
- 36 AERATION DISTRIBUTION BOXES
- 39 BLOWER BUILDING
- 40 AERATION BASINS
- 41 FUTURE AERATION BASIN EXPANSION
- 51 SECONDARY GALLERY
- 52 RAS PUMP STATION
- 53 SECONDARY CLARIFIERS
- 61 ADMINISTRATION GALLERY
- 71 DISINFECTION FACILITY
- 82 ADMINISTRATION BUILDING
- 90 DRYER BUILDING
- 91 DRIED BIOSOLIDS STORAGE SILO
- 93 GRANULATED CARBON ODOR CONTROL TANK
- 95 WASTE GAS BURNER

Revision Number	Revision Description	Drawn By	Checked By	Date

90% COMPLETE SET

CITY OF БЕЛОIT
 WATER POLLUTION CONTROL FACILITY
 SOLIDS HANDLING AND AERATION UPGRADES
 БЕЛОIT, WISCONSIN

SITE DEVELOPMENT
 PROJECT SITE IMPROVEMENTS OVERVIEW



Drawn By: JCH
 Checked By: JCH
 Approved By: KOK
 Project No.: 13412
 Project Date: SEPT 2021

002-CK-3



SITE RENDERINGS
 CITY OF BELOIT
 WATERPOLLUTION CONTROL FACILITY
 SOLIDS HANDLING AND AERATION UPGRADES
 BELoit, WISCONSIN



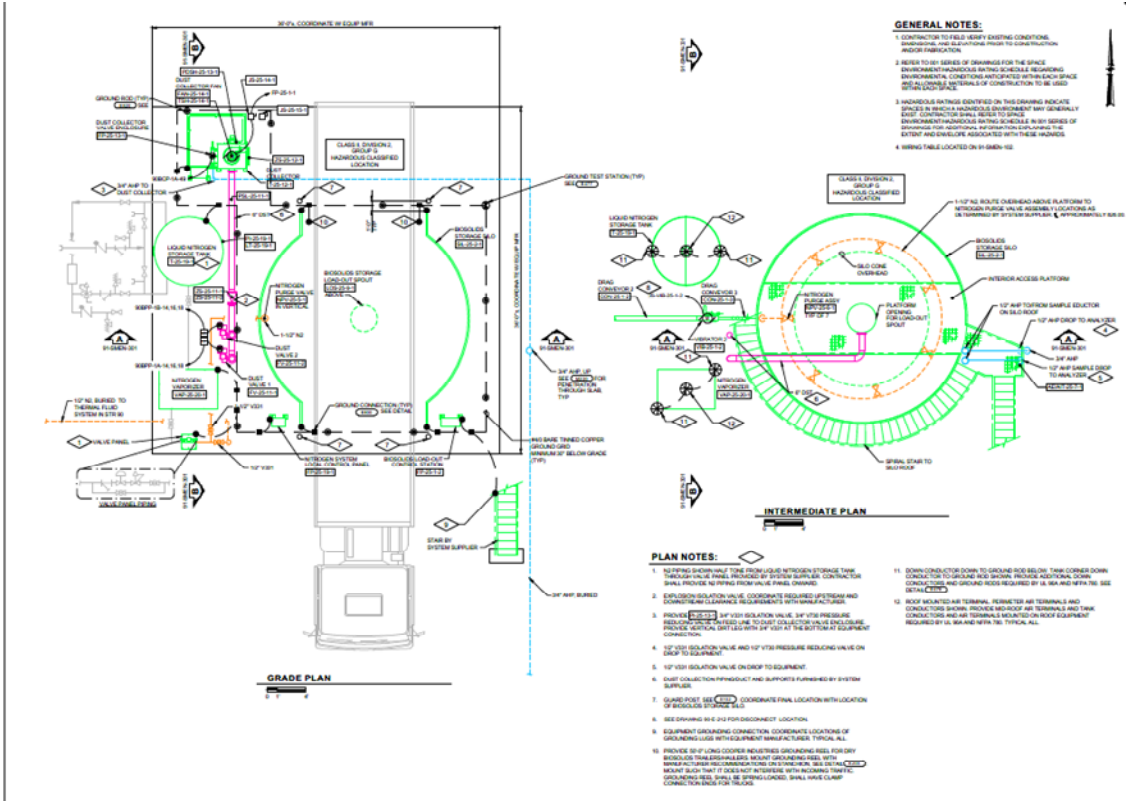
JULY 2021



SITE RENDERINGS
 CITY OF BELOIT
 WATERPOLLUTION FACILITY
 SOLIDS HANDLING AND AERATION UPGRADES
 BELoit, WISCONSIN



JULY 2021



GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- REFER TO 91-SERIES OF DRAWINGS FOR THE SPACE ENVIRONMENT/HAZARDOUS WASTE SCHEDULE REGARDING ENVIRONMENTAL CONDITIONS ANTICIPATED WITHIN EACH SPACE.
- HAZARDOUS WASTES IDENTIFIED ON THIS DRAWING INDICATE SPACES IN WHICH HAZARDOUS ENVIRONMENT MAY GENERALLY EXIST. CONTRACTOR SHALL REFER TO SPACE ENVIRONMENT/HAZARDOUS WASTE SCHEDULE IN 91-SERIES OF DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE EXTENT AND ENVELOPE ASSOCIATED WITH THESE WASTES.
- WIRING TABLE LOCATED ON DRAWING 91-SMEN-101.

PLAN NOTES:

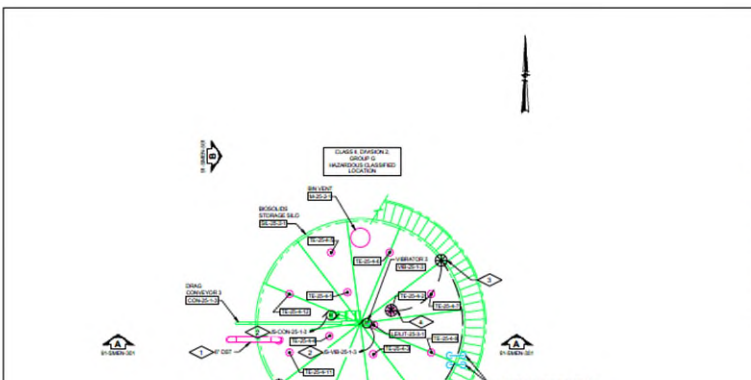
- NO PIPING (SHOWING) TO BE FROM LIQUID NITROGEN STORAGE TANK THROUGH VALVE PANEL. PIPING FROM SYSTEM SUPPLIER CONNECTION SHALL PROVIDE NO PIPING FROM VALVE PANEL REQUIRED.
- EXPLOSION ISOLATION VALVE, COORDINATE REQUIRED INSTRUMENTATION AND CONNECTIONS TO BE PROVIDED WITH INSTRUMENTATION.
- PROVIDE 3/4" VSI ISOLATION VALVE, 3/4" VSI PRESSURE REDUCING VALVE AND 1/2" VSI ISOLATION VALVE TO PROVIDE SUFFICIENT DRAIN WITH 3/4" VSI AT THE BOTTOM AT EQUIPMENT CONNECTION.
- 1/2" VSI ISOLATION VALVE AND 1/2" VSI PRESSURE REDUCING VALVE ON LEAK TO EQUIPMENT.
- 1/2" VSI ISOLATION VALVE ON DROP TO EQUIPMENT.
- DUST COLLECTION PIPING AND SUPPORTS FURNISHED BY SYSTEM SUPPLIER.
- GUARDPOST SEE 91-SMEN-101 COORDINATE FINAL LOCATION WITH LOCATION.
- SEE DRAWING 91-SMEN-101 FOR DISCONNECT LOCATION.
- EQUIPMENT GROUNDING CONNECTION COORDINATE LOCATIONS OF JUNCTIONS AND INSTRUMENTATION SPACES AT TYPICAL ALL.
- PROVIDE 30" V-CING COVERING INCLUDING RISE WITH BOLLARDS THROUGHOUT. RISE AND TYPICAL RISE WITH BOLLARDS THROUGHOUT. RISE AND TYPICAL RISE WITH BOLLARDS THROUGHOUT. RISE AND TYPICAL RISE WITH BOLLARDS THROUGHOUT.
- DOWN CONDUCTOR DOWN TO GROUND AND BELOW. THEN COME DOWN THROUGH VALVE PANEL. PIPING FROM SYSTEM SUPPLIER CONNECTION SHALL PROVIDE NO PIPING FROM VALVE PANEL REQUIRED.
- ROOF MOUNTED AIR TERMINAL, TERMINATE AIR TERMINALS AND CONDUCTIONS AND AIR TERMINALS MOUNTATION ROOF EQUIPMENT REQUIRED BY UL 98A AND NFPA 70E, TYPICAL ALL.

GRADES PLAN

INTERMEDIATE PLAN

WIRING TABLE FOR DRAWING 91-SMEN-101

TAG NAME	DESCRIPTION	DETAIL	WIRING	DESTINATION	COMMENT
EP-25-1-2	BIO-SOLIDS LOADOUT CONTROL STATION	WIR	30.0#	EP-25-1-1	
MPV-25-1-1	NITROGEN PURGE VALVE	SFR	30.0#	EP-25-1-1	INVERTICAL
MPV-25-1-2	NITROGEN PURGE VALVE ASSY	SFR	30.0#	EP-25-1-1	
MPV-25-1-3	NITROGEN PURGE VALVE ASSY	SFR	30.0#	EP-25-1-1	
MPV-25-1-4	NITROGEN PURGE VALVE ASSY	SFR	30.0#	EP-25-1-1	
MPV-25-1-5	NITROGEN PURGE VALVE ASSY	SFR	30.0#	EP-25-1-1	
MPV-25-1-6	NITROGEN PURGE VALVE ASSY	SFR	30.0#	EP-25-1-1	
MPV-25-1-7	NITROGEN PURGE VALVE ASSY	SFR	30.0#	EP-25-1-1	
ANLV-25-1-1	LEAK ANALYZER	SFR	30.0#	EP-25-1-1	
EP-25-1-1	DUST VALVE 1	SFR	30.0#	EP-25-1-1	EDUCAL POWER
EP-25-1-2	DUST VALVE 2	SFR	30.0#	EP-25-1-1	EDUCAL POWER
EP-25-1-3	ISOLATION VALVE POSITION SWITCH	SFR	30.0#	EP-25-1-1	
EP-25-1-4	ISOLATION VALVE POSITION SWITCH	SFR	30.0#	EP-25-1-1	
EP-25-1-5	PANEL Rupture POSITION SWITCH	SFR	30.0#	EP-25-1-1	
EP-25-1-6	DUST COLLECTOR FAN ENCLOSURE	SFR	30.0#	EP-25-1-1	
EP-25-1-7	PRESSURE GAUGE	NO			
EP-25-1-8	DIFFERENTIAL PRESSURE SWITCH	SFR	30.0#	EP-25-1-1	
EP-25-1-9	DUST COLLECTOR FAN THERMOSTAT	SFR	30.0#	EP-25-1-1	
EP-25-1-10	NITROGEN SYSTEM LOCAL CONTROL PANEL	WIR	30.0#	EP-25-1-1	



WIRING TABLE FOR DRAWING 91-SMEN-102

TAG NAME	DESCRIPTION	DETAIL	WIRING	DESTINATION	COMMENT
TS-25-1-1	BIOMASS LEVEL INSTRUMENT	SFR	11.0#	EP-25-1-1	
TS-25-1-2	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-3	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-4	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-5	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-6	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-7	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-8	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-9	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-10	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-11	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	
TS-25-1-12	THERMOCOUPLE ROPE	SFR	11.0#	EP-25-1-1	

WIRING TABLE FOR DRAWING 91-SMEN-301

TAG NAME	DESCRIPTION	DETAIL	WIRING	DESTINATION	COMMENT
LSH-25-1-1	LEVEL INSTRUMENT	SFR	30.0#	EP-25-1-1	
LSH-25-1-2	LEVEL INSTRUMENT	SFR	30.0#	EP-25-1-1	
LSH-25-1-3	LEVEL INSTRUMENT	SFR	30.0#	EP-25-1-1	
PT-25-1-1	PRESSURE GAUGE	NO			
LT-25-1-1	LEVEL TRANSMITTER	SFR	11.0#	EP-25-1-1	

GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND/OR FABRICATION.
- REFER TO 91-SERIES OF DRAWINGS FOR THE SPACE ENVIRONMENT/HAZARDOUS WASTE SCHEDULE REGARDING ENVIRONMENTAL CONDITIONS ANTICIPATED WITHIN EACH SPACE AND RELATIVE EXTENSIVE OF CONSTRUCTION TO BE USED WITHIN EACH SPACE.
- HAZARDOUS WASTES IDENTIFIED ON THIS DRAWING INDICATE SPACES IN WHICH HAZARDOUS ENVIRONMENT MAY GENERALLY EXIST. CONTRACTOR SHALL REFER TO SPACE ENVIRONMENT/HAZARDOUS WASTE SCHEDULE IN 91-SERIES OF DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE EXTENT AND ENVELOPE ASSOCIATED WITH THESE WASTES.

PLAN NOTES:

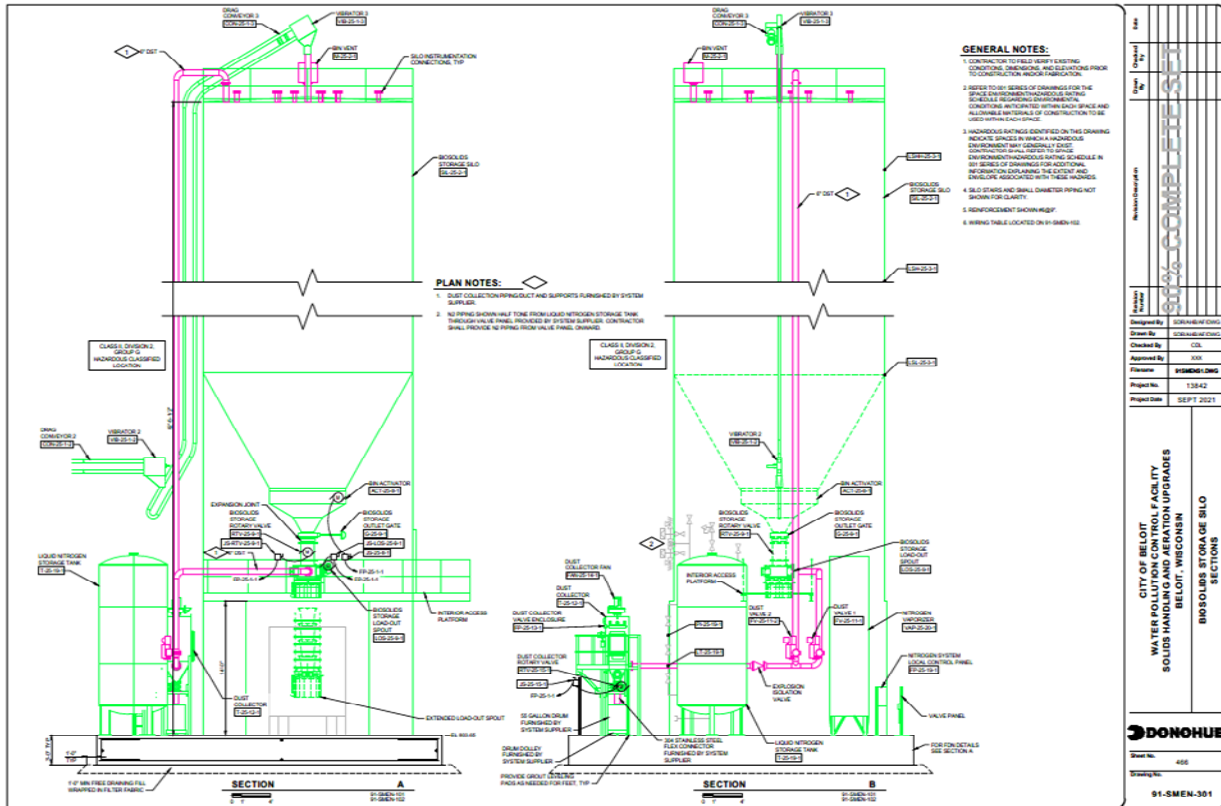
- DUST COLLECTION PIPING AND SUPPORTS FURNISHED BY SYSTEM SUPPLIER.
- SEE DRAWING 91-SMEN-101 FOR DISCONNECT LOCATION.
- DOWN CONDUCTOR DOWN TO GROUND AND BELOW. THEN COME DOWN THROUGH VALVE PANEL. PIPING FROM SYSTEM SUPPLIER CONNECTION SHALL PROVIDE NO PIPING FROM VALVE PANEL REQUIRED.
- ROOF MOUNTED AIR TERMINAL, TERMINATE AIR TERMINALS AND CONDUCTIONS AND AIR TERMINALS MOUNTATION ROOF EQUIPMENT REQUIRED BY UL 98A AND NFPA 70E, TYPICAL ALL.

ROOF PLAN

CITY OF BELoit WATER POLLUTION CONTROL FACILITY SOLIDS HANDLING AND AERATION UPGRADES BELoit, WISCONSIN

BIO-SOLIDS STORAGE SILO PLAN

91-SMEN-101



« OE/AAA

My Cases in ACCEPTED Status

Please refer to the assigned ASN on all inquiries to the FAA

All Cases	Filter by Case Status	Cases Requiring Action
Show All Cases (1)	Draft (0) Accepted (1) Work in Progress (0) Interim (0) Determined (0) Circularized (0) Terminated (0)	Waiting (0) 7460-2 Required (0) Add Letter (0) Cases Due to Expire (0)

Records 1 to 1 of 1

Page 1 of 1

View Folder | Create Folder | Manage Folders | Transfer Cases

[Transfer Cases - Desk Reference Guide V_2018.2.0](#)

ASN	Folder Name	Project Name	Structure Name	Status	Date Accepted	Date Determined	7460-2 Received	City	State
<input type="checkbox"/> 2021-AGL-32513-OE		CITY -000678596-21	Dried Biosolids Stor...	Accepted	11/22/2021			Beloit	WI

Move To | Archive

Rows per Page: 20

Records 1 to 1 of 1

Page: 1

Page 1 of 1

Draft: Cases that have been saved by the user but have not been submitted to the FAA.

Waiting: Wind Turbine/Met Tower (wWT Farm) cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach specific documents

Accepted: Cases that have been submitted to the FAA.

Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.

Work in Progress: Cases that are being evaluated by the FAA.

Interim: Cases that have been reviewed by the FAA and require resolution from the user.

Determined: Cases that have a completed aeronautical study and an FAA determination.

Terminated: Cases that are no longer valid.

Please allow the FAA a minimum of 45 days to complete a study.

Case Transfer:

- Use the check box(es) to select the case(s) you want to transfer.
- Select the "Transfer Cases button" to open the "Manage Transfer Cases" screen.

Note: Drafts and cases in Add and Terminated status can not be transferred.

[Click here to contact the appropriate representative.](#)

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:** 555 Willowbrook Rd _____

2. **Legal description:** Lot 2 CSM Vol 13 pgs 268-270 _____

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):** 23131000 _____

4. **Owner of record:** City of Beloit _____ Phone: 608-364-6699 _____

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

5. **Applicant's Name:** City of Beloit - Bill Frisbee _____

2400 Springbrook Ct	Beloit	WI	53511
(Address)	(City)	(State)	(Zip)

608-364-6699	/	608-207-0888	/	frisbeew@beloitwi.gov
(Office Phone #)		(Cell Phone #)		(E-mail Address)

6. **All existing use(s) on this property are:** wastewater treatment plant _____

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

A Conditional Use Permit for: installing a biosolids storage silo that is 84' in height _____

_____ in a(n) M-2 _____ Zoning District.

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

Principal use: wastewater treatment plant _____

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: 5/1/2022 Completion date: 12/31/2024

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.

_____/ William A. Frisbee / 11/22/2021
(Signature of Owner) (Print name) (Date)

_____/ / /
(Signature of Applicant, if different) (Print name) (Date)

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

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

To be completed by Planning Staff

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

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

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

May 22, 2023

To Whom It May Concern:

The City of Beloit Water Resources Department has applied for a Conditional Use Permit to allow construct an 84-foot tall biosolids storage silo in a M-2, General Manufacturing District for the property located at:

555 Willowbrook Road

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

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

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

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. You may also call (608) 364-6708 to provide your comments over the phone.

WILLOWBROOK STATELINE LLC
525 THIRD ST SUITE 300
BELOIT WI 53511

HO-CHUNK NATION
P O BOX 310
BLACK RIVER FALLS WI 54615



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 21, 2023

Agenda Item: 4.a.

File Number: CSM-2023-12

General Information

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

Owner: Jason Horner

Address: 1957 S. McKinley Avenue/Parcel 6-2-584.4C, 6-2-584.5

Jurisdiction: Town of Beloit

Applicant's Request: One-lot Extraterritorial Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to combine the two lots into one. There is an existing single-family residence at 1957 S. McKinley Avenue on about 9,125 square feet that will be combined with a larger 4.7-acre parcel to the north that spans between McKinley Avenue and unimproved Hackett Street. That larger parcel also contains an existing roadway reservation (potential Moore Street extension) as described on the CSM, but no roadway is being dedicated or built at this time. The proposed Lot 1 is 4.943 acres.

Surrounding Land Use and Zoning: The property is subject to Town zoning and is zoned R-1, Single-Family Residential District. The subject property is surrounded by Town R-1 zoning and residential uses. Additionally, to the east is City R-1A, Single-Family Residential District, and to the west across McKinley Avenue is City R-2, Two-Family Residential District.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential-Urban uses for the subject property. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: Alliant Energy indicated there are no concerns with this CSM. No other comments were received.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial Certified Survey Map (CSM) for 1957 S. McKinley Avenue in the Town of Beloit, subject to the following condition:

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

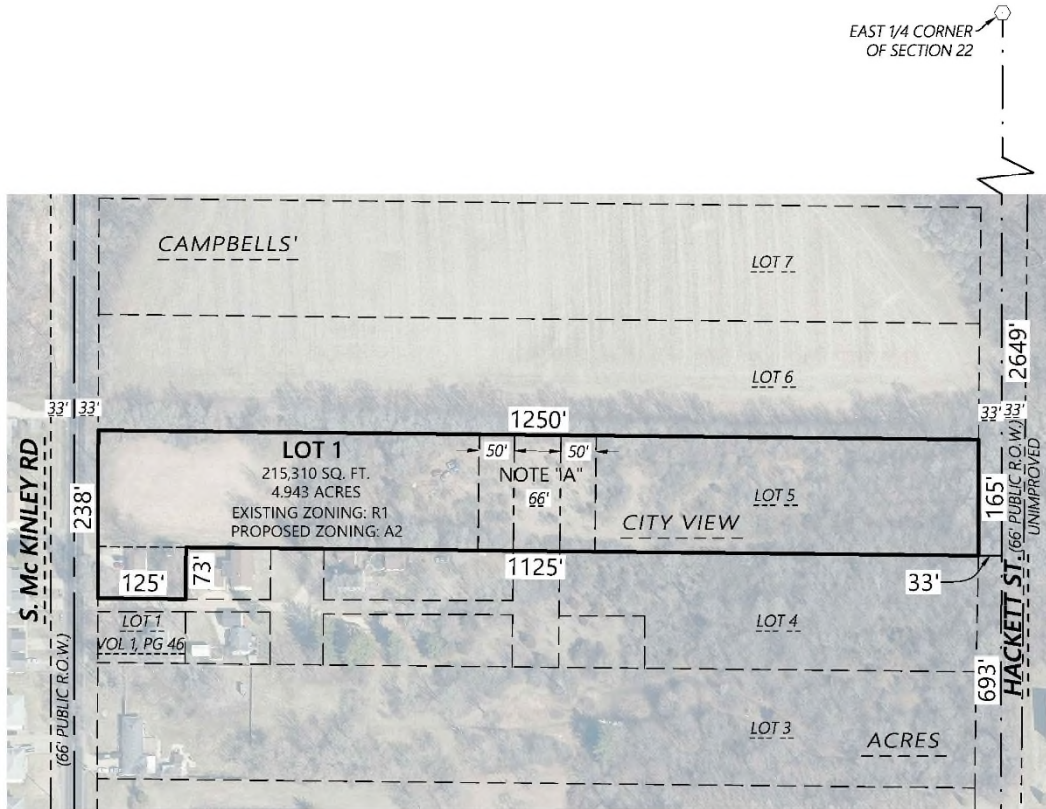
ATTACHMENTS: Location Map, Certified Survey Map, Application and, Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 5 AND PART OF LOT 4 OF CAMPBELL'S CITY VIEW ACRES, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 1 N., R. 12 E., OF THE 4th P.M., ALSO BEING PART OF OUT-LOT 22, ASSESSOR'S PLAT OF THE TOWNSHIP OF BELOIT, ROCK COUNTY, WISCONSIN.

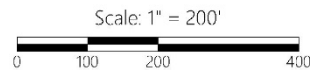


LEGEND

- Existing Boundary Line
- Existing Adjacent Property
- Existing Section Line

NOTE A

RECORD NOTE FROM CAMPBELL'S CITY VIEW ACRES:
 "THIS STRIP OF LAND 66' IN WIDTH, WITH 50' BUILDING OFFSET LINES IS RESERVED FOR FUTURE STREET PURPOSES AND IS PURPOSELY INTENDED FOR FUTURE PUBLIC USE AS A STREET OR AVENUE ONLY UPON A REQUEST IN WRITING AND SIGNED BY FOUR OR MORE LOT OWNERS, OWNING AT LEAST FOUR FULL LOTS IN THESE SEVEN LOTS, SUCH REQUEST SHALL BE MADE TO THE TOWN BOARD OF BELOIT, TOWNSHIP, OR THE CITY OF BELOIT, WISCONSIN. IN THE EVENT OF ANNEXATION, THEN IN THAT CASE THIS 66' STRIP OF LAND IS HEREBY DONATED AS A PUBLIC STREET AND THE GOVERNING BODY SHALL DESIGNATE A PROPER NAME FOR SUCH STREET OR AVENUE."



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

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

<p>ORDER NO: 34655</p> <p>FIELD CREW: XXX DRAWN BY: JFL SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>Jason Horner 1957 S. Mc Kinley Ave. Beloit, WI 53511</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464</p> <p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p>	
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File Name: J:\34600-34699\34655 - Jason Horner\SURVEY\RH-B DRAWING FILES

CITY of BELOIT

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: _____

1. Address of property: 1957 S. Mc Kinley Ave.

2. Tax Parcel Number(s): 6-2-584.4C, 6-2-584.5

3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 22, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: JASON HORNER Phone: 815-494-0075
1957 S. Mc Kinley Rd. BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Surveyor's name: David J. Earl Phone: 608-365-4464
2827 S 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: 4.943ACRES

8. Total area of land remaining in parent parcel: 4.943 ACRES

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

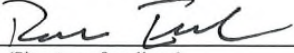
10. The present zoning classification of this property is: R1

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 J. Earl / 5/12/2023
(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: _____

Scheduled meeting date: _____

Application accepted by: _____ Date: _____

RESOLUTION 2023-028

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 1957 S. MCKINLEY AVENUE IN THE TOWN OF BELOIT**

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

WHEREAS, the attached one-lot Certified Survey Map for 1957 S. McKinley Avenue in the Town of Beloit, containing 4.943 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOT 5 AND PART OF LOT 4 OF CAMPBELL'S CITY VIEW ACRES, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 1 N., R. 12 E., OF THE 4TH P.M., ALSO BEING PART OF OUT-LOT 22, ASSESSOR'S PLAT OF THE TOWNSHIP OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Extraterritorial Certified Survey Map for 1957 S. McKinley Avenue in the Town of Beloit, subject to the following condition:

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

Adopted this 21st day of June, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 21, 2023

Agenda Item: 4.b.

File Number: CSM-2023-13

General Information

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

Owner: Jason Pankhurst

Address: 1947 S. Paddock Road/Parcel 6-2-225

Jurisdiction: Town of Beloit

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

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to subdivide the existing 4.495-acre lot located at 1947 S. Paddock Road into two lots to create an additional buildable lot. The proposed Lot 1 is 1.495 acres. The proposed Lot 2 is three acres, and includes an existing single-family residence.

Surrounding Land Use and Zoning: The property is subject to Town zoning and is zoned A-2, General Agricultural District. The subject property is surrounded by Town A-2 zoning on the north, south and southeast across Paddock Road, and A-1, Farmland Preservation District zoning on the west and east. The minimum lot size in A-2 is three acres, and so the applicant's intent is to rezone the proposed Lot 1 to R-1, Single Family Residential District. The proposed Lot 1 also contains a wooded area in the northwest corner of the parcel. This area is part of an existing drainage easement noted on the CSM.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map does not extend this far west. Regardless, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: Alliant Energy indicated they do not have utilities at this location. No other comments were received.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial Certified Survey Map (CSM) for 1947 S. Paddock Road in the Town of Beloit, subject to the following condition:

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

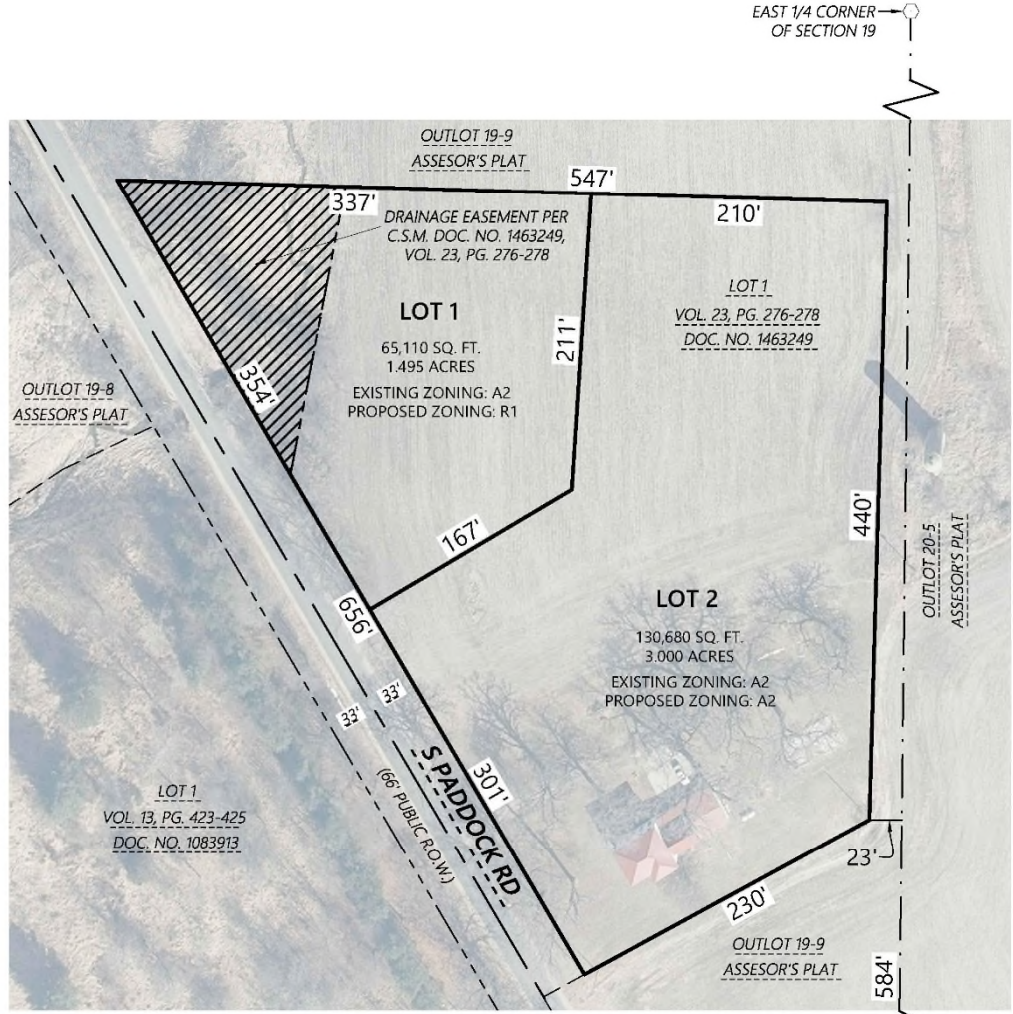
ATTACHMENTS: Location Map, Certified Survey Map, Application and, Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF C.S.M. DOCUMENT No. 1463249, VOL. 23, PGS. 276-278, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 1 N., R 12 E. OF THE 4TH P.M., ALSO BEING PART OF OUTLOT 19-9 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.



LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Section Line

Scale: 1" = 100'

0 50 100 200

Orientation: NORTH (indicated by a north arrow pointing up)

Section Corners: EAST 1/4 CORNER OF SECTION 19 (top right), SOUTHEAST CORNER OF SECTION 19 (bottom right)

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

<p>ORDER NO: 34656</p> <p>FIELD CREW: N/A DRAWN BY: JPL SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>Jason Pankhurst 1947 S Paddock Rd. Beloit, WI 53511-9236</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464</p> <p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p>	
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File Name: J:\34600-34699\34656 - Jason Pankhurst\SURVEY\RH DRAWING FILES

CITY of BELOIT

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: _____

1. Address of property: 1947 S. PADDOCK RD.
2. Tax Parcel Number(s): 6-2-225
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 19, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: JASON PANKHURST Phone: _____
1947 S. PADDOCK RD. BELOIT WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: David J. Earl Phone: 608-365-4464
2827 S BARTELLS DR BELOIT WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 4.495 ACRES
8. Total area of land remaining in parent parcel: 4.495 ACRES
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: A2
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 J. Earl / David J. Earl / 5/12/2023
(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: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

RESOLUTION 2023-029

**APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 1947 S. PADDOCK ROAD IN THE TOWN OF БЕЛОIT**

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

WHEREAS, the attached two-lot Certified Survey Map for 1947 S. Paddock Road in the Town of Beloit, containing 4.495 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOT 1 OF C.S.M. DOCUMENT NO. 1463249, VOL. 23, PGS. 276-278, BEING PART OF THE SE 1/4 OF THE SE ¼ OF SECTION 19, T. 1 N., R 12 E. OF THE 4TH P.M., ALSO BEING PART OF OUTLOT 19-9 OF THE ASSESSORS PLAT OF БЕЛОIT TOWNSHIP, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Extraterritorial Certified Survey Map for 1947 S. Paddock Road in the Town of Beloit, subject to the following condition:

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

Adopted this 21st day of June, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director