



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, July 19, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the July 5, 2023 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
No public hearings have been scheduled.
4. CONSENT AGENDA
All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Plan Commission member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.
 - 4.a. Consideration of Resolution 2023-032 approving a two-lot Extraterritorial Certified Survey Map for the property located at 3981 S Afton Road in the Town of Beloit
[Attachment](#)
 - 4.b. Consideration of Resolution 2023-033 approving a one-lot Extraterritorial Certified Survey Map for the property located on the 3200 block of E County Road S in the Town of Turtle
[Attachment](#)
 - 4.c. Consideration of Resolution 2023-034 approving a one-lot Extraterritorial Certified Survey Map for the property located at 9558 S Hidden Creek Court in the Town of Turtle
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
*Zoning Map Amendment - 2000 Gateway Boulevard
Comprehensive Plan Amendment - 1006 Park Avenue
Zoning Map Amendment - 1006 Park Avenue
Zoning Map Amendment - 2231 Trevino Court
Eagles Ridge Plat No. 5*
6. FUTURE AGENDA ITEMS
Trewyn Annexation and Zoning

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, July 5, 2023**

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Councilor Day and Commissioners Ramsden, Abarca, Flesch, Janke, and Elliott (7:03 PM) were present. Commissioners Anderson and Jacobsen were absent.

2. MINUTES

2.a. Consideration of the minutes of the June 21, 2023 Plan Commission meeting

Chairperson Ramsden wanted language added to the minutes regarding the Trevino rezoning explaining why he voted no, specifically concern about there being no other attached housing in the neighborhood, that less green space could impact property values, and property owners should have an expectation that the zoning surrounding their property should remain as it is. Commissioner Janke moved to approve the minutes as amended, seconded by Commissioner Abarca. Motion prevailed, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2023-031 approving an Exception to Section 30.09 and denying an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations for the property located at 2757 Prairie Ave

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

Chairperson Ramsden asked if Ms. Christensen can summarize the purpose of the Sign Ordinance. Ms. Christensen brought the purpose section of the Sign Ordinance onto the monitors and read through the section.

Chairperson Ramsden asked why the signs was legal nonconforming since 2005. Ms. Christensen said that when the land division was approved in 2005, the Shopko sign was not kept on the same parcel where Shopko was located. This sign was then re-used by CubeSmart. Chairperson Ramsden asked if it is possible when the ordinance is revised to have some language in there that would give the City the ability to take down a sign if it was no longer necessary. Ms. Christensen said that it is difficult to take away a sign because with the way the state law is written, unless the sign is abandoned for 12 months or more.

Chairperson Ramsden opened the public hearing.

Vicki Schleisner, 761 South Oak Drive, Janesville, Wisconsin, stated she is asking Commissioners to consider granting her request for larger signs on the building. Ms. Schleisner stated that she originally wanted the signs on both sides of the building. Ms. Schleisner said that the reason the ordinance allows exceptions is because there are different circumstances, and when you drive down Prairie you cannot see their sign so that is why they want the signs on both sides of the building.

Commissioner Ramsden stated that in order to grant an exception it has to meet three requirements listed in the Ordinance. Chairperson Ramsden said staff says the 30 square foot sign is an adequate size for the business, and the staff does not feel that the hardship is being shown. Ms. Schleisner said she knows that, but wants the Plan Commission to take that into consideration.

Commissioner Flesch asked if the monument sign would be under the CubeSmart sign. Ms. Schleisner said yes, but with the other signs along Prairie Avenue, you cannot see the sign until you drive past it. Chairperson Ramsden said that the staff argument is that the smaller secondary wall sign is adequately visible. Ms. Schleisner said it would be hard to see if it was half the size that it is on the rendering.

Commissioner Elliott asked what would be an example of a hardship that would meet the requirements of the Ordinance. Ms. Christensen said that if they had a site that was further back from the street where it would be hard to see, and if the building was already there, setback on the site, and they are simply replacing the sign. Ms. Christensen said that the City is trying to only allow the minimum signage needed for the site. Another example would be if the business had a long name, so the name could not be read unless the sign size was increased. It is an analysis on a case-by-case basis.

Ms. Schleisner stated that she is competing with the neighboring businesses, and that there is hardship. Ms. Schleisner said that the customers will not be able to see the signs due to the other signs nearby. Chairperson Ramsden asked if the Pizza Hut sign and KFC sign are conforming. Ms. Christensen said she thinks the KFC sign is nonconforming, and she does not know about the Pizza Hut sign.

Chairperson Ramsden asked when the City staff evaluated this if they took in consideration the large poles on the existing pole signs that could be obstructing the view of her signs. Ms. Christensen said that they took a look at other Scooters signage, where smaller signage was installed on the building.

Commissioner Flesch asked Ms. Schleisner when she bought the property, she looked at the ordinances to see what signage would be allowed. Ms. Schleisner said she looked at the sign ordinance and saw that it allowed exceptions, and that is why she is here tonight hoping it can be granted.

Councilor Day said the way that it is submitted she can still have a larger sign, having one sign rather than two signs. Ms. Christensen said she can apply the bonus sign to one sign or both signs. Commissioner Janke said that she could eliminate the one logo on the front and apply that square footage to increase the two signs. Ms. Christensen said she does not know if she can do that. She said that there is a couple bonus allowances, and all the bonuses are related to reducing the maximum sign area for an on-premise sign.

Councilor Day asked if they could eliminate the monument sign all together. Ms. Schleisner said that they considered not doing the monument sign because it is expensive and will delay opening. Ms. Christensen said that if she does not do a freestanding sign, removing the monument sign, then one of the wall signs could be up to 150 square feet, as it would be the primary. If they still used the same size wall sign, they could use a percentage of the reduction in the primary towards the other secondary signs, and possibly have the sizes that the applicant wants on the building.

Commissioner Flesch said that if you eliminate the monument sign, they have the ability to make the two building signs larger. Ms. Christensen said staff would have to recalculate the bonuses, but it is possible that she could have both of her larger wall signs, if she removed the monument sign.

Commissioner Janke said that the sign could be visible from the street. Commissioner Elliott said he thinks that would be different if it was on Milwaukee Road, but there is not a lot of traffic on Prairie. Commissioner Elliott said the size would be helpful, and he does not know if it would look nice if it were smaller. He said he sees the hardship.

Chairperson Ramsden closed the public hearing.

Chairperson Ramsden said that there needs to be compliance, but he believes there is a hardship there with the signage. He believes the hardship is not self-created, the pole sign is not something she can do anything about.

Commissioner Janke moved to approve the Resolution allowing the maximum sign area exception but denying the exception to increase the size of the secondary signs, seconded by Commissioner Flesch. Motion approved, roll call vote (3-2), with Chairperson Ramsden and Commissioner Elliott voting no.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for July 19, 2023.

5. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

6. **ADJOURNMENT**

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Janke at 7:55 PM. Motion carried, voice vote (5-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 19, 2023

Agenda Item: 4.a.

File Number: CSM-2023-14

General Information

Applicant: Combs & Associates, Inc.

Owner: Jared and Elizabeth Armstrong

Address: 3981 S. Afton Road/Parcel 6-2-30

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 divide the current 41.63-acre parcel into two lots. Lot 1 is 11.54 acres with frontage on Afton Road, and contains an existing house, garage and shed that will be retained by the owners. Lot 2 is 30.09 acres and will be sold to a developer for a 19-lot single-family subdivision. A Preliminary Plat for Lot 2 (attached) was approved by Plan Commission on March 22, 2023. This CSM does not change that approval. This CSM divides the land to be retained by the owners from the parcel that will eventually be sold, final platted and developed. Portions of the 47.04-acre parent parcel shown as unplatted lands on the CSM that were also part of the approved Preliminary Plat were recently conveyed to adjacent land owners through a Plat of Survey (attached). Parcel A on the Plat of Survey (2.02 acres) was conveyed to the owner of Lot 18 of Creekview Estates and Parcel B (1.01 acres) was conveyed to the owner of Lot 17 of Creekview Estates. Lot 2 now contains the remaining 19 lots that were approved for development in the preliminary plat.

Surrounding Land Use and Zoning: The property is subject to Town zoning with Lot 1 zoned A-2, General Agricultural District and Lot 2 zoned R-R Rural Residential District. The subject property is surrounded by Town R-1, Single Family Residential to the north (Creekview Estates), A-1, Farmland Preservation District to the south and east, and a mix of A-2 and R-1 to the west across Afton Road.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map indicates that this property is outside the Long-Range Urban Growth Area and recommends Agricultural uses for the subject properties. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: AT&T noted Lot 2 does not have any facilities and will need to be fed from Griffindale Drive for any future service unless there is an easement added to Lot 1. No other comments were received.

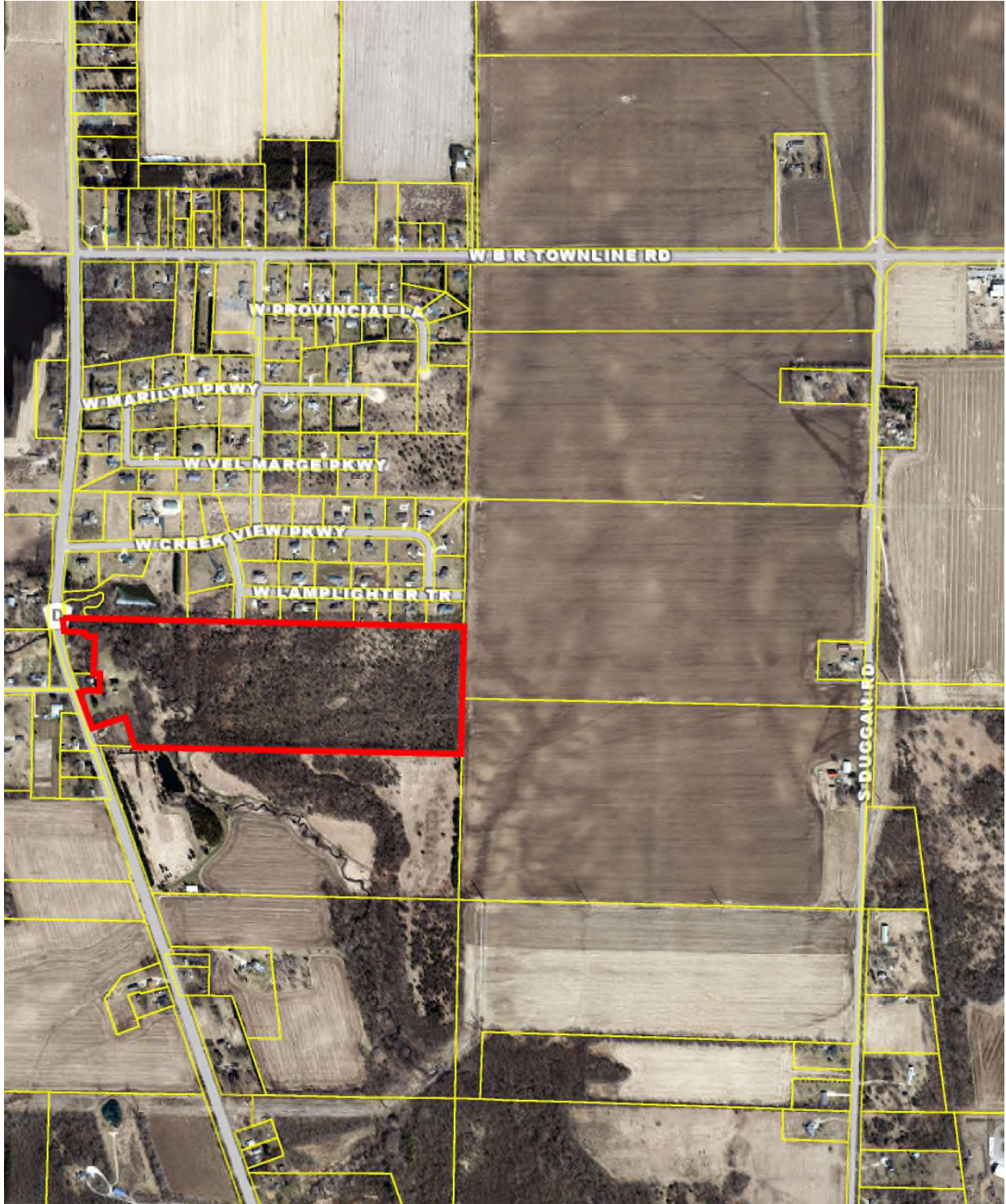
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-lot Extraterritorial CSM for 3981 S. Afton 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.

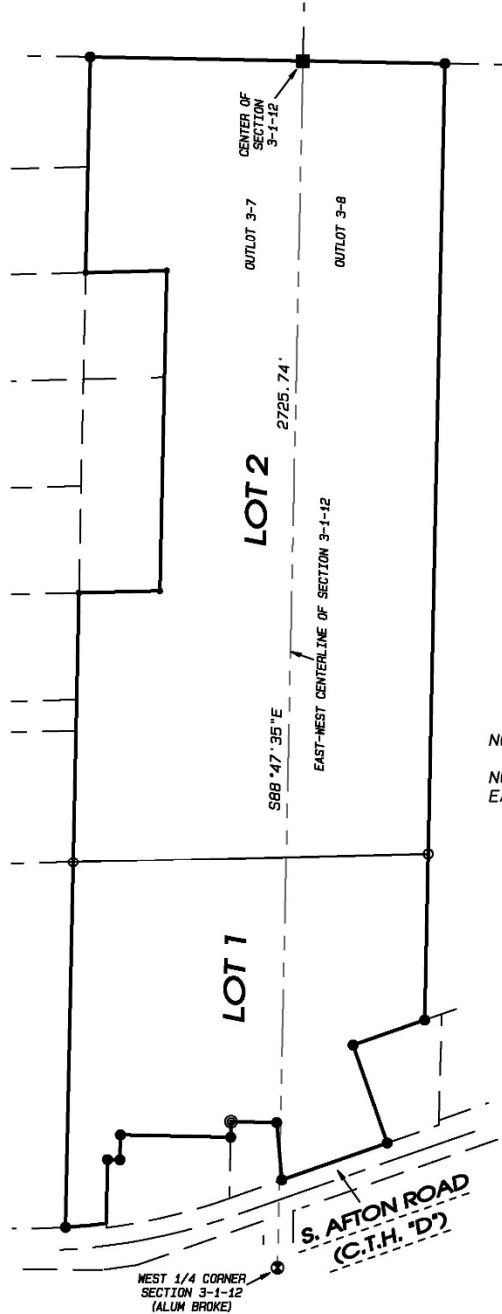
ATTACHMENTS: Location Map, Certified Survey Map, Application, Site Assessment Checklist, Wetland Indicative Soils Map, Previously Approved Preliminary Plat, Plat of Survey and Resolution.

LOCATION MAP



CERTIFIED SURVEY MAP

PART OF OUTLOTS 3-7 AND 3-8 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE SW 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T.1N., R.12E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

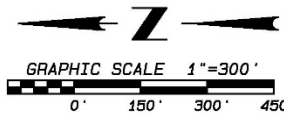


NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S88°47'35"E ALONG THE EAST-WEST CENTERLINE OF SECTION 3-1-12.

LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND ALUMINUM MONUMENT
- FOUND CUT STONE
- x-x- FENCE

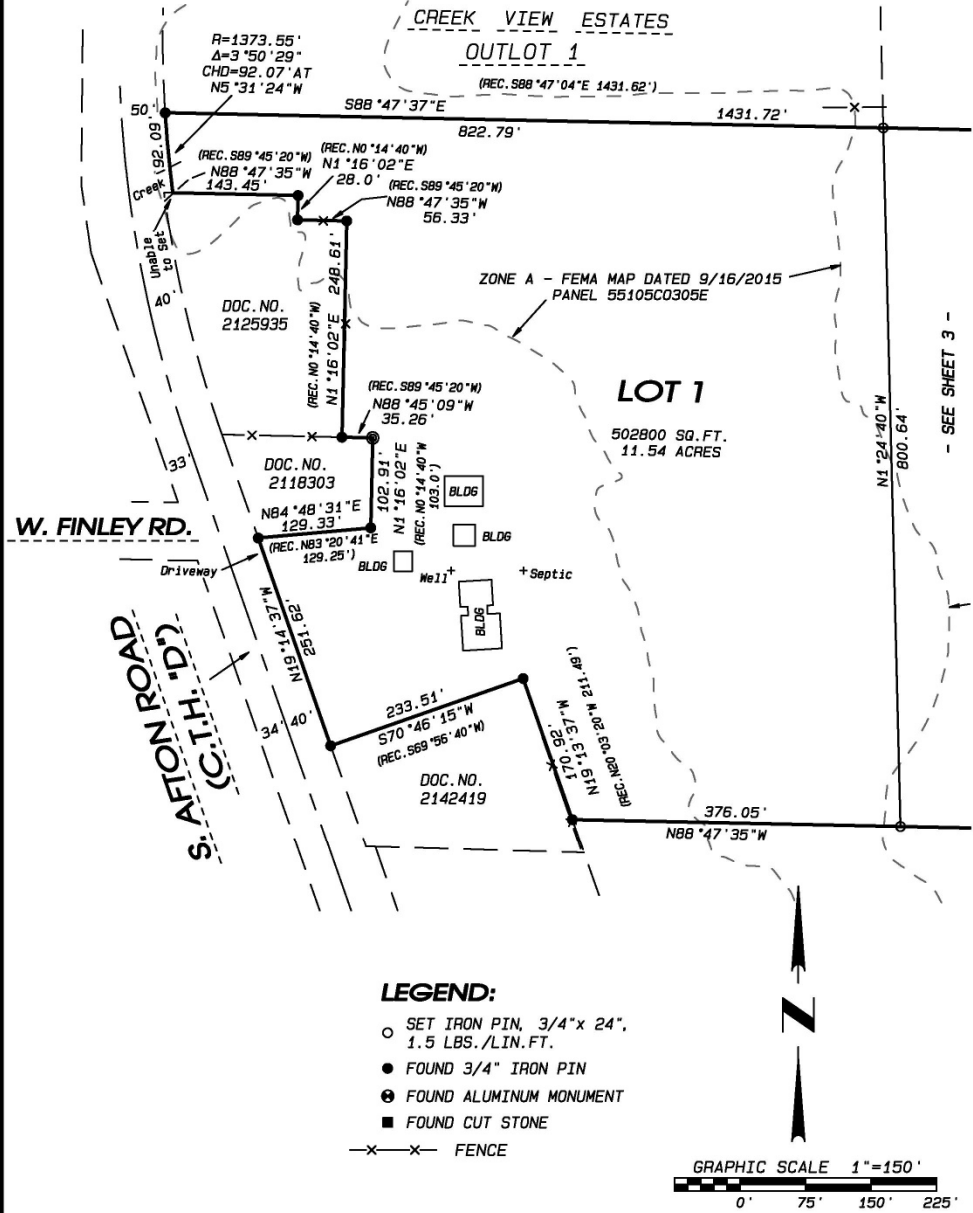


Combs & Associates
 • LAND SURVEYING
 • LAND PLANNING
 • CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com
 tel: 608 752-0575
 fax: 608 752-0534

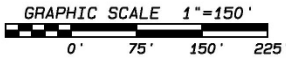
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NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

Combs & Associates

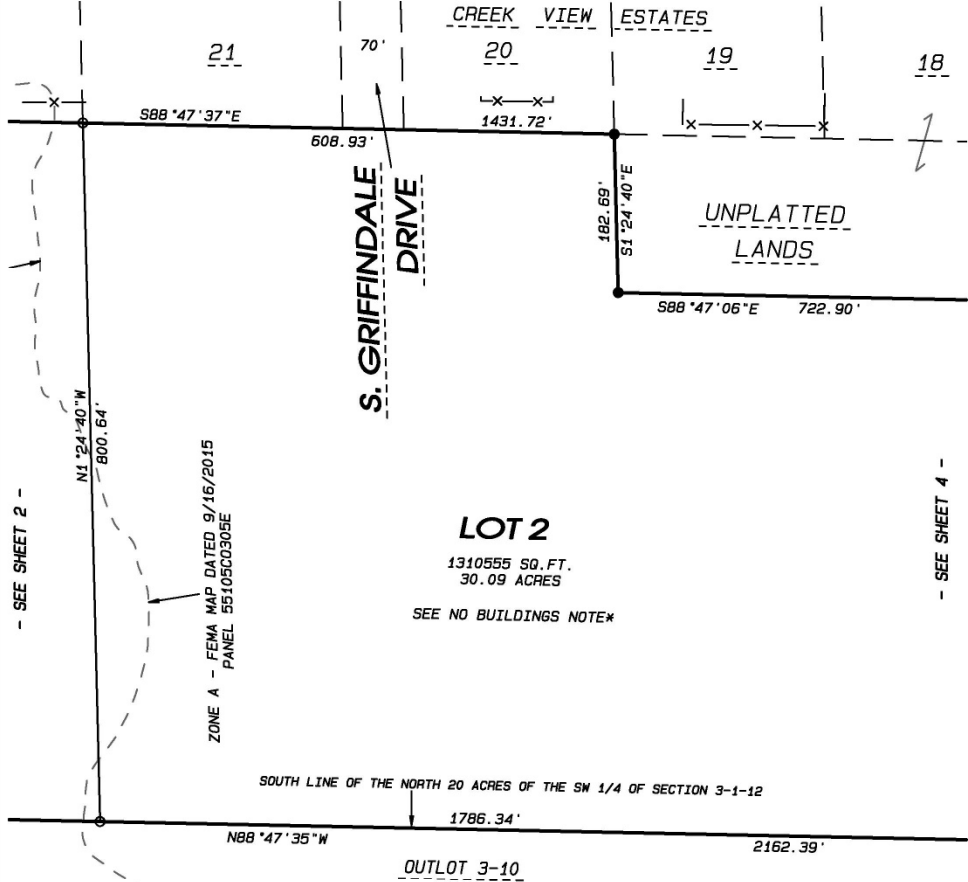
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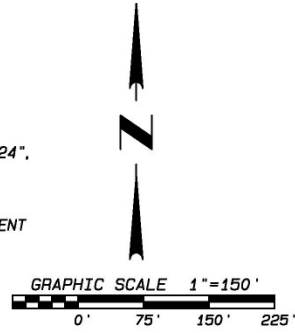
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*NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOT 2 UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES.

Combs

& ASSOCIATES

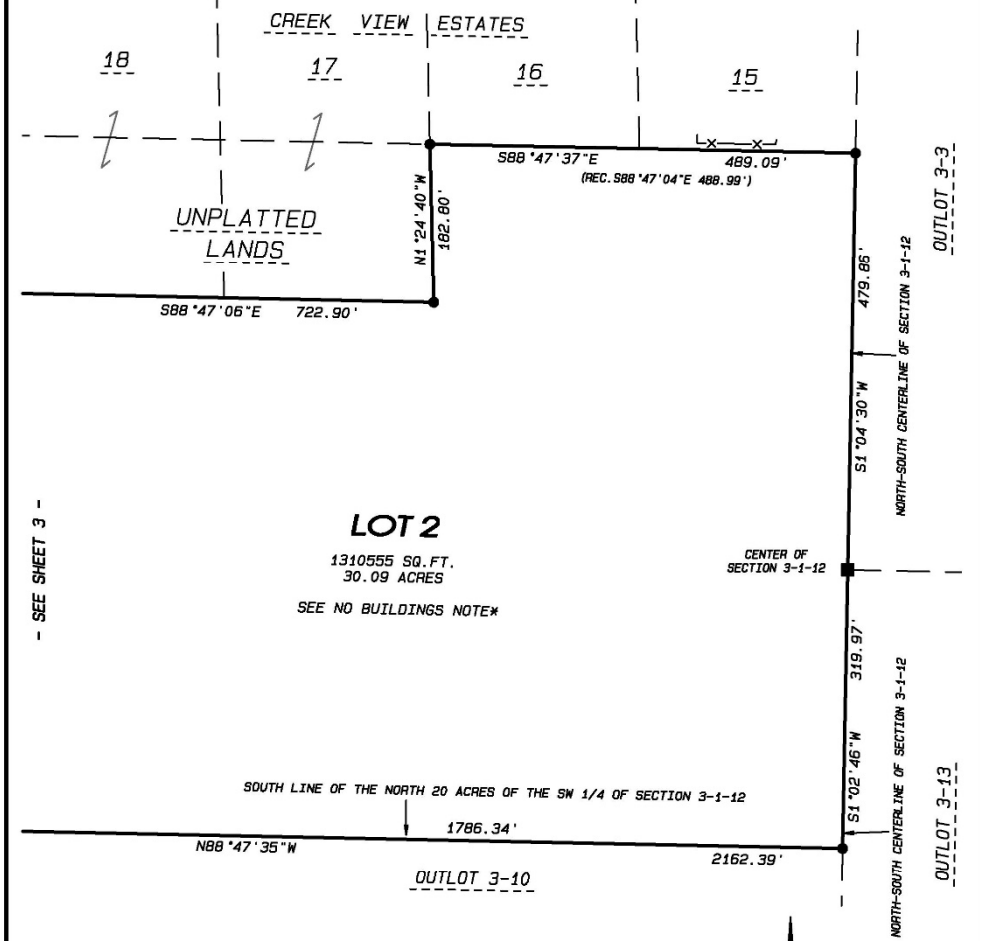
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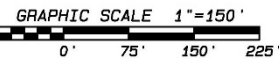
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CITY of BELOIT

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

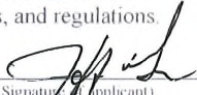
(Please Type or Print)

File Number: _____

1. Address of property: 3981 S. Afton Road Beloit WI 53511
2. Tax Parcel Number(s): 6-2-30
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit Rock or LaPrairie
In the NW Quarter of Section 3, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Jared Armstrong + Elizabeth Phone: Armstrong
3981 S. Afton Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Assoc. Inc Phone: (608) 752-0575
109 W. Milwaukee St. Janesville WI 53548
(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: 41.63 Acres
8. Total area of land remaining in parent parcel: _____
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: Lot 1 - A2 Lot 2 - RR
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.

 JEFF GAROF (Name of applicant) 6/15/23 (Date)
(Signature of applicant)

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

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

CITY of BELOIT

Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: 3981 S. ADON ROAD BELoit WI 53511.

Property owner's name: JARED & ELIZABETH ARMSTRONG

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

Site Assessment Checklist

(continued)

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

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

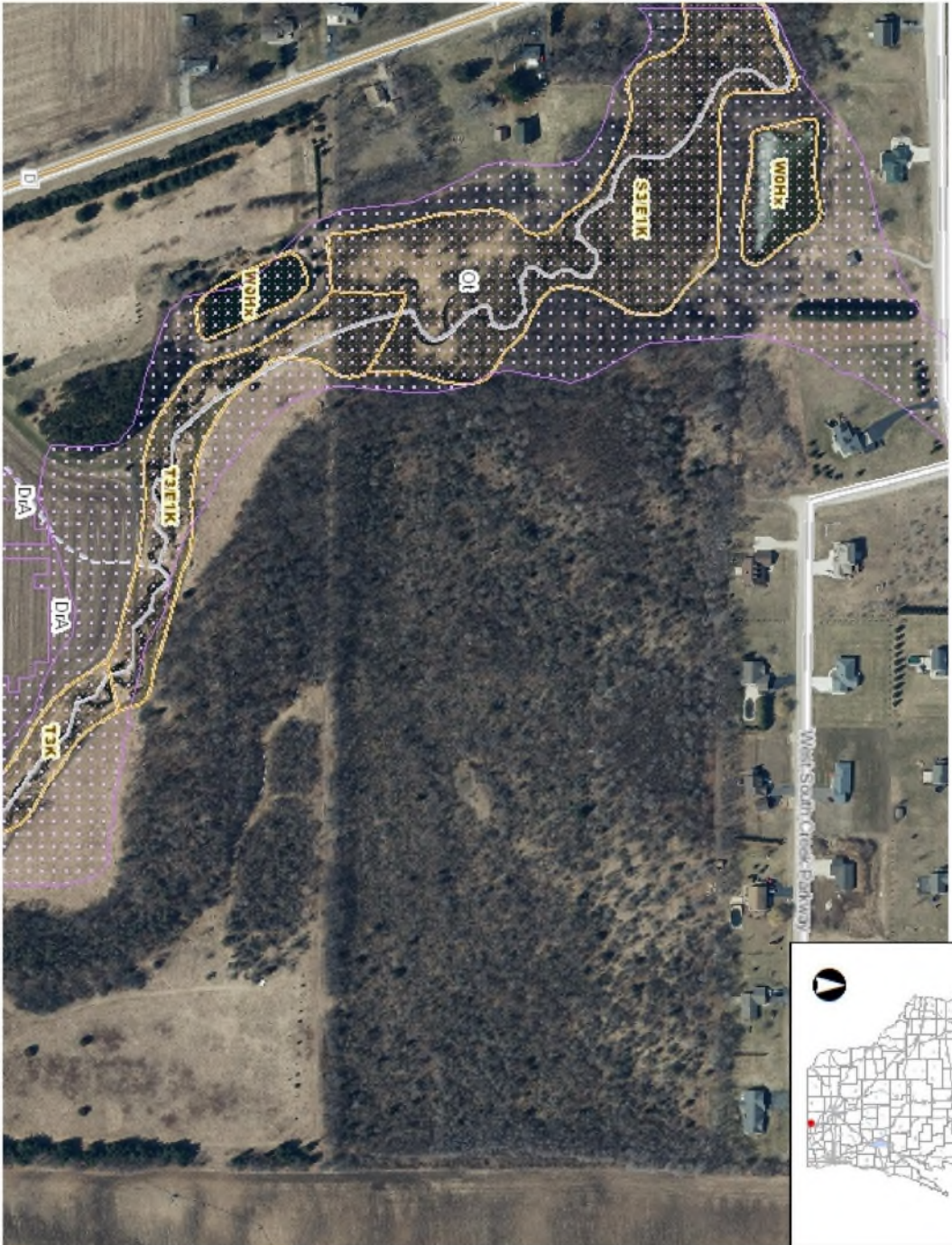
VI. Population:	----	----
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity?		
Elementary; _____	E: Cap=	
Middle; _____	M: Cap=	
High School; _____	H: Cap=	

NOTES:

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



Newell



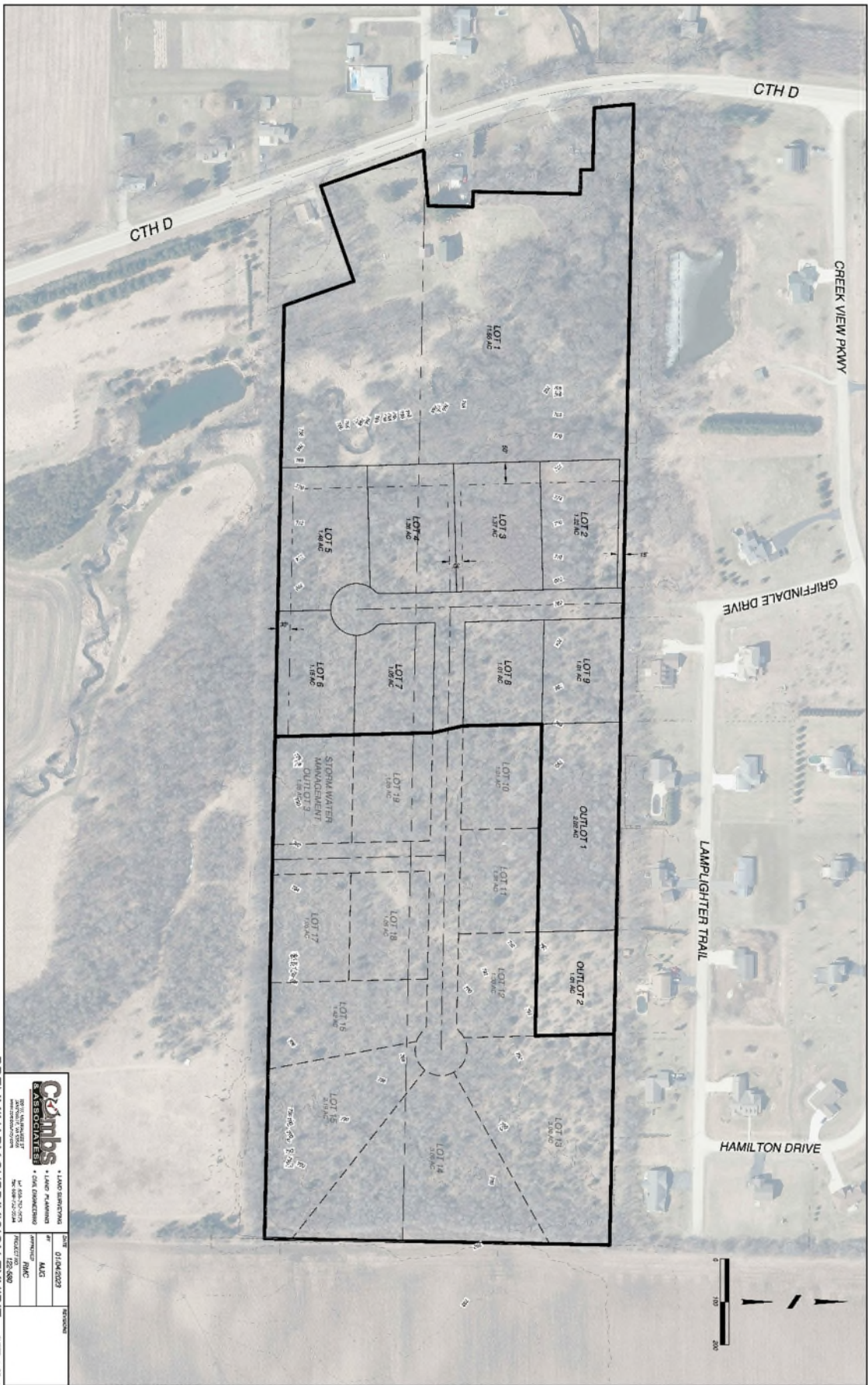
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
- Dammed pond
- Excavated pond
- Filled/drainlined wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
- Interstate Highway
- State Highway
- US Highway
- County and Local Roads
- County HWY
- Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf_Off

Notes

Indicative Soils Only



PRELIMINARY SUBDIVISION EXHIBIT SHEET 1 OF 1

Combs
 ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 CIVIL ENGINEERING

DATE: 01/24/2023
 BY: MJC
 PROJECT: RMC
 TRACT: 125-580

PLAT OF SURVEY

STATE OF WISCONSIN,
COUNTY OF ROCK, SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREIN FOR THE EXCLUSIVE USE OF JAMES ARMSTRONG, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAID SURVEY CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLETES WITH CHAPTER A-427.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF MAY, 2023, AT JAMESVILLE, WISCONSIN.

FRANK M. COMBS, PLS. NO. 2877
PLATING ENGINEER
114 THE ROCKFORD BUILDING 13th FLOOR
JAMESVILLE, WISCONSIN 53528
Any certain unauthorized alterations, additions or deletions shall be void and of no effect.

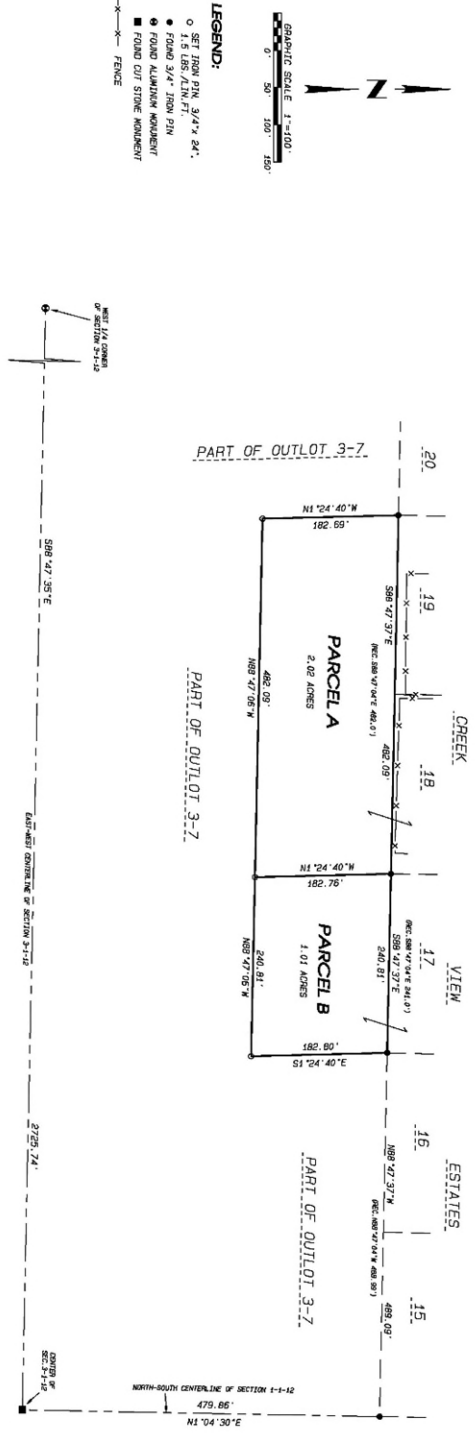
Parcel A
PART OF OUTLOT 3-7 OF THE ASSESSOR'S PLAT OF BELLOIT TOWNSHIP AND LOCATED IN THE SE ¼ OF THE NW ¼ OF SECTION 3, T.1N., R.12E., OF THE 4TH P.M., TOWN OF BELLOIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the West Corner of said Section, thence S89°47'38"E along the East-West Centerline of said Section, 2725.74 feet to a stone monument at the Center of Lot 15 of the View Estates; thence N1°24'40"W along the North-South Centerline, 479.88 feet to an iron pin at the SE Corner of said Section; thence N89°47'08"W along the South View Estates, also being at the Place of Beginning for the land to be herein described, thence S1°24'40"E 182.76 feet to an iron pin, thence N89°47'08"W 482.09 feet to an iron pin, thence N1°24'40"W 182.69 feet to the Place of Beginning.

Parcel B

PART OF OUTLOT 3-7 OF THE ASSESSOR'S PLAT OF BELLOIT TOWNSHIP AND LOCATED IN THE SE ¼ OF THE NW ¼ OF SECTION 3, T.1N., R.12E., OF THE 4TH P.M., TOWN OF BELLOIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the West Corner of said Section 3, thence S89°47'38"E along the East-West Centerline of said Section, 2725.74 feet to a stone monument at the Center of said Section, thence N1°24'30"E along the North-South Centerline of said Section, 479.88 feet to an iron pin at the SE Corner of Lot 15 of the View Estates; thence N89°47'37"W 489.09 feet to an iron pin, thence N1°24'40"W 182.60 feet to an iron pin, thence N89°47'08"W 240.81 feet to an iron pin, thence N1°24'40"W 182.76 feet to an iron pin at the SW Corner of Lot 17; thence S89°47'37"E 240.81 feet to the Place of Beginning.



NOTES:
FIELDWORK COMPLETED _____
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED, ASSUMED S89°47'38"E ALONG THE EAST-WEST CENTERLINE OF SECTION 3-1-12.

	LAND SURVEYING	DATE
	LAND PLANNING	05/09/2023
459 N. ALDEN ST. JAMESVILLE, WI 53548 WWW.COMBS-SURV.COM	DATE RECORDED	PROJECT NO.
	147 603 755-0525	122-580
	BY	DATE
	S11	MENWELL

RESOLUTION 2023-032

**APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 3981 S. AFTON ROAD IN THE TOWN OF BELOIT**

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

WHEREAS, the attached two-lot Certified Survey Map for 3981 S. Afton Road in the Town of Beloit, containing 41.63 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF OUTLOTS 3-7 AND 3-8 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE SW 1/4 OF THE NW 1/4, SE 1/4 OF THE NW, NE 1/4 OF THE SW 1/4 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Extraterritorial Certified Survey Map for 3981 S. Afton 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 19th day of July, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 19, 2023

Agenda Item: 4.b.

File Number: CSM-2023-15

General Information

Applicant: Turtle Creek Development

Owner: Turtle Creek Development

Address: 3200 Block of E. County Road S/Parcels 6-19-101A, 6-19-102A and 6-19-190.5A
(southwest quadrant of E. County Road S and I-39/90)

Jurisdiction: Town of Turtle

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 current three parcels totaling 45.99 acres into one lot for the development of a manufacturing use. The existing three lots are vacant and have been used for agricultural purposes. Frontage for the proposed Lot 1 is along the 3200 block of E. County Road S, 3200 block of Tortoise Lane and 8000 block of Terrapin Trail. Any development of the proposed Lot 1 would be on private well and septic.

Surrounding Land Use and Zoning: The properties are subject to Town zoning. The two larger parcels are zoned Commercial Highway, and the smaller parcel is zoned A-E, Exclusive Agriculture. The Town of Turtle is in the process of rezoning all three parcels for a manufacturing use. The subject properties are surrounded by Town Commercial Highway and A-E, Exclusive Agriculture zoning. There is an existing single family residence zoned R-R, Rural Residential located across E. County Road S on the northeast corner of E. County Road S and County BT near the southwest corner of the proposed Lot 1.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map indicates that this property is within the Long-Range Urban Growth Area and recommends Agricultural uses for the subject properties. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: AT&T indicated they do not have any conflicts within the proposed Lot 1. No other comments were received.

STAFF RECOMMENDATION:

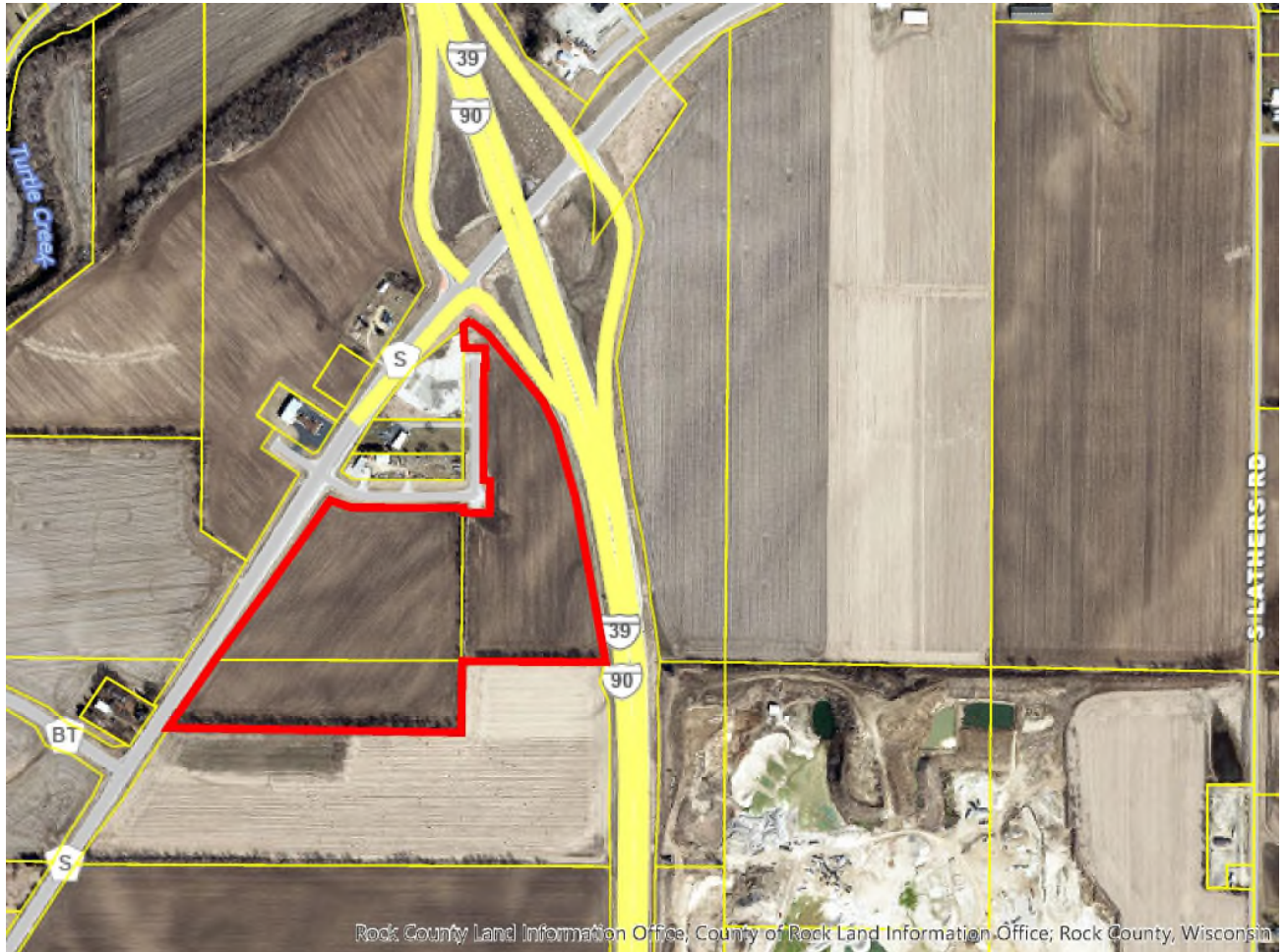
The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial CSM on the 3200 block of E. County Road S in the Town of Turtle, subject to the

following condition:

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

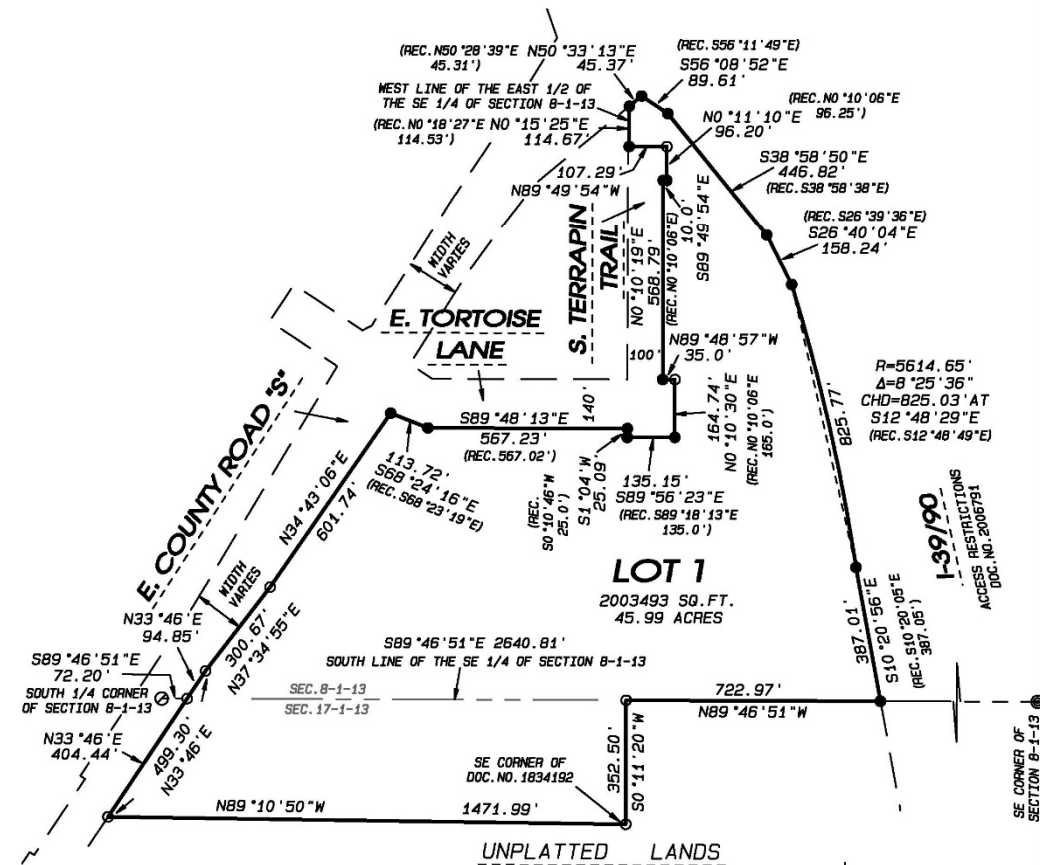
ATTACHMENTS: Location Map, Certified Survey Map, Application Site Assessment Checklist and Resolution.

LOCATION MAP



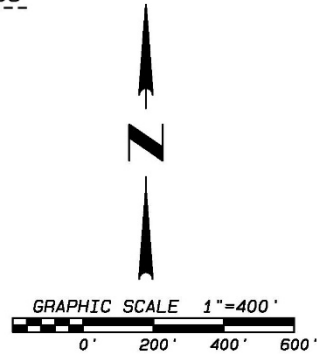
CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, ALL IN T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊗ FOUND 1" IRON PIPE
- ⊙ FOUND DISK MONUMENT



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S89°46'51"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 8-1-13

Project No. 123 - 220 For: STE - CCI SHEET 1 OF __ SHEETS

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

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: S. County Road "S"

2. Tax Parcel Number(s): 6-19-101A, 6-19-102A, 6-19-190.5A

3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit; Rock or LaPrairie

In the NW Quarter of Section 17, Township 1 North, Range 13 East of the 4th P.M.

4. Owner of record: Turtle Creek Development Phone: _____

525 Third St. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Surveyor's name: Combs And Associates Inc Phone: 752-0575

109 W. Milwaukee St. Janesville WI 53511
(Address) (City) (State) (Zip)

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

7. Total area of land included in this map: 45.99 Acres

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

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

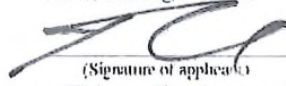
10. The present zoning classification of this property is: CHI + AE

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.



(Signature of applicant)

Ruben Grenick

(Name of applicant)

6-15-23

(Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$160</u>
Scheduled meeting date: _____	
Application accepted by: _____	Date: _____

CITY of BELOIT

Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: S. COUNTY ROAD 5 PARCEL NOS. 6-19-101A
6-19-102A
6-19-190.5A

Property owner's name: STE. PROPERTIES INC.

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

SEE MAP

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

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

ADJACENT TO I39/90

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

NOTES:

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

RESOLUTION 2023-033

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED ON THE 3200 BLOCK OF E. COUNTY ROAD S IN THE TOWN OF
TURTLE**

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

WHEREAS, the attached one-lot Certified Survey Map on the 3200 block of E. County Road S in the Town of Turtle, containing 45.99 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:

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, ALL IN T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Extraterritorial Certified Survey Map on the 3200 block of E. County Road S in the Town of Turtle, subject to the following condition:

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

Adopted this 19th day of July, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 19, 2023

Agenda Item: 4.c.

File Number: CSM-2023-16

General Information

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

Owner: Michelle and Terry Ellwanger

Address: 9558 S. Hidden Creek Court/Parcels 6-19-399.201 and 6-19-399.202

Jurisdiction: Town of Turtle

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 two residential lots into one. There is an existing single-family residence at 9558 S. Hidden Creek Court located on a two-acre lot that will be combined with an adjacent two-acre lot at the southwest corner of County Road X and Hidden Creek Court in the Town of Turtle. The proposed Lot 1 will be 4.002 acres.

Surrounding Land Use and Zoning: The properties are subject to Town zoning and are zoned R-R, Rural Residential District. The subject properties are surrounded by Town R-R zoning and residential uses.

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

Review Agent Comments: AT&T indicated they do not have any conflicts or cables running through the middle of the combined lots. No other comments were received.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial CSM for 9558 S. Hidden Creek Court in the Town of Turtle, subject to the following condition:

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

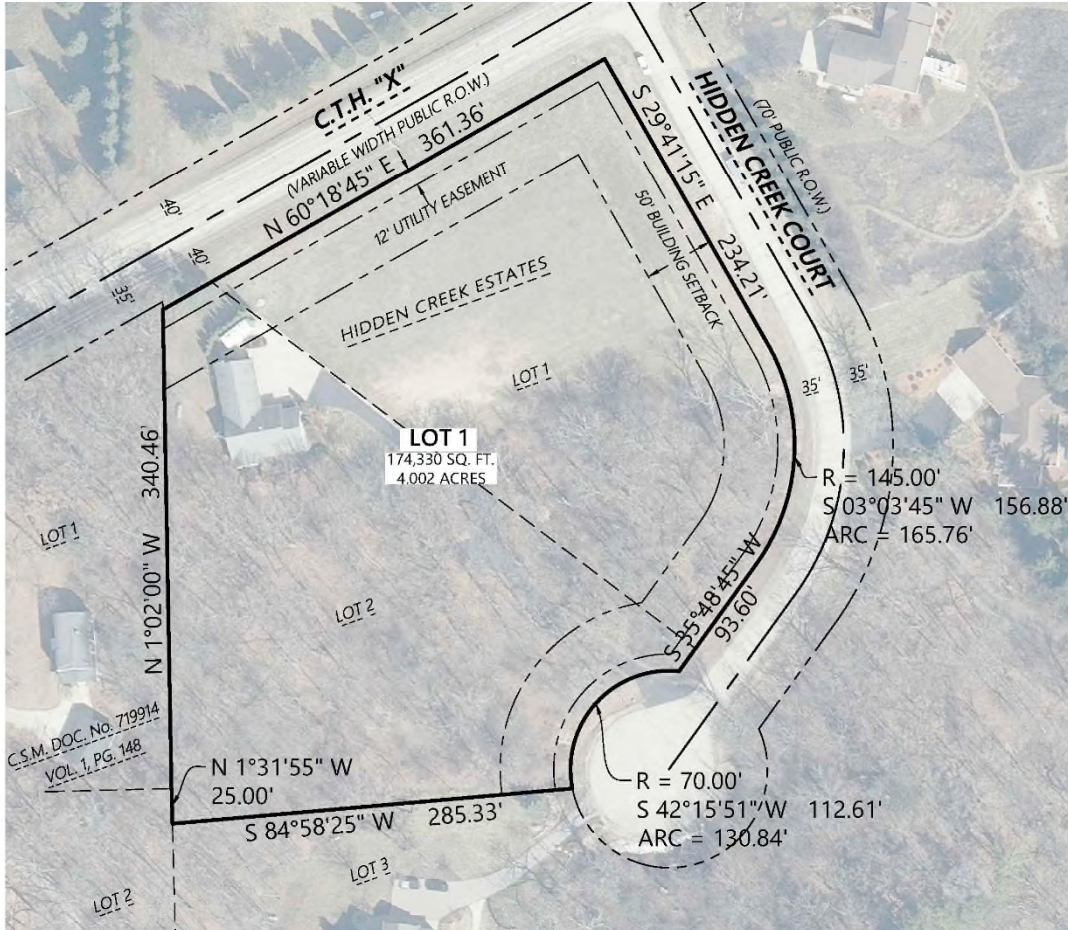
ATTACHMENTS: Location Map, Certified Survey Map, Application and Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 1 AND 2 OF HIDDEN CREEK ESTATES, BEING
 PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15,
 AND PART OF THE NW 1/4 OF THE NE 1/4 OF
 SECTION 22, T. 1 N., R. 13 E., OF THE 4TH P.M.,
 TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



Scale: 1" = 100'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK ZONE. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 BEARING N 89°59'40" E.



<p>ORDER NO: 34704</p> <p>FIELD CREW: N/A DRAWN BY: DJE SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF: Michelle Wyss Ellwanger 9558 S. Hidden Creek Ct. Beloit, WI 53511</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:\34700 - 34799\34704 - Michelle Wyss Ellwanger\SURVEY\FPB 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: 9558 S. Hidden Creek Court, Beloit, WI 53511

2. Tax Parcel Number(s): 6-19-399.201 and 6-19-399.202

3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 15, Township 1N North, Range 13E East of the 4th P.M.

4. Owner of record: Michelle and Terry Ellwanger Phone: 608-293-2785
9558 S. Hidden Creek Court, Beloit, WI 53511
(Address) (City) (State) (Zip)

5. Surveyor's name: David Earl (RH Batterman) Phone: 608-365-4464
2857 Bartells Dr. Beloit, WI 53511
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is 1 lot(s).

7. Total area of land included in this map: 4.002 acres

8. Total area of land remaining in parent parcel: 4.002 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: RR (Rural Residential)

11. Is the proposed use permitted in this zoning district: Yes

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

- Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
- Pre-application meeting;** a pre-application meeting was held on _____ with City of Beloit Staff.
- Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

David Earl

(Signature of applicant)

David Earl

(Name of applicant)

6/15/2023

(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 2023-034

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 9558 S. HIDDEN CREEK COURT IN THE TOWN OF TURTLE**

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

WHEREAS, the attached one-lot Certified Survey Map for 9558 S. Hidden Creek Court in the Town of Turtle, containing 4.002 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:

LOTS 1 AND 2 OF HIDDEN CREEK ESTATES, BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 22, T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Extraterritorial Certified Survey Map for 9558 S. Hidden Creek Court in the Town of Turtle, subject to the following condition:

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

Adopted this 19st day of July, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director