



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 7, 2024**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the January 17, 2024 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Ordinance No. 3828 amending the Zoning District Map of the City of Beloit for the property located at 2211 Prairie Avenue
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of Resolution 2024-003 approving a two-lot Certified Survey Map for the property located at 1800 Gateway Boulevard
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Annexation of 830 Froebel Drive
Annexation of 530 Froebel Drive
6. FUTURE AGENDA ITEMS
Extraterritorial Certified Survey Map at the southwest intersection of Walters Road and Afton Road in the Town of Beloit
Comprehensive Plan Amendment - Hanchett Bartlett Homestead
Zoning Map Amendment - Hanchett Bartlett Homestead
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, January 17, 2024

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca, Flesch, Jacobsen, Janke, Anderson, and Councilor Day were present. Commissioner Elliott arrived at 7:07pm.

2. MINUTES

2.a. Consideration of the minutes of the January 3, 2023 Plan Commission meeting

Commissioner Abarca moved to approve the minutes, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-001 approving a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, on a portion of the property located at 1805 Prairie Avenue

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

Commissioner Anderson asked if the public comments received were verbal. Ms. Christensen said that they were.

Chairperson Ramsden opened the public hearing.

Nate Wahl, representing Wahl's appliance, stated that they noticed they are not utilizing the full square footage of the building, and thought about leasing it out. Mr. Wahl said that he does not think they would be able to lease the space for retail, and a micro-distributor would better suit the space. He said it would not be any different than how they are operating right now, as the new business would utilize the building in the same way that they do now.

Chairperson Ramsden asked if the building already has a natural partition on the inside and will they be utilizing the existing loading dock. Mr. Wahl said that CCI put together a layout, and they will be utilizing the loading dock. Chairperson Ramsden asked if he has a tenant in mind. Mr. Wahl said no they do not. Chairperson Ramsden asked how much traffic would increase. Mr. Wahl said that some months are busier than others, but they did not anticipate an increase in traffic.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch moved to approve Resolution 2024-001, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (7-0).

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on actions taken by City Council related to an item previously reviewed by Plan Commission.

5. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

6. ADJOURNMENT

Commissioner Anderson made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:11 PM. Motion carried, voice vote (7-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 7, 2024

Agenda Items: 3.a.

File Number: ZMA-2024-01

General Information

Applicant: Manny Meris

Owner: Meris Cleaners Inc.

Address/Location: 2211 Prairie Avenue

Applicant's Request/Proposal: Manny Meris on behalf of Meris Cleaners Inc. has submitted an application for a Zoning Map Amendment from C-1, Office District to C-3, Community Commercial District for the property located at 2211 Prairie Avenue in the City of Beloit.

Staff Analysis

Existing Site Conditions: The property is situated on the northeast corner of Prairie Avenue and Cranston Road. The building, formerly a residential space, has been converted into two commercial units that are accessible from Prairie Avenue. The property has been zoned as C-1, Office District since 1999. The property owner wishes to rezone the land to C-3, Community Commercial District with plans to establish a convenience store if the rezoning is approved. The current zoning, C-1, Office District does not permit convenience stores. The C-3, Community Commercial District is intended to accommodate community-oriented retail sales and service uses. This property has a legal non-conforming drive-through window. A Conditional Use Permit (CUP) must be applied for to reestablish the use after twelve months of disuse.

Surrounding Land Use and Zoning: The property to the north of the subject property is zoned C-1, Office District with a residential use; to the east is Plum Tree Village, zoned R-3, Low-Density Multi-Family Residential; to the south and west are CVS Pharmacy, Citgo Gas Station, and Batteries Plus, all zoned C-3, Community Commercial.

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 C-3 zoning designation is consistent with the *Neighborhood Commercial* future land use designation and does not contradict the objectives, goals, and policies of the comprehensive plan. If rezoned, the applicant intends to establish a convenience store, which is consistent with the uses along Prairie Avenue. Likewise, the three other corners of this intersection are zoned C-3. Also, Cranston Road and Prairie Avenue are principal arterials, and are able to accommodate uses allowed in the C-3, Community Commercial District. Rezoning the property will meet Strategic Goal #3 - Create and Sustain *Economic* and Residential Growth. Staff believes C-3 zoning is appropriate for this parcel.

Public Notices: On January 24, 2024 and January 31, 2024, notices were published in the Beloit Daily News. Mailed notices were sent out to property owners within 150 feet of the parcel on January 29, 2024. Staff has not received any comments on the application.

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:

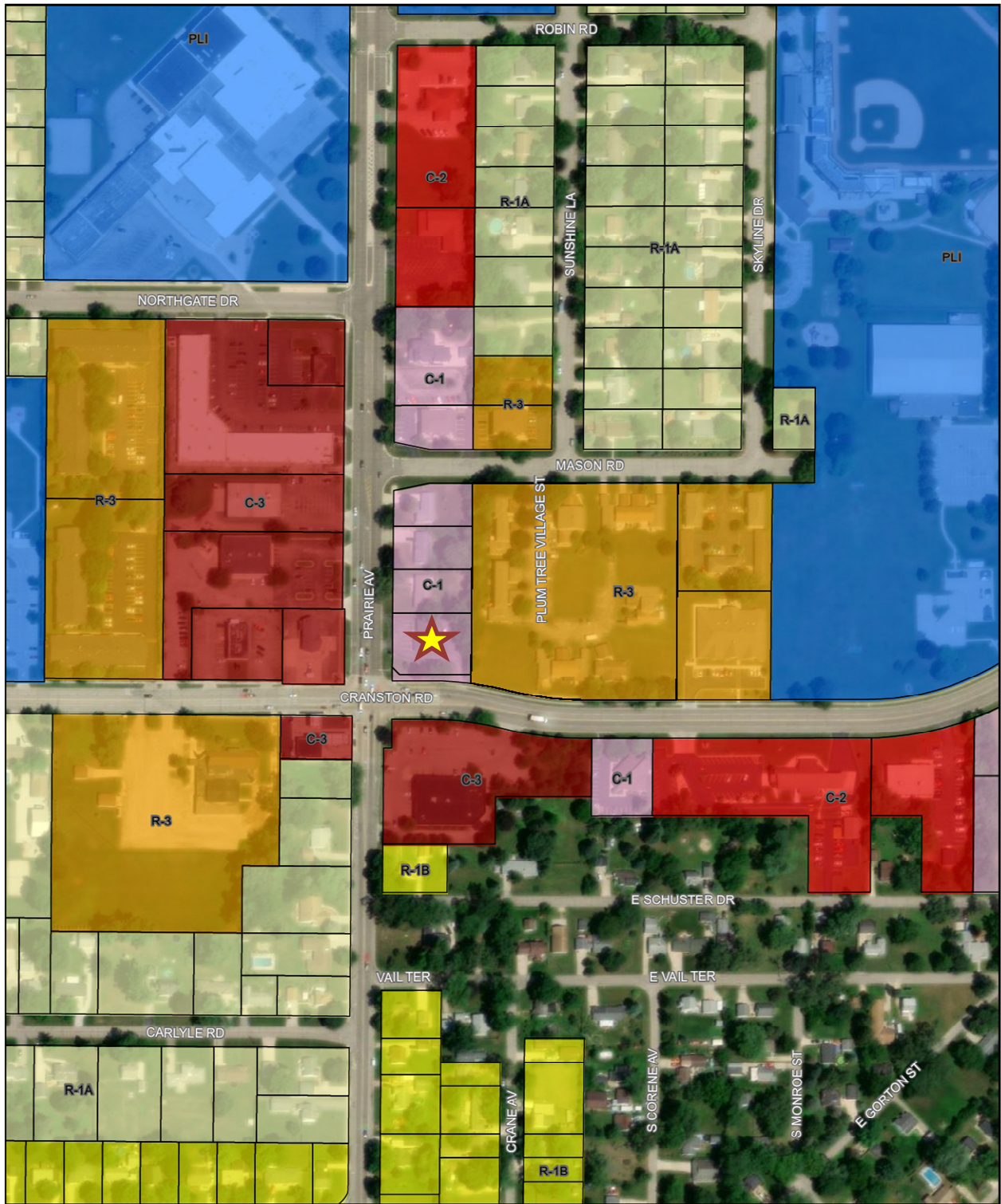
1. **The existing use of property within the general area of the subject property.**
The existing building on the property has two units. One is occupied by Dream Noción, a Retail Sales/Services use, and the other is vacant. The existing commercial businesses and multi-family residential development surrounding the property are compatible.
2. **The zoning classification of property within the general area of the subject property.**
The parcel is currently zoned C-1, Office District. The property to the north of the subject property is zoned C-1, Office District; to the east is zoned R-3, Low-Density Multi-Family Residential; to the south and west, including on each of the three other corners of this intersection, are all zoned C-3, Community Commercial.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The existing zoning classification is C-1, Office District. While some uses allowed in C-1 are also allowed in the C-3, Community Commercial District, C-3 allows higher-intensity commercial activities. The zoning amendment is appropriate for this property, given its location on Prairie Avenue and proximity to other higher intensity commercial uses.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property is located at the intersection of Prairie Avenue and Cranston Road which is a fully developed area with a mix of commercial and multi-family residential uses. Staff supports investment in the Prairie Avenue Commercial Corridor.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from C-1, Office District to C-3, Community District for property located at 2211 Prairie Avenue in the City of Beloit.

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

City of Beloit Zoning Map 2211 Prairie Avenue



1/31/2024

Zoning Districts

- R-1A
 - R-1B
 - R-3
 - C-1
 - C-2
 - C-3
 - PLI
- World Imagery
Low Resolution 15m Imagery

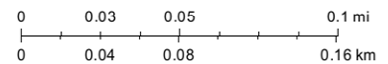
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

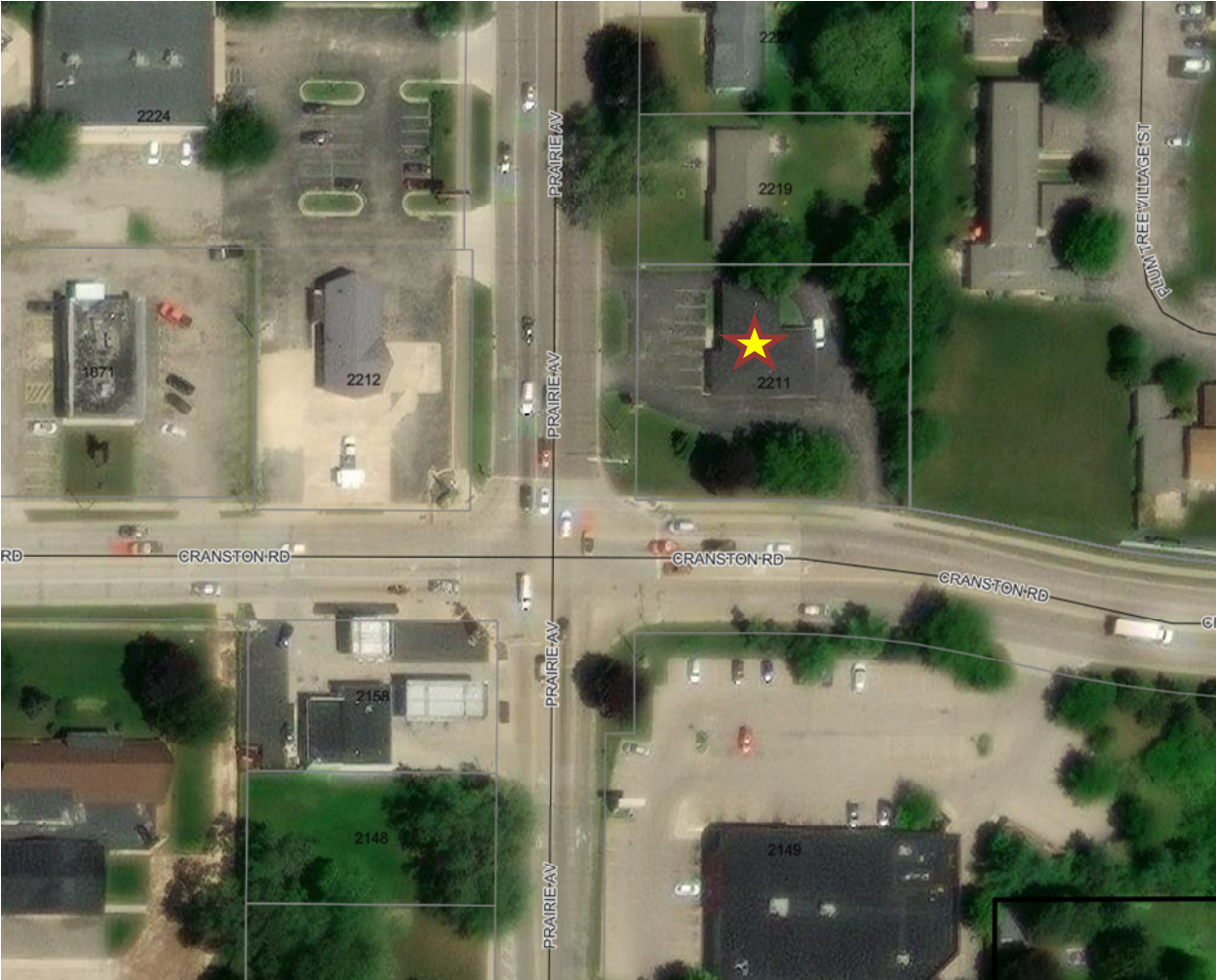
60cm Resolution Metadata

1:3,103



Maxar, Microsoft

Location Map



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.: ZMA-2004-01

1. Address of subject property: 2211 Prairie Ave
2. Legal description: Lot: 142 Block: B Subdivision: GREENFIELD Sub
(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): 206-21970030
4. Owner of record: _____ Phone: _____

- (Address) (City) (State) (Zip)
5. Applicant's Name: MANNY MERIS
2086 Millingswood Dr Beloit WI 53511
(Address) (City) (State) (Zip)
- (Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**
Change zoning district classification from: R1 to: R2-C3
All existing uses on this property are: _____

7. All the proposed uses for this property are:
Principal use(s): Antique Store
Secondary use(s): _____
Accessory use(s): _____

Planning Form No. 13

Established: January 1998

(Revised: January 2022)

MANNY MERIS @ gmail.com

608-289-0822

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): _____ Phone: _____
- _____
(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.

Manny Meris / MANNY MERIS / 1-2-24
(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: <u>\$300.00</u>	Meeting Date: <u>2/7/24</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Melany Pattmann</u>		Date: <u>1/2/24</u>
Date Notice Published: _____	Date Notice Mailed: _____	



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

January 29, 2024

To Whom It May Concern:

Manny Meris on behalf of Meris Cleaners Inc. is requesting a Zoning Map Amendment to rezone 2211 Prairie Avenue in the City of Beloit from an Office District to a Community Commercial District (C-1 to C-3). The following public hearings will be held regarding these applications:

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, February 7, 2024, 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, March 18, 2024 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion. *

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

Owner	Owner Address
Gary L. McHone	35 Plum Tree Vlg Beloit, WI 53511-2646
Juan Martinez Lesvia Martinez	2 Plum Tree Vlg Beloit, WI 53511-2646
Julia Rogers	21 Plum Tree Vlg Beloit, WI 53511-2646
Jacobo Beltran-Pena Paula Beltran	29 Plum Tree Vlg Beloit, WI 53511-2646
Beverly A. Hanson	32 Plum Tree Vlg Beloit, WI 53511-2646
Heritage Baptist Church	12848 Willowbrook Rd Roscoe, IL 61073-7686
	4639 N Village Pkwy Litchfield Park, AZ 85340-2718
Mikkell Properties Wisconsin, LLC	5 Plum Tree Vlg Beloit, WI 53511-2646
Phil White Revocable Trust	411 Theodore Fremd Ave Ste 206 Rye, NY 10580-1411
RCP Beloit 2158, LLC	25 Plum Tree Vlg Beloit, WI 53511-2646
Charli A. Stewart	10 Plum Tree Vlg Beloit, WI 53511-2646
Chelsea F. Grabow	
Raymer Family Trust Dated May 1, 2011	42 Plum Tree Vlg Beloit, WI 53511-2646
Harold Tardola Elizabeth Tardola	22 Plum Tree vlg Beloit, WI 53511-2646
Patricia A. Gladney	30 Plum Tree Vlg Beloit, WI 53511-2646
Samra Investments, Inc	1985 Pebble Dr Beloit, WI 53511-6721
Adam L. Langer Kimberly Langer	13 Plum Tree Vlg Beloit, WI 53511-2646
Kathryn J. Lawver	33 Plum Tree Vlg Beloit, WI 53511-2646
Mark E. Herwig	23 Plum Tree Vlg Beloit, WI 53511-2646
Rhonda J. Cecka	14 Plum Tree Vlg Beloit, WI 53511-2646
James R. Harley	6 Plum Tree Vlg Beloit, WI 53511-2646
Meris Cleaners, Inc	917 4th St Beloit, WI 53511-4411
Gerald L. Murray Shirle Murray	40 Plum Tree Vlg Beloit, WI 53511-2646
Daniel P. Casperson	3 Plum Tree Vlg Beloit, WI 53511-2646
Roland P. Rahn	11 Plum Tree Vlg Beloit, WI 53511-2646
John Masles	1507 Old Piedmont Rd San Jose, CA 95132-2421
Janet R. Wagner	PO Box 837 Beloit, WI 53512-0837
Noelle Giese	41 Plum Tree Vlg Beloit, WI 53511-2646
Sharon V. Scott	4 Plum Tree Vlg Beloit, WI 53511-2646
Cvs Scp 2009-C32-080, LLC	1 Cvs Dr #5600-01 Woonsocket, RI 02895-6146
William R. Woodruff Betty L. Woodruff	12 Plum Tree Vlg Beloit, WI 53511-2646
Gregory E. Johnson	34 Plum Tree Vlg Beloit, WI 53511-2646
Randall B. Senn Rebecca Senn	1 Plum Tree Vlg Beloit, WI 53511-2646
Richard L. Potter Carol R. Potter	26 Plum Tree Vlg Beloit, WI 53511-2646
Marianne Meris Kimberly Govert A. Meris	
Juan F. Martinez Lesvia Martinez	2086 Collingswood Dr Beloit, WI 53511-2312
	7 Plum Tree Vlg Beloit, WI 53511-2646

ORDINANCE NO. 3828

**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 C-1, Office District to C-3, Community Commercial District:

LOT 1 & 2 BLOCK 8 GREENFIELD SUBDIVISION, EXCEPT PART OF LOT 1 DEDICATED AS CRANSTON ROAD, FURTHER EXCEPTING A TRIANGULAR PARCEL ON THE SOUTHWEST CORNER OF THE NORTH 37 FEET OF LOT 1, BLOCK 8 GREENFIELD SUBDIVISION. DIMENSIONS OF THE TRIANGULAR PARCEL ARE 15 FEET ALONG THE SOUTH LINE OF THE NORTH 37 FEET LOT 1, BLOCK 8, 15 FEET ALONG THE WEST LINE OF THE NORTH 37 FEET OF LOT 1, BLOCK 8, AND 21.22 FEET ALONG THE HYPOTENUSE OF THE TRIANGLE, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 0.48 ACRES MORE OR LESS. A/K/A 2211 PRAIRIE AVENUE.

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

Adopted this ____ day of _____, 2024.

City Council of the City of Beloit

Regina Dunkin, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2024

Effective this ____ day of _____, 2024

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 7, 2024

Agenda Item: 4.a.

File Number: CSM-2024-01

General Information

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

Owner: NorthStar Facility Development, LLC

Address/Location: 1800 Gateway Boulevard

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

Staff Analysis

Background Info: On March 22, 2023, Plan Commission approved a one-lot CSM totaling 55.90 acres for NorthStar that included the existing facility and a planned expansion area to the west located at 1800 Gateway Boulevard. Additionally, on March 22, 2023, Plan Commission recommended approval of a Planned Unit Development (PUD) for the entire 55.90 acres, and recommended approval of a rezoning to PUD for the 22.895 expansion area, both of which were approved by City Council on April 17, 2023. The CSM also included a vacated unnamed right-of-way along the southeast corner of the property. The right-of-way was vacated May 1, 2023, because it was no longer needed to ensure access for future development of the land west of NorthStar, since NorthStar had acquired the property. The vacated right-of-way is now used as a private driveway. The proposed two-lot CSM essentially splits the combined 55.90-acre parcel back into two lots.

CSM Details: Subsequent to the prior land combination on March 22, 2023, it was determined that the two original parcels are in different school districts, one in the School District of Beloit, and the other in the Turner School District. The City Assessor's office has indicated that having multiple taxing districts on one parcel, each having jurisdiction over only a portion of the parcel is problematic from a taxing standpoint. The property owner has petitioned the school districts to adjust their borders, which would basically transfer the Turner School District portion to the School District of Beloit. Both districts are anticipated to act on this request this month. If the Turner School District does not agree to transfer the property, then this CSM will split the lots and maintain one school district for each parcel. Lot 1 of the proposed CSM consists of 33.004 acres, and Lot 2 consists of 22.895 acres. Before being combined into one 55.90-acre lot, the 22.895 acres was part of 1751 Apex Drive and the original NorthStar parcel was 32.08-acres, not including the now vacated unnamed right-of-way. The proposed CSM reestablishes the original lot line between Lot 1 and Lot 2 to address the concern about having two school districts over the same parcel. The two parcels will function as one cohesive development site for NorthStar. A PUD amendment is not needed and both parcels will remain zoned PUD.

The proposed CSM still includes the vacated unnamed right-of-way along the southeast corner of the property, as well as several easements including an electrical transmission line easement to the north, a 30-foot underground electrical easement, a 60-foot water and sanitary

easement, a 20-foot watermain easement and a 30-foot construction access easement. If the CSM is approved, a cross-access easement will be needed over Lot 1 to provide access to Lot 2, in the event ownership of Lot 1 and Lot 2 differ in the future.

Additionally, 12.07(14)(d) of the Subdivision Ordinance requires every lot of record to front or abut for a distance of at least 40' on a public street. Because the unnamed right-of-way was vacated, Lot 2 does not front or abut on a public street. Plan Commission has the authority to grant an exception or waiver to the Subdivision Ordinance if it finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations so that substantial justice may be done and the public interest secured. The exception or waiver shall not have the effect of nullifying the intent and purpose of the subdivision regulations.

According to Section 12.13 of the Subdivision Ordinance, exceptions or waivers may not be granted unless findings are made based upon the evidence presented in each specific case and that all of the following conditions are met by the applicant:

- a. *The granting of the exception or waiver conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;*
 - Subject to certain conditions of approval, the proposed exception or waiver will not be detrimental to the public safety, health, or welfare or injurious to other property. A cross-access easement over Lot 1 will ensure access to Lot 2, if in the future, ownership changes occur. All other surrounding properties have access to a public street, and are not affected by this exception or waiver.

- b. *The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property, except as allowed through Planned Unit Development, Cluster Development or Traditional Neighborhood Development;*
 - Conditions are unique to this property and are not applicable generally to other property. Both parcels are part of an approved PUD, and may not be developed in any other way without a PUD amendment. Both parcels are under the same ownership and are anticipated to be in the future. If that changes, a cross-access easement will ensure access to Lot 2. The only reason the owner has submitted an application to subdivide this recently combined parcel is to accommodate the Assessor's request to avoid the unique circumstance of having two school districts over the same property, thus requiring the need for the exception or waiver for the proposed Lot 2.

- c. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out, except as allowed through a Planned Unit Development, Cluster Development or Traditional Neighborhood Development;*
 - Because of the particular surroundings of the property, especially Lot 2 which is between two parcels that have frontage on public streets, a particular hardship to the owner exists. Based on the approved PUD, Plan Commission recommended

approval of the vacation of the unnamed right-of-way that originally served what is now the proposed Lot 2, and City Council approved the vacation. To avoid the need for an exception or waiver, re-dedication of right-of-way through NorthStar's development site would be needed, which is contrary to their approved PUD and unnecessary to serve the approved development.

- d. *The relief sought will not in any manner vary the provisions of the comprehensive plan, zoning ordinance, official map, or other ordinances, except that those documents may be amended in the manner prescribed by law;*
- The exception does not vary the provisions of the comprehensive plan, official map or other ordinances. For zoning, both proposed parcels are included in an approved PUD, and the standards approved as part of the PUD remain and are not varied by the exception, or the proposed CSM.
- e. *The purpose of the variance or exception is not based exclusively on a financial consideration.*
- The purpose of the exception is to address the unintended effect of dividing the parcel back into two lots. The CSM is not based on the owner's wishes, but rather the requirement of the Assessor's office. It is not based on a financial consideration.

In order to approve the exception or waiver, a three-fourths vote (or 6 votes) of the entire membership of the Plan Commission is required. Granting of the exception or waiver is included as a condition of approval of the CSM, which by default, cannot be approved unless the exception or waiver is approved as part of the CSM.

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

- Engineering requested the attached water main easement language to be included on the final CSM, and noted a date is missing from the preliminary CSM.

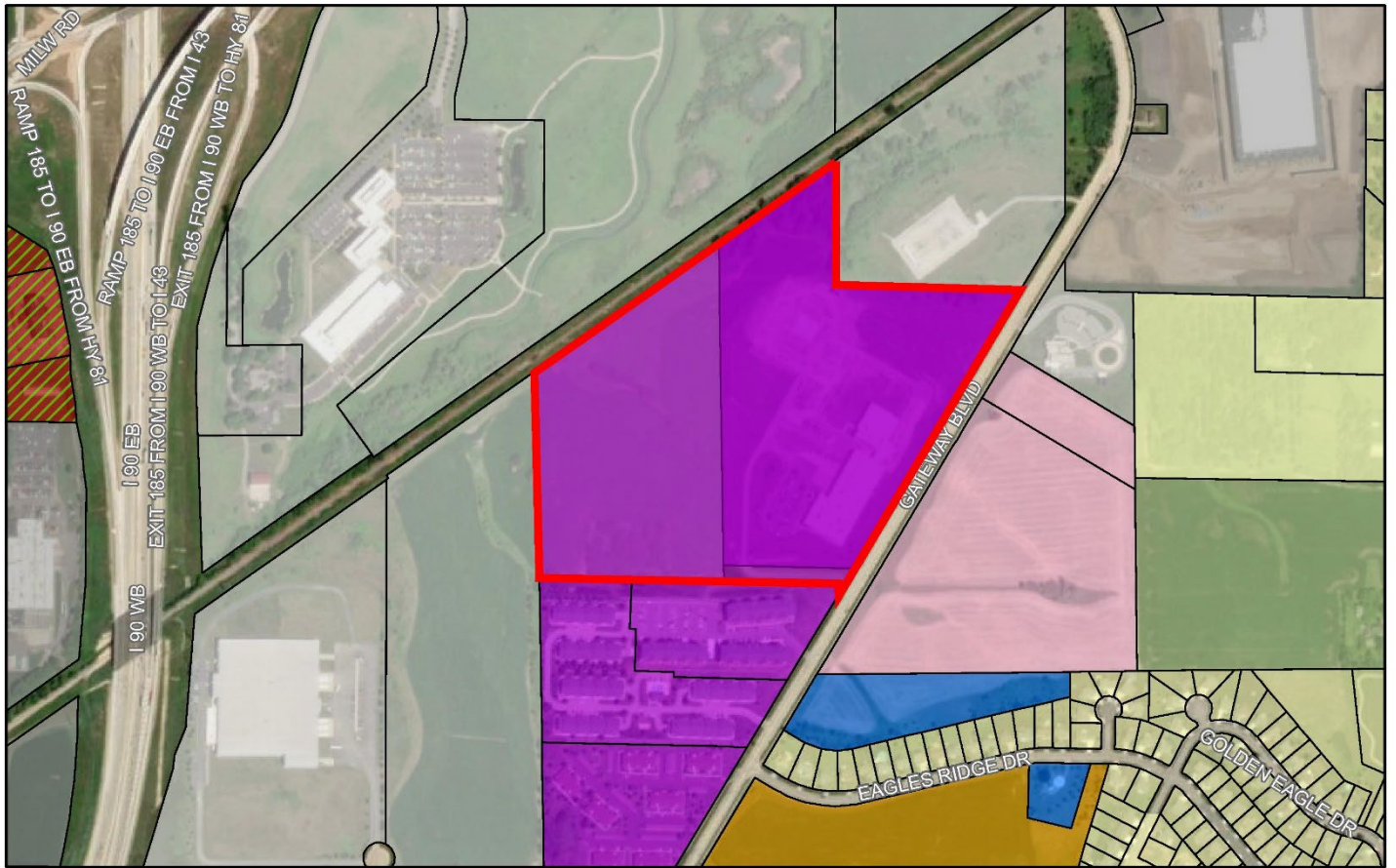
STAFF RECOMMENDATION: The Planning and Building Services Division recommends **approval** of the attached two lot CSM for the property located at 1800 Gateway Boulevard in the City of Beloit, subject to the following conditions:

1. The final CSM shall include a cross-access easement over Lot 1.
2. The final CSM shall include watermain easement language requested by the City of Beloit Engineering Division and a date.
3. Approval of the CSM constitutes Plan Commission approval of an exception to 12.07(14)(d) of the Subdivision Ordinance, which requires every lot of record to front or abut for a distance of at least 40' on a public street.

4. The final CSM shall not be recorded if school district boundary adjustments are approved, and the entire 55.899 acres of the proposed CSM fall within one school district. Note that review by both districts is anticipated in February 2024.
5. If school district boundary adjustments are not approved, and the parcel remains in two districts, 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.

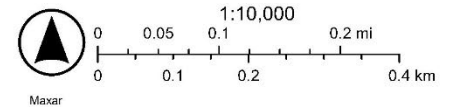
ATTACHMENTS: Location and Zoning Map, Proposed CSM, Application, Site Assessment Checklist, Exception to the Subdivision Ordinance Request, Engineering Memo with Watermain Easement Language, and Resolution.

Location and Zoning Map



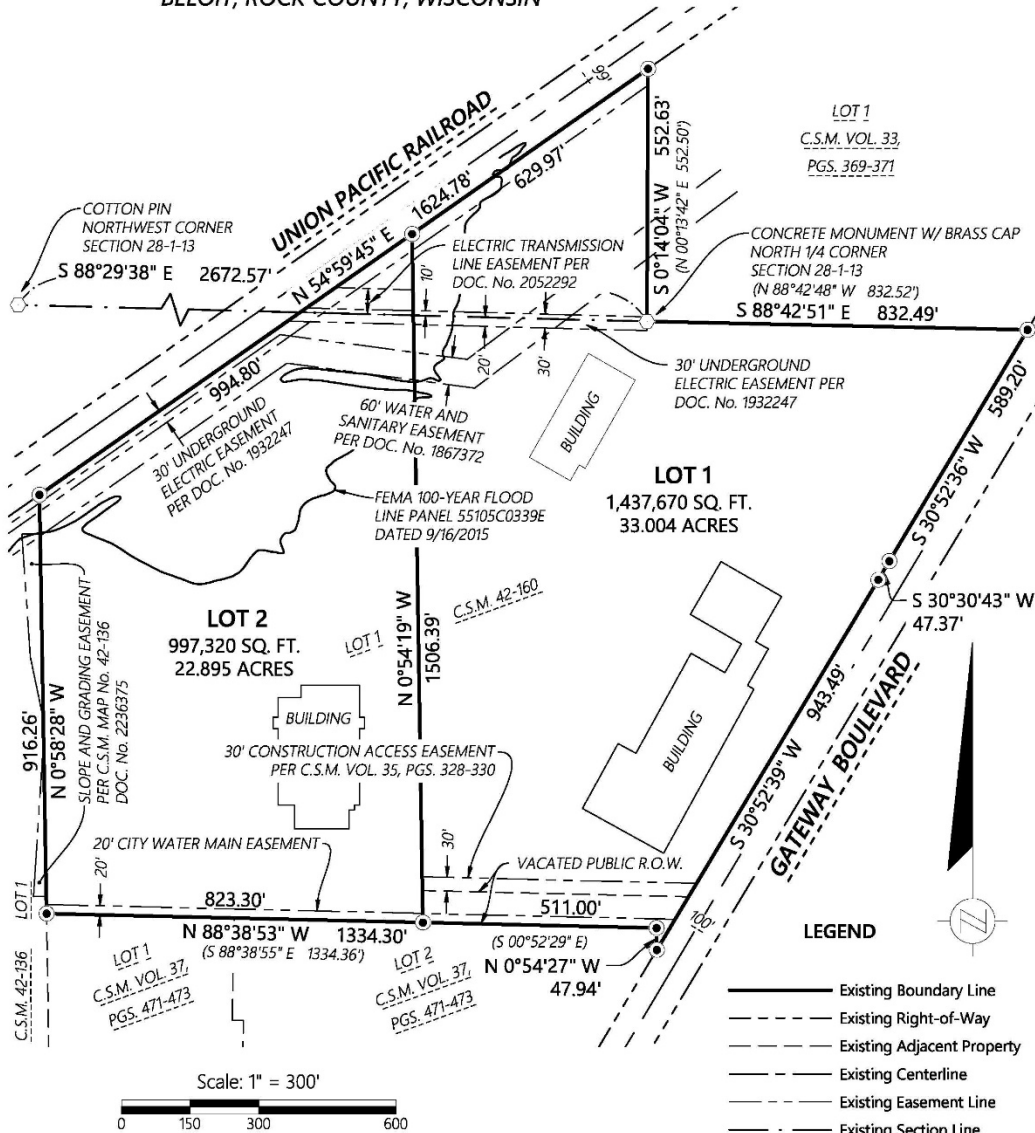
1/29/2024

- | | | | |
|------------------|-----|----------------------------|------------------------------|
| Zoning Districts | M-1 | R-1A | High Resolution 60cm Imagery |
| MRO | M-2 | R-3 | High Resolution 30cm Imagery |
| C-1 | PLI | World Imagery | Citations |
| C-3 | PUD | Low Resolution 15m Imagery | 2.4m Resolution Metadata |
| DH | | | |



PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP No. 42-160 RECORDED AS DOCUMENT No. 2240282, BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, AND PART OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

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

LEGEND

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

ORDER NO: 34577

FIELD CREW: DJE
DRAWN BY: DJE
SHEET 1 OF 4

FOR THE EXCLUSIVE USE OF:

NorthStar Medical Radioisotopes, LLC.
1800 Gateway Boulevard
Beloit, WI 53511

Batterman

engineers surveyors planners

2857 Bartellis Drive 1040 N Wisconsin Street
Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121
608.365.4464 262.379.2250



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: 1800 Gateway Blvd.
2. Tax Parcel Number(s): 22810005
3. Property is located in (circle one) **City of Beloit** or Town of: Turtle; Beloit; Rock or LaPrairie
In the NW Quarter of Section 28, Township 1N North, Range 13E East of the 4th P.M.
4. Owner of record: NorthStar Facility Development, LLC Phone: _____
5249 Femrite Dr. Madison WI 53718
(Address) (City) (State) (Zip)
5. Surveyor's name: David J Earl Phone: 608-365-4464
2857 Bartells Dr. Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 55.9 acres
8. Total area of land remaining in parent parcel: 33 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: PUD
11. Is the proposed use permitted in this zoning district: Yes

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

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

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

David Earl / David J Earl / 12/27/2023
(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: <u>\$150 plus \$10 per lot</u> Amount paid: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

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SITE ASSESSMENT CHECKLIST

For property located at: 1800 Gateway Boulevard, Beloit, WI 53511

Property owner's name: Northstar Facility Development, LLC

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)		✓
B. A landform or topographical feature including perennial streams?		✓
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		✓
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"?	✓	
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?		✓
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?		✓
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"		✓
H. Prevention of future gravel extraction?		✓
I. A drainage-way with a tributary area of 5 or more acres?		✓
J. Lot coverage of more than 50 percent impermeable surfaces?		✓
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		✓
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		✓
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		✓
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		✓
C. The use of septic systems for on-site wastewater disposal?		✓
D. Lowering of water table by pumping or drainage?		✓
E. Raising of water table by altered drainage?		✓
F. Frontage on a lake, river, or other navigable waterway?		✓
III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		✓
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		✓

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?		✓
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?		✓
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.)		✓
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		✓
E. Environmental corridors as mapped by the City of Beloit or Rock County?		✓

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)?		✓
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?		✓
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?		✓
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		✓

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.

December 27, 2023

City of Beloit – City Hall
T.J. Nee – Director of Planning and Building Services
100 State Street
Beloit, WI 53511

Re: Exception of requirements in Chapter 12 (NorthStar Minor Subdivision)

Dear T.J.:

Please be advised that R. H. Batterman on behalf of NorthStar is requesting the exception to requirements outlined in Chapter 12.07(14)(d) of the City of Beloit Code of Ordinances that every lot shall front or abut for a distance of at least 40' on a public street. The subject parcel located at 1800 Gateway Boulevard was combined with the approved vacation of a former public right-of-way depicted on Certified Survey Map 42-160 as document 2240282 recorded May 11, 2023. This combination had unintended consequences of the contiguous parcel being in two different tax jurisdictions, specifically the City of Beloit and Beloit-Turner School Districts. The proposed 2-lot Certified Survey Map would remedy this issue but leave proposed Lot 2 with no public street frontage. As the proposed 2-lot Certified Survey Map will still operate as one building site and the current PUD is based on the entire map area (including the 2 proposed lots), the request of this exception is of no detriment to the public or any surrounding property or exclusively motivated by financial consideration.

If you have any questions or need any additional information, please let us know. My e-mail address is dearl@rhbatterman.com and office phone number is (608) 365-4464. Thank you in advance.

R. H. BATTERMAN & CO., INC.
Engineers - Surveyors – Planners

David J. Earl, P.S.



P.C. Adam Lynch (NorthStar)



Public Works Department
Engineering Division
Interoffice Memorandum

To: T.J. Nee, Director of Planning and Building Services
From: Dennis Weiland, Project Engineer I
Re: 1800 Gateway Blvd, NorthStar
Date: January 23, 2024

Engineering and Water Resources has been provided a copy of the proposed easement for the above referenced project received 1/8/2024 and prepared by Batterman. We have the following comment:

- Date of CSM is not found.
- Include the City of Beloit standard language for the easement:

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

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

RESOLUTION 2024-003
APPROVING A TWO-LOT CERTIFIED SURVEY MAP FOR THE
PROPERTY LOCATED AT 1800 GATEWAY BOULEVARD

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 1800 Gateway Boulevard, containing 55.899 acres total, is located within the jurisdiction of the City of Beloit; and

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

LOT 1 OF CERTIFIED SURVEY MAP NO. 42-160 RECORDED AS DOCUMENT NO. 2240282, BEING PART OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, OF SECTION 21, AND PART OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, AND PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN. CONTAINING 55.899 ACRES. (A/K/A 1800 GATEWAY BOULEVARD)

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

1. The final CSM shall include a cross-access easement over Lot 1.
2. The final CSM shall include watermain easement language requested by the City of Beloit Engineering Division and a date.
3. Approval of the CSM constitutes Plan Commission approval of an exception to 12.07(14)(d) of the Subdivision Ordinance, which requires every lot of record to front or abut for a distance of at least 40' on a public street.
4. The final CSM shall not be recorded if school district boundary adjustments are approved, and the entire 55.899 acres of the proposed CSM fall within one school district. Note that review by both districts is anticipated in February 2024.
5. If school district boundary adjustments are not approved, and the parcel remains in two districts, 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 7th day of February, 2024.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen
Community Development Director