



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, August 21, 2013 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the August 7, 2013 Meeting**
3. **Planned Unit Development – Woodman’s – 1877 Madison Road**
Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the property located at 1877 Madison Road
4. **Certified Survey Map – 2157 Schuster Drive**
Review and consideration of a two-lot Certified Survey Map for the property located at 2157 Schuster Drive
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: August 16, 2013

Approved: Julie Christensen
Community Development Director

**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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, August 7, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:04 PM. Gail Riddle called the roll. Present were Commissioners Kelly, Moore, and Nee. Commissioners Jacobsen and Kincaid were absent.

2. **Approval of the Minutes of the July 17, 2013 Meeting**

Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the July 17, 2013 minutes. The minutes were approved. (4-0)

3. **Conditional Use Permit – La Fuente Restaurante – 946 Wisconsin Avenue**

Public hearing, review and consideration of a Conditional Use Permit to allow the indoor sales, possession, and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 946 Wisconsin Avenue

Julie Christensen summarized the Staff Report and Staff Recommendation. Ms. Christensen shared that a neighbor called after the staff report was mailed indicating that they were concerned about the proximity of alcohol sales to the school and the potential for additional traffic in the neighborhood.

Commissioner Nee asked if there is still a minimum distance between the old school and this property that it must meet to allow alcohol sales. Ms. Christensen answered that the City Clerk indicated that the distance requirement only applied to full liquor licenses. The Class B beer license is for alcohol consumption onsite with a restaurant, and the applicant would have the ability to sell packaged beer. The wine license only allows for consumption of wine onsite.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore asked if there were any concerns from the neighbors, and Ms. Christensen answered that there was the concern from the business community that they did not want the sale of alcohol added to their neighborhood.

Commissioner Nee moved to approve the Conditional Use Permit with Staff recommendations and Commissioner Kelly seconded the motion. The motion carried. (4-0)

4. **Conditional Use Permit – New Restaurant/Retail Development – 2777 Milwaukee Road**

Public hearing, review and consideration of a Conditional Use Permit to allow a drive-in use, an outdoor seating area, and the sales, possession and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located 2777 Milwaukee Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee asked if the curb and gutter had been installed, and Ms. Christensen stated that they will be required to install the additional curb and gutter.

Chairperson Faragher opened the Public Hearing.

Mr. Jerry Mortier, W228 N745 Westmound Drive, Waukesha, was present to answer questions. Mr. Mortier commented that the seating capacity for the outdoor seating area is proposed to be 20.

Chairperson Faragher closed the Public Hearing

Commissioner Nee moved to approve the Conditional Use Permit with Condition #5 changed to allow alcoholic beverages in the outdoor seating area and an exit-only gate to the sidewalk. Commissioner Kelly seconded the motion. The motion was approved. (4-0)

5. **Conditional Use Permit – Residential Care Apartment Complex – 2157 Schuster Drive**

Public hearing, review and consideration of a Conditional Use Permit to allow a Residential Care Apartment Complex in a C-1, Office District, for the property located at 2157 Schuster Drive

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore moved to approve the Conditional Use Permit with Staff recommendations and Commissioner Kelly seconded the motion. The motion carried. (4-0)

6. **Status Report on Prior Plan Commission Items**

Ms. Christensen commented that the Comprehensive Plan Amendment and Re-zoning for the two parcels on Grand Avenue and the parcel on Forest Avenue by Gaston School were approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:36 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 21, 2013

Agenda Item: 3

File Number: PUD-2013-01

Applicant: Building Systems General Corp.

Owner: Woodman's Food Markets, Inc.

Location: 1877 Madison Road

Existing Zoning: C-3, Community Commercial District

Existing Land Use: Grocery Store, Warehouses, & Gas Station/Service

Parcel Size: 17.05 Acres

Request Overview/Background Information:

Building Systems General Corp., on behalf of Woodman's Food Markets, Inc., has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1877 Madison Road. A copy of the PUD - Master Land Use Plan is attached to this report.

The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.

Key Issues:

- This large parcel includes the Woodman's grocery store & parking lot, a massive warehouse complex, and a small gas station with quick lube & carwash services. The applicant constructed a 32,639 square-foot warehouse addition in 2011 and is currently constructing a 91,546 warehouse addition.
- The attached **Location and Zoning Map** shows the various zoning districts and land uses surrounding the subject property.
- This proposed PUD – Master Land Use Plan involves the demolition of the existing gas station/carwash/quick lube facility, the demolition of an existing 34,000 square-foot warehouse, and the construction of a new gas station/carwash/quick lube facility at the southern end of the subject property near the intersection of Madison Road and Woodman Lane.
- The existing Woodman's grocery store and warehouses are located on one zoning lot. The existing, detached gas station/carwash/quick lube facility is located on the same zoning lot, which is nonconforming. The PUD is necessary in order to construct a new, detached gas station/carwash/quick lube facility on the same lot as the other buildings.
- The applicant has the option of creating a new lot for the gas station/carwash/quick lube facility through a CSM, which would not require a PUD, but the applicant's preference is to keep all of the facilities on one parcel. Creating a new parcel may also create difficulty in terms of meeting the setbacks applicable to new underground fuel tanks.
- The subject property is currently zoned C-3, Community Commercial. If the requested PUD – Master Land Use Plan is approved, the applicant will need to rezone the subject property to PUD and submit detailed site & architectural plans for Planning staff review and approval.
- The proposed improvements consist of a 3,150 square-foot convenience store with 3 quick lube bays, a new canopy over 5 dual gasoline & diesel pumps, and a 2,112 square-foot automatic drive-through carwash with two bays. Although all drive-through uses require a Conditional Use Permit, Planning staff is recommending a condition of approval that will consolidate the CUP process with this PUD.
- According to Section 8-112 of the Zoning Ordinance, an automatic carwash must have four stacking spaces. The proposed carwash includes adequate stacking spaces.
- According to Section 8-103 of the Zoning Ordinance, the proposed gas station/carwash/quick lube facility must be served by 13 off-street parking stalls. When the filling stalls are included, the proposed facility includes 15 stalls.
- The proposed PUD – Master Land Use Plan also involves the addition of two loading docks to the westernmost warehouse and the construction of a small employee parking lot on the current gas station site.
- Planning staff is concerned about the lack of pedestrian connectivity on the subject property, and is recommending a condition of approval that will require the applicant to provide a sidewalk between the new facility and the public sidewalk along the north side of Madison Road. This sidewalk will be partially public and partially private.
- The City's review agents have reviewed the proposed PUD and have not submitted any comments.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. Development standards are addressed in the Staff Recommendation section of this report.

- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - Master Land Use Plan if the following five criteria can be met:
 - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed plan allows flexibility in site design, specifically the relocation and replacement of a deteriorated gas station/carwash/quick lube facility, on the same parcel as the grocery store and warehouses, which would not be possible through strict interpretation of the Zoning Ordinance.
 - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan complies with the standards of Section 5-300.
 - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Service providers will be able to provide necessary services, facilities, and programs to serve the development. The review agents have been notified and have not raised objections.
 - **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** See the consistency section below.
 - **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** Subject to certain conditions of approval, the proposed PUD will improve the appearance of the subject property while enhancing traffic flow, safety, and pedestrian connectivity.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses of the subject property. The PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – Although the proposed PUD involves the replacement of a gas station, Planning staff is recommending conditions of approval that will accommodate bike riders and pedestrians.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This project is expect to have a positive impact upon all stakeholders.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the PUD - Master Land Use Plan for the property located at 1877 Madison Road, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of a detached 3,150 square-foot convenience store with 3 quick lube bays, a new canopy over 5 dual gasoline & diesel pumps, and a detached 2,112 square-foot automatic drive-through carwash with 2 bays on the Woodman's property located at 1877 Madison Road. These improvements may be located on the same zoning lot/tax parcel as the existing grocery store and warehouses.
2. The proposed drive-through carwash is hereby approved, and a separate Conditional Use Permit is not required.
3. For allowable use & dimensional standard purposes, the regulations applicable in the C-3, Community Commercial District shall apply to the subject property.
4. For outdoor sign purposes, the regulations applicable in the C-3 District shall apply to the subject property.
5. All of the recently approved Conditional Use Permits for the subject property and the conditions imposed thereon remain in full force and effect.
6. The final site plan shall include and the applicant shall construct a new sidewalk that will connect the new convenience store to the public sidewalk along the north side of Madison Road. The applicant shall provide a bike rack near the new convenience store that can accommodate at least 4 bicycles.
7. Full-scale vehicle repair as defined in the Zoning Ordinance is prohibited on the subject property.
8. Prior to issuance of a Building Permit for this project, the applicant shall rezone the subject property to PUD and submit detailed site & architectural plans for Planning staff review and approval.
9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, PUD – Master Land Use Plan, Application, Public Notice, and Mailing List.

Location & Zoning Map

1877 Madison Road

PUD-2013-01



1 inch = 208 feet

0 45 90 180 270 Feet

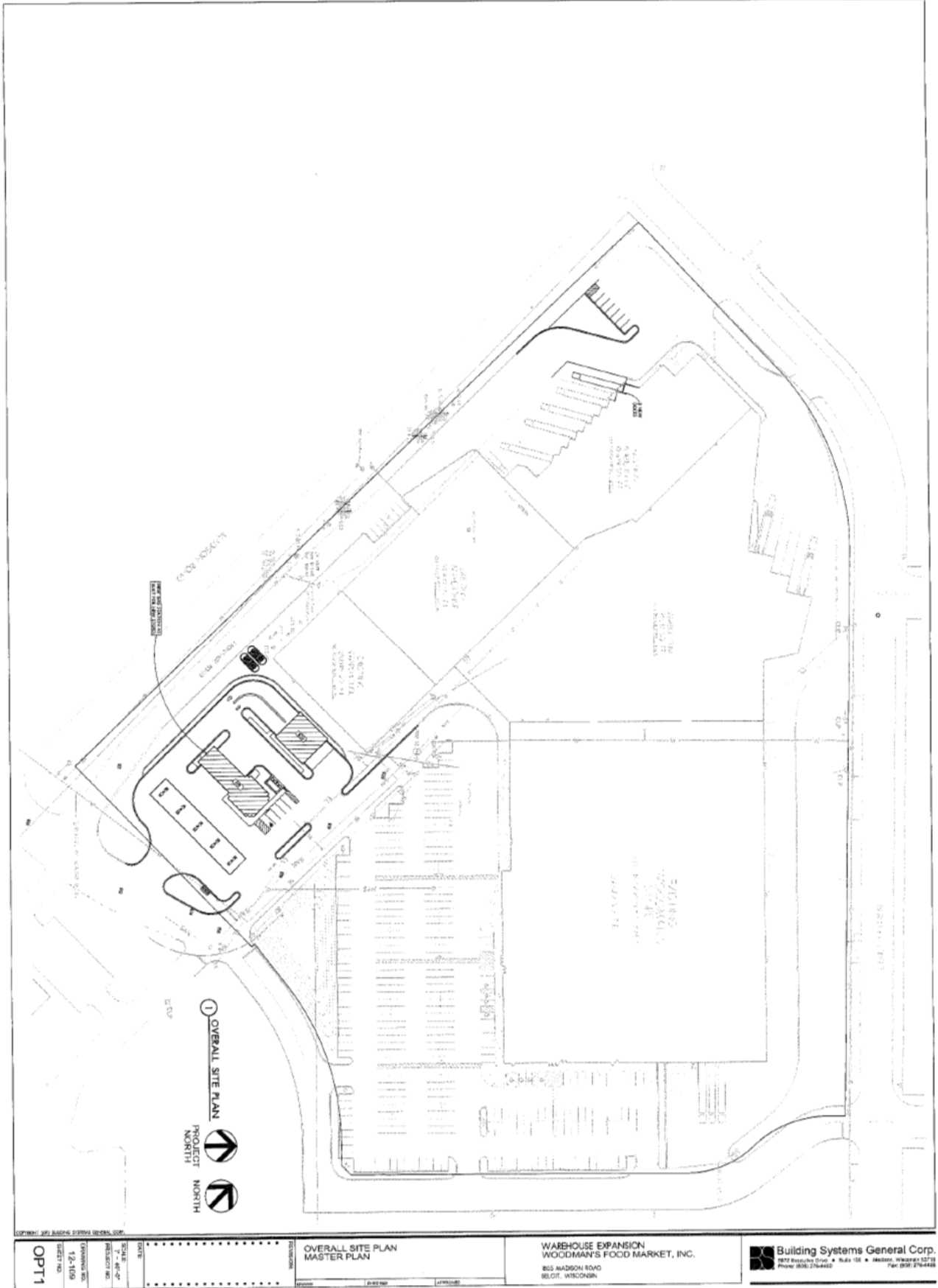
Legend

-  COB Parcels
-  Zoning District

Map prepared by: Drew Pennington
Date: August 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2013-01

1. Address of subject property: 1877 ~~1885~~ MADISON RD.

2. Legal description: _____
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 17.05 ACRES

4. Tax Parcel Number(s): 12810060

5. Owner of record: WOODMAN'S FOOD MARKET, INC Phone: 608-752-~~8774~~ 8382
2621 LIBERTY LANE JANEVILLE WI 53543
(Address) (City) (State) (Zip)

6. Applicant's Name: BUILDING SYSTEMS GENERAL CORP. - GARY FOX
5972 EXECUTIVE DR MADISON WI 53719
(Address) (City) (State) (Zip)
608-276-4400 / 608-575-7503 / GFOX@BSSC-WI.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: GROCERY STORE / DISTRIBUTION CENTER / GAS STATION / CAR WASH

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n) C-3 Zoning District.

9. A Preapplication Conference was held on: APRIL 18, 2013

10. All the proposed use(s) for this property will be:
Principal use(s): THOSE ALLOWED IN C-3
Secondary use(s): GAS STATION / LUBE CENTER / CAR WASH

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. IT ALLOWS THE GAS STATION / LUBE CENTER / CAR WASH TO BE BUILT ON THE SAME PARCEL

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. WITHOUT THE PUD THE OWNER WOULD NOT BE ABLE TO EXPAND HIS EXISTING FACILITY AND EMPLOYMENT

Staff 7/29

13. Project timetable: Start date: SPRING 2014 Completion date: AUGUST 2014

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

- () Owner
- () Leasehold, length of lease: _____
- Contractual, nature of contract: CONSTRUCTION MANAGER
- () Other, explain: _____

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

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

[Signature], Clint Woodman, 7-2-13
 (Signature of Owner) (Print name) (Date)

[Signature], GARY W. FOX, 7/2/13
 (Signature of Applicant, if different) (Print name) (Date)

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

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

To be completed by Planning Staff		
Filing fee: \$200.00	Amount paid: <u>\$200.00</u>	Meeting date: <u>Aug. 21, 2013</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>7/8/13</u>	



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

August 7, 2013

To Whom It May Concern:

Building Systems General Corp., on behalf of Woodman's Food Markets, Inc., has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan in a C-3, Community Commercial District, for the property located at:

1877 Madison Road.

This proposed PUD – Master Land Use Plan involves the demolition of the existing gas station/carwash/quick lube facility, the demolition of an existing 34,000 square-foot warehouse, and the construction of a new gas station/carwash/quick lube facility at the southern end of the subject property near the intersection of Madison Road and Woodman Lane. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan:

City Plan Commission: Wednesday, August 21, 2013, 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: Tuesday, September 3, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

PUD-2013-01, Woodman's, 1877 Madison Road

STATELINE VETERINARY
HOSPITAL
P O BOX 100
CLINTON, WI 53525

FIRST NATIONAL BANK &
TRUST CO
P O BOX 818
BELOIT, WI 535120818

BELOIT HEALTH SYSTEMS
INC
1969 WEST HART RD
BELOIT, WI 53511
PAUL SUNDE
2545 S VICTORY DR
BELOIT, WI 53511

ALBERT ENGLESON
1904 FREDERICK ST
BELOIT, WI 535112710

FREE METHODIST CHURCH OF
BELOIT
1919 CLEORA DR
BELOIT, WI 535120385

THOMAS & LAUREN HARTUNG
1804 MADISON RD
BELOIT, WI 53511

THOMAS H & MARY M
SWEZEY
2450 S CLOVER LN
BELOIT, WI 53511

MUKESHBHAI V &
HINABAHEN M PATEL
1850 MADISON RD
BELOIT, WI 53511
FOUR STAR PARTNERSHIP
P O BOX 253
BELOIT, WI 535120253

SHIRLEY SHEAR
2013 GRANT ST
BELOIT, WI 535112837

DENISE HOWARD
1812 MADISON RD
BELOIT, WI 53511

JOHNSON BANK
1 SOUTH MAIN ST
JANESVILLE, WI 53545

WOODMANS FOOD MARKETS
INC
2631 LIBERTY LN
JANESVILLE, WI 535450319
LAYMON BLAKE
1903 FREDERICK ST
BELOIT, WI 535112709

SUMMERSET LLC
7447 UNIVERSITY AVE #210
MIDDLETON, WI 53562

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 21, 2013

Agenda Item: 4

File Number: CSM-2013-11

Applicant: Combs & Associates Inc.

Owner: Shirley Bonafede

Location: 2157 Schuster Drive

Existing Zoning: C-1, Office District

Existing Land Use: SF Dwelling

Total Area: 4.56 Acres

Request Overview/Background Information:

Combs & Associates Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 2157 Schuster Drive. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

Key Issues:

- This CSM was approved in August 2012, but the approval lapsed when the CSM was not finalized and recorded with the Register of Deeds by December 31, 2012.
 - The intent of the proposed CSM is to separate the existing single-family dwelling on the subject property from the remainder of the parcel in order to create a buildable parcel for a proposed assisted living facility.
 - On August 19, 2013, the City Council reviewed a Conditional Use Permit to allow the assisted living facility.
 - The assisted living facility would be constructed on proposed Lot 1, which is 4.03 acres in area. Proposed Lot 1 includes 89 feet of frontage on Cranston Road and 383 feet of frontage on Schuster Drive.
 - Proposed Lot 2 is 0.53 acres in area and includes the existing single-family dwelling with 117 feet of frontage on Schuster Drive.
 - Proposed Lot 1 will be addressed as 2020 Cranston Road, since the primary driveway will be on Cranston Road with an emergency-only access driveway on Schuster Drive.
 - Both proposed lots comply with the minimum lot width, lot area, and setback standards for properties zoned C-1.
 - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Planned Mixed Use for the subject property and the surrounding parcels. The proposed assisted living facility is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – This project involves the development of an underutilized site in a location that is very near pharmacies, recreational opportunities, emergency services, and bus lines. In addition, this project will utilize existing infrastructure.
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project involves the development of an assisted living facility that will meet the needs of the community's aging population.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 2157 Schuster Drive in the City of Beloit, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds before Building Permits to construct the assisted living facility will be issued.
 2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2013.
-

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Application, and Resolution.

Location & Zoning Map

2157 Schuster Drive

CU-2012-06



1 inch = 121 feet
0 25 50 100 150 Feet

Legend

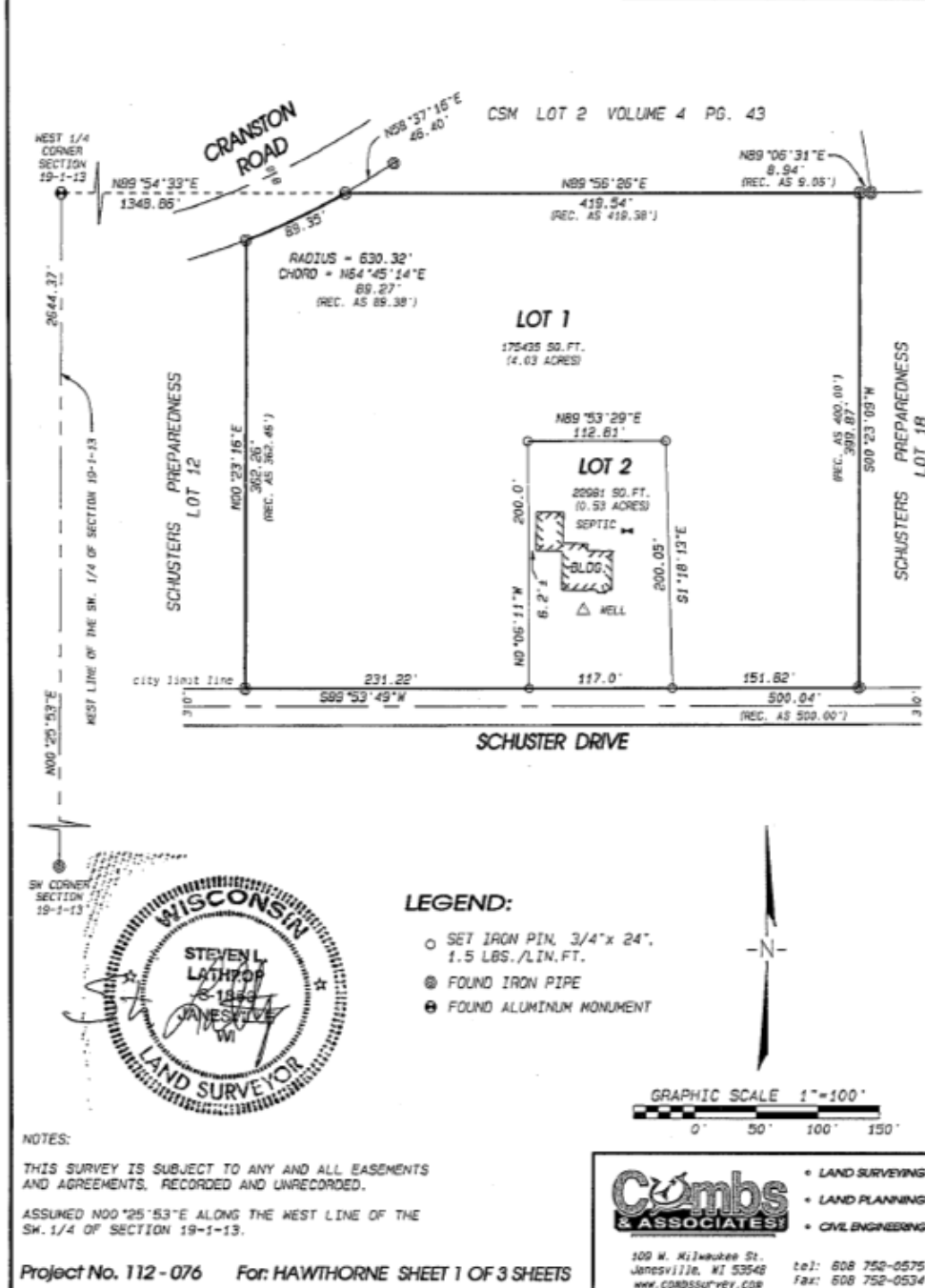
- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: May 2012
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH PM., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED).



CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN, ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED).

OWNER'S CERTIFICATE

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented hereon.

X _____
Shirley Bonafede

State of Wisconsin
County of Rock SS. Personally came before me this _____ day of _____, 20____, Shirley Bonafede to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF BELOIT APPROVAL

Approved by the Planning Commission of the City of Beloit this _____ day of _____, 20____.

By: _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____



SHEET TWO OF THREE SHEETS
Project No. 112-076 HAWTHORNE
COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED).

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS.

I, Steven Lathrop, a Registered Land

Surveyor, do hereby certify that I have surveyed, divided and mapped PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED). DESCRIBED AS FOLLOWS:

Commencing at an aluminum monument at the West 1/4 Corner of said Section; thence N.89°54'33"E. 1348.86 feet to the most Westerly Corner of Lot 2 of a Certified Survey Map recorded in Volume 4, Pages 43 thru 45, as Document No. 816270, also being at the place of beginning for the land to be herein described; thence N.89°56'26"E. along the South Line of said Lot, 419.54 feet to the NE Corner of said Lot 17, Schuster's Preparedness (unrecorded); thence S.0°23'09"W. 399.87 feet to the SE Corner of said Lot 17; thence S.89°53'49"W. 500.04 feet to the SW Corner of said Lot 13, Schuster's Preparedness (unrecorded); thence N.0°23'16"E. along the West Line of said Lot 13, a distance of 362.26 feet to the South Line of Cranston Road; thence Northeasterly along a curve to the left, 89.35 feet, having a radius of 630.32 feet and a chord bearing N.64°45'14"E. 89.27 feet to the place of beginning. Containing 4.56 acres. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of Aaron Otto and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under his hand and seal this 17th day of July, 2012, at Janesville, Wisconsin.



RECORDING DATA

No. _____ received for record this _____ day of _____,

20____, at _____ o'clock ____M., and recorded in Volume _____,

Pages _____ of Certified Survey Maps of Rock County,

Wisconsin.

Register of Deeds _____

SHEET THREE OF THREE SHEETS

Project No. 112-076 HAWTHORNE

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2013-11

1. Address of property: 2157 Schuster Dr.
2. Tax Parcel Number(s): 206 21960130
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 19, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Shirley Bonafede Phone: _____
2157 Schuster Dr. Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs and Associates Inc Phone: 752-0575
109 W. Milwaukee St. Janesville WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is ONE lot(s).
7. Total area of land included in this map: 4.56 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: C-1
11. Is the proposed use permitted in this zoning district: Out Pgarage
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.

By: Steven Lathrop , Steven Lathrop , 8-18-13
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: \$150 plus \$10 per lot Amount paid: \$170.⁰⁰
Scheduled meeting date: Aug. 21, 2013
Application accepted by: Drew Farrington Date: 7/22/13

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2157 SCHUSTER DRIVE**

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 2157 Schuster Drive, containing 4.56 acres, more or less, 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:

*PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF
THE 4TH PM., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. ALSO
KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17,
SCHUSTER’S PREPAREDNESS (UNRECORDED).*

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 2157 Schuster Drive, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds before Building Permits to construct the assisted living facility will be issued.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2013.

Adopted this 21st day of August, 2013.

James Faragher, Plan Commission Chairman

ATTEST:
