



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, March 18, 2015 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 March 4, 2015 Meeting**
3. **Certified Survey Map – 2250 West Hart Road – DMD Investment Inc.**
Review and consideration of two-lot Certified Survey Map for the land located at 2250 West Hart Road in the City of Beloit
4. **Certified Survey Map – 3800 Gateway Boulevard – Corporate Contractors Inc.**
Review and consideration of one-lot Certified Survey Map for the property located at 3800 Gateway Boulevard in the City of Beloit
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

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

Notice Mailed: March 13, 2015

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, March 4, 2015
The Forum, Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:01 pm. Present were Commissioners Faragher, Mathis, Ruster, Finnegan, and Tinder. Absent were Commissioners Moore, Kincaid, and Johnson.

2. Approval of the Minutes of the February 18, 2015 Meeting

Commissioner Ruster moved to approve the minutes of the February 18th meeting. Commissioner Finnegan seconded the motion. The motion passed (5-0).

3. Extraterritorial Certified Survey Map – Elmwood Avenue

Review and consideration of three-lot extraterritorial Certified Survey Map for the land located on Elmwood Avenue in the Town of Beloit

Julie Christensen summarized the Staff Report and Recommendation.

Commissioner Tinder moved to approve. Commissioner Mathis seconded the motion. The motion passed (5-0).

4. Certified Survey Map – 1401 Townhall Road

Review and consideration of two-lot Certified Survey Map for the property located at 1401 Townhall Road.

Julie Christensen summarized the Staff Report and Recommendation.

Commissioner Finnegan moved to approve. Commissioner Tinder seconded the motion. The motion passed (5-0).

5. Comprehensive Plan Amendment – 1715 Elmwood Avenue

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Planned Neighborhood to Mixed Residential for the property located at 1715 Elmwood Avenue.

Julie Christensen summarized the Staff Report and Recommendation.

Commissioner Ruster inquired about concerns from the existing neighbors as well as a requirement for a road to be put in. According to Mrs. Christensen, there was a desire from the board members that the road be a requirement, which is why we investigated the option of conditional zoning. Per the Attorney's office, making the road a requirement is not something that can be done at this time. Currently, in the approved preliminary Plat plans, there is a road planned, but it is not yet dedicated to the City.

Commissioner Tinder wondered if the Plan Commission could include a recommendation that the street would be considered for the final plat. Mrs. Christensen stated that in the final development, it would come back with that street dedication due to the manner in which the Plat is laid out. If the proposal came back as a PUD, the City would require the street dedication be formally added to the plans.

Commissioner Tinder followed up by asking if without the requirement for the street dedication, if the street were likely to happen. Mrs. Christensen assured Commissioner Tinder that it is extremely likely that a street would be going through, no matter what developed in that area (while zoned as residential).

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Faragher summarized the main concern (street dedication) with the Plan Amendment, which will be allayed by requirements in the final planning.

Commissioner Ruster also inquired about concerns the neighborhood had about the type of housing in the neighborhood. Mrs. Christensen answered that the issue was that the neighbors felt there was already enough multi-family units in the neighborhood.

Commissioner Ruster asked why this proposal was being brought back to the Plan Commission if it had already been denied.

Mrs. Christensen clarified that this proposal was the same proposal as before, that the applicant did not apply twice. A previous proposal similar to this one had been submitted and denied before in the past and those units were north of this site.

Commissioner Finnegan asked if it would become contiguous to what is already multi-family. Commissioner Tinder stated that there is a parcel that is still vacant between the proposed units and the existing units. Mrs. Christensen added a brief history of the parcels in the area. Commissioner Finnegan asked if the Commission was creating spot zoning by approving this. Mrs. Christensen assured him that it is not really a spot zoning situation due to the size of the parcel.

Mr. Frank McKearn, Engineer from Batterman's, clarified that part of the concern with the units to the north was that they wanted a roadway which would have needed to go through another owner's land.

Commissioner Mathis asked Mr. McKearn about the issues the current owner of the parcel has encountered while trying to develop the land as single-family units. Mr. McKearn said that he has been unsuccessful in finding someone to develop the land as it is currently zoned. Ms. Christensen added that the current owner has been trying to develop that land since at least 2006. She assured the commissioners that the owner marketed the land, first as single family, then for duplexes, and now is proposing low-density multi-family residential.

Mr. McKearn asked if the zoning is approved tonight and the owner is successful in finding someone to purchase the land, if the plan would go back through staff or if a site plan would need to come back to the Plan Commission. Ms. Christensen explained that if there were only one building then it would not be necessary to be reviewed by Plan Commission, but if there is more than one building, then it would need to come back to the commission.

Commissioner Ruster asked why this multi-family proposal would be approved when a similar proposal had been denied previously. Ms. Christensen explained that this proposal would front on Elmwood Avenue, so even with the street going through to the rest of the neighborhood, traffic would most likely not move through the neighborhood, but rather would use Elmwood Avenue.

Commissioner Tinder moved to approve. Commissioner Ruster seconded the motion. The motion passed (5-0).

6. Zoning Map Amendment – 1715 Elmwood Avenue

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-2, Two-Family Residential District, to R-3, Low-Density, Multi-Family Residential District, for the property located at 1715 Elmwood Avenue

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Tinder moved to approve. Commissioner Mathis seconded the motion. The motion passed (5-0).

7. Alley Vacation – 900 Blocks of Johnson Street and Townline Avenue

Public hearing, review and consideration of the vacation of an unnamed east-west alley located between the 900 blocks of Johnson Street and Townline Avenue.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Gary Zimmerman, 1819 Portland Avenue, explained that his neighbor, Mr. Quillen, desired to vacate the alley due to the speeding cars, vandalism, illegal drug usage, and the middle school students utilizing the alleyway. If approved, Mr. Quillen would erect a fence between his property and the property adjacent to his. This fence would not obstruct any

of the neighbors as far as them being able to access their garages and/or parking spaces as long as the fence is the only change to the alley.

Mr. Zimmerman also stated that he has no intentions of moving his driveway east towards 1815 Portland. According to Mr. Zimmerman, if the chain-link fence that is currently on 1815 Portland were to be opened and additional gravel were added, there would be more than enough room for two, or even more than two, cars.

David Quillen, 916 Johnson, addressed the council and further explained their desires to close the alleyway. According to Mr. Quillen, he wants to attach his fence with his neighbor's fence so that cars cannot speed through the alley and kids would not be utilizing the route and vandalizing their property.

Commissioner Finnegan asked Mr. Zimmerman if he would be willing to enter into a legal easement with the new owners of 1815 Portland Avenue.

Commissioner Finnegan brought up the point that if the alley were vacated, the City has no control over what each individual land owner would do with their portion of the alley. Even though the people currently living in the neighborhood have no intentions of blocking the alley passageway, future landowners might.

Mr. Zimmerman asked for more information regarding the legal easement previously suggested. Commissioner Finnegan explained his previous dealing with easements. Ms. Christensen also explained other aspects of the legal easement.

Commissioner Ruster brought up the point that there is more room on the east side of the house on 1815 Portland Avenue. Unfortunately, a new driveway on the east side of the home would require time and resources of the new homeowner. Ms. Christensen suggested that the current homeowners wait until the empty house is sold and then approach the new owners with the alleyway issues.

Chairperson Faragher closed the Public Hearing.

Mr. Zimmerman asked the council what would happen if, in the future, the new homeowners are agreeable to closing the alley and they are interested in having a driveway. Ms. Christensen stated that it is unlikely that Engineering would allow the new homeowners to have a driveway that is less than 10' wide.

Chairperson Faragher asked for a motion to deny closing the alleyway.

Commissioner Tinder stated that, according to state laws and regulations, the commission has no other choice but to deny the proposal.

Commissioner Finnegan asked if it would be possible to table the proposal for discussion at a later date. In this way, the petitioners would not have to resubmit another petition or pay another \$75 fee.

Commissioner Tinder moved to table the alley vacation proposal until the property is sold. Commissioner Mathis seconded the motion. The motion passed (5-0).

8. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the Comprehensive Plan Amendment and rezoning for 1401 Townhall Road was approved on Monday.

The Conditional Use permit for Buffalo Wild Wings was also approved by council. According to the Clerk's office, there is only one full liquor license still available (per the population of the City of Beloit) and so Buffalo Wild Wings was encouraged to apply for it before it was gone. Construction on Buffalo Wild Wings is anticipated to begin in the next few weeks.

Chairperson Faragher asked whether or not the new Sushi restaurant was able to obtain a liquor license. Ms. Christensen informed the commission that the Sushi restaurant, Locals' Pub, and Lucy's Burger Bar all have licenses in process.

Commissioner Ruster wondered if the ice cream parlor was undergoing any construction. As of yet, there has been no action.

9. Adjournment

The meeting was adjourned at 7:45 pm.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 18, 2015

Agenda Item: 3

File Number: CSM-2015-02

Applicant: Combs & Associates, Inc.

Owner: DMD Investment Inc.

Location: 2250 W. Hart Road

Existing Zoning: PUD

Existing Land Use: Vacant Land

Total Area: 18.74 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 2250 W. Hart Road in the City of Beloit. 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:

- The intent of the proposed CSM is to subdivide the vacant Parkmeadow North Phase 4 parcel into two lots.
 - Proposed Lot 1 is 6.52 acres in area and is the site of a proposed 100-unit assisted living facility that the City Council approved as a Planned Unit Development (PUD) in January 2015. Proposed Lot 2 is 12.22 acres in area and will remain undeveloped at this time.
 - As required by the PUD approval, the proposed CSM includes several utility easements for current and planned utilities. The existing stormwater retention area in the northwest corner of this site will be part of proposed Lot 2 and is covered by a stormwater management easement.
 - Proposed Lot 1 includes street frontage on W. Hart Road and Tuck-A-Way Lane (to be vacated in the future).
 - Proposed Lot 2 includes street frontage on W. Hart Road and at three dead-end connections to Parkmeadow North Phase 3 (Northfield Lane, Red Barn Lane, & James Kelley Lane). These streets will be extended and the street network connected when proposed Lot 2 is subdivided as single-family lots in the future.
 - The Assessor's Office noted that Lot 2 will be addressed as 2225 Red Barn Lane (PIN: 21860500).
 - The City's other Review Agents have reviewed the proposed CSM and have not submitted any comments.
-

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Single-Family Residential - Urban uses of this property. Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
 - **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** – N/A
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 2250 W. Hart Road in the City of Beloit, subject to the following conditions:

1. Lot 1 shall retain the address of 2250 W. Hart Road and Lot 2 shall be assigned the address of 2225 Red Barn Lane (PIN: 21860500).
 2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015.
-

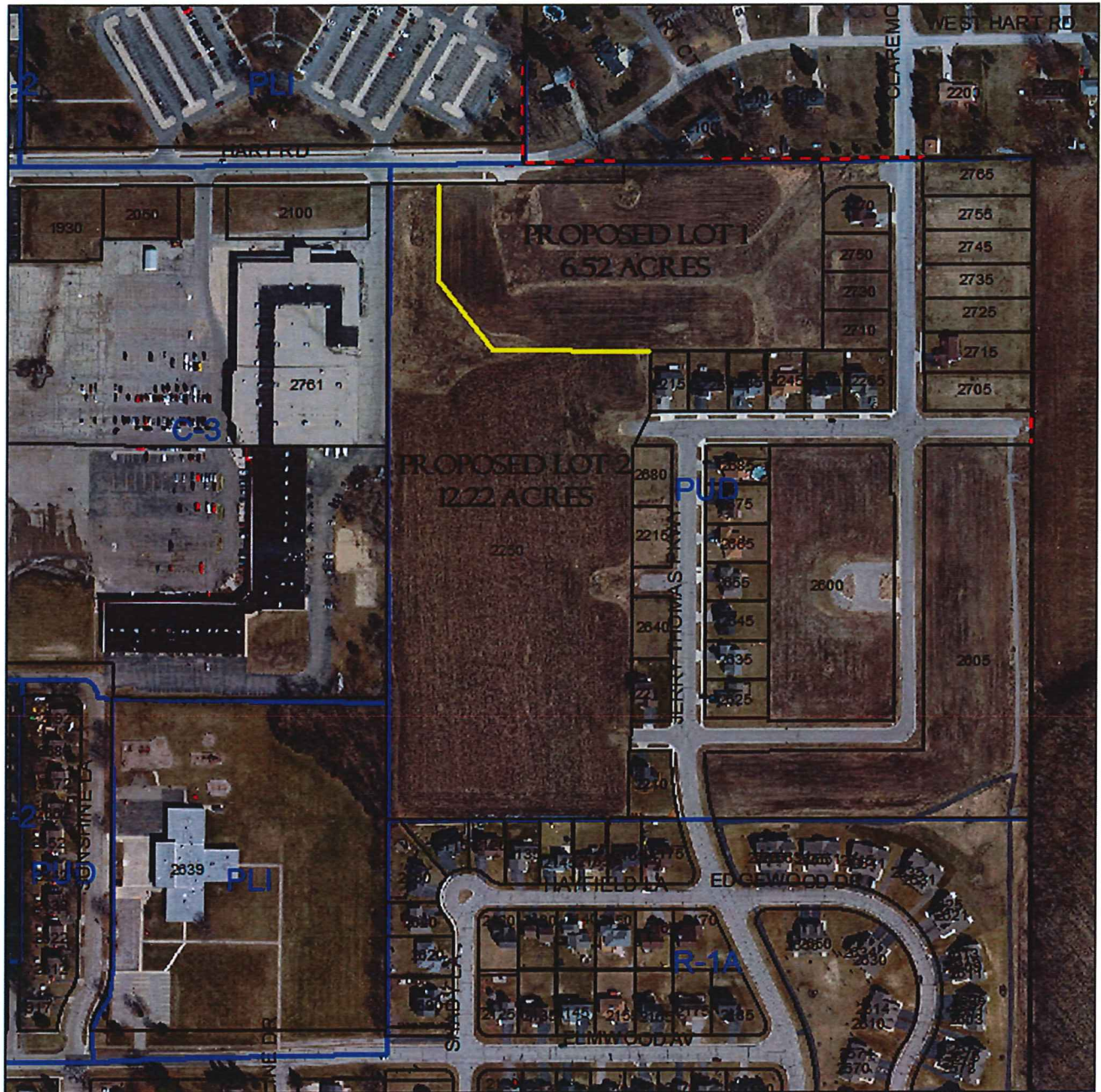
Fiscal Note/Budget Impact: N/A

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

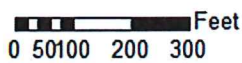
Location & Zoning Map

2250 W. Hart Road

CSM-2015-02



1 inch = 292 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington, AICP
 Date: March 2015
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



PLANNING
DESIGN
CONSTRUCTION

PDC MIDWEST, INC.
1000 JAMES AVENUE, SUITE 100
WILSON, WI 53190
T: 262.597.7200 F: 262.597.7278
WWW.PDCMIDWEST.COM

PROJECT
BELOIT
SENIOR CAMPUS

HART RD.
BELOIT, WI 53511

OWNER
CHAMBERS IV, LLC
2516 N. HALL ROAD
WHITEWATER, WI 53190

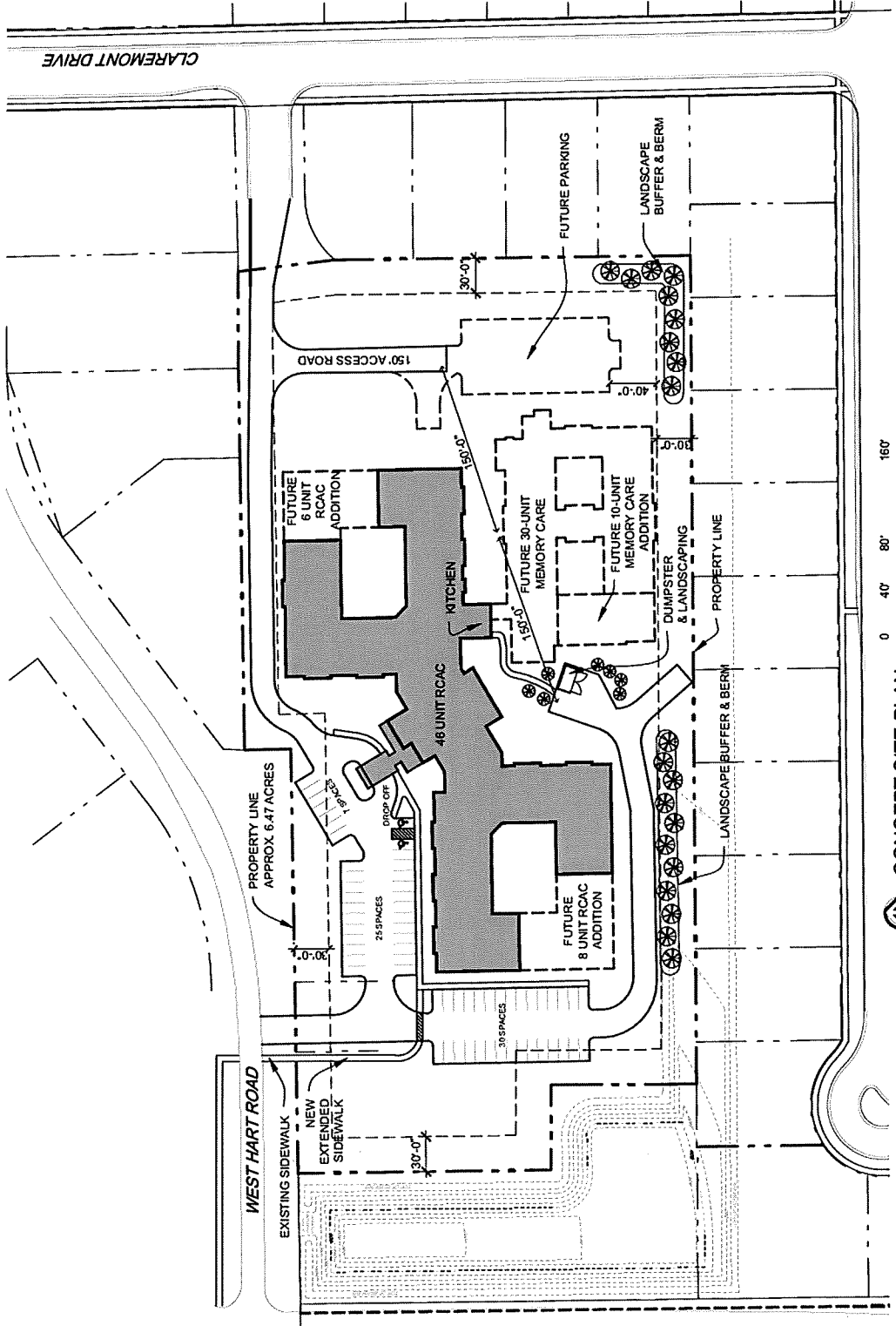
STATUS
PLAN COMMISSION
December 17, 2014

PROJECT NO. DATE
14040 12/17/14
DRAWN BY CHECKED
JMP PDJ

SHEET TITLE
CONCEPT SITE
PLAN

SHEET NUMBER
C1.1

SCALE
1" = 40' @ 24.00" FORMAT

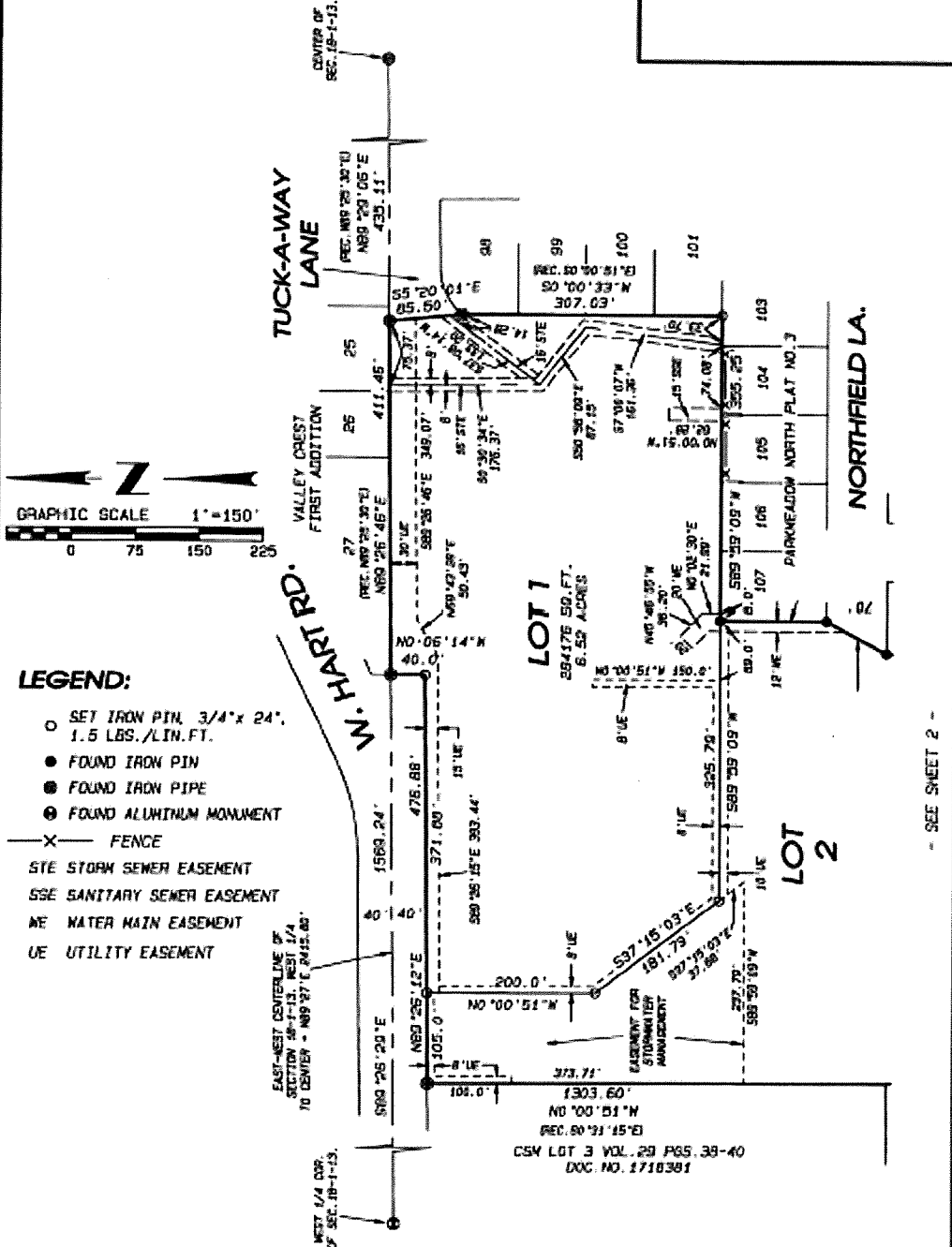


CONCEPT SITE PLAN
1" = 40' @ 24.00" FORMAT



CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.1N., R.13E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
 - FOUND IRON PIN
 - ⊙ FOUND IRON PIPE
 - ⊙ FOUND ALUMINUM MONUMENT
 - X— FENCE
 - STE STORM SEWER EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WE WATER MAIN EASEMENT
 - UE UTILITY EASEMENT

Project No. 114 - 393
For: CHAMBERS II, LLC

SHEET 1 OF ___ SHEETS

Combs & Associates

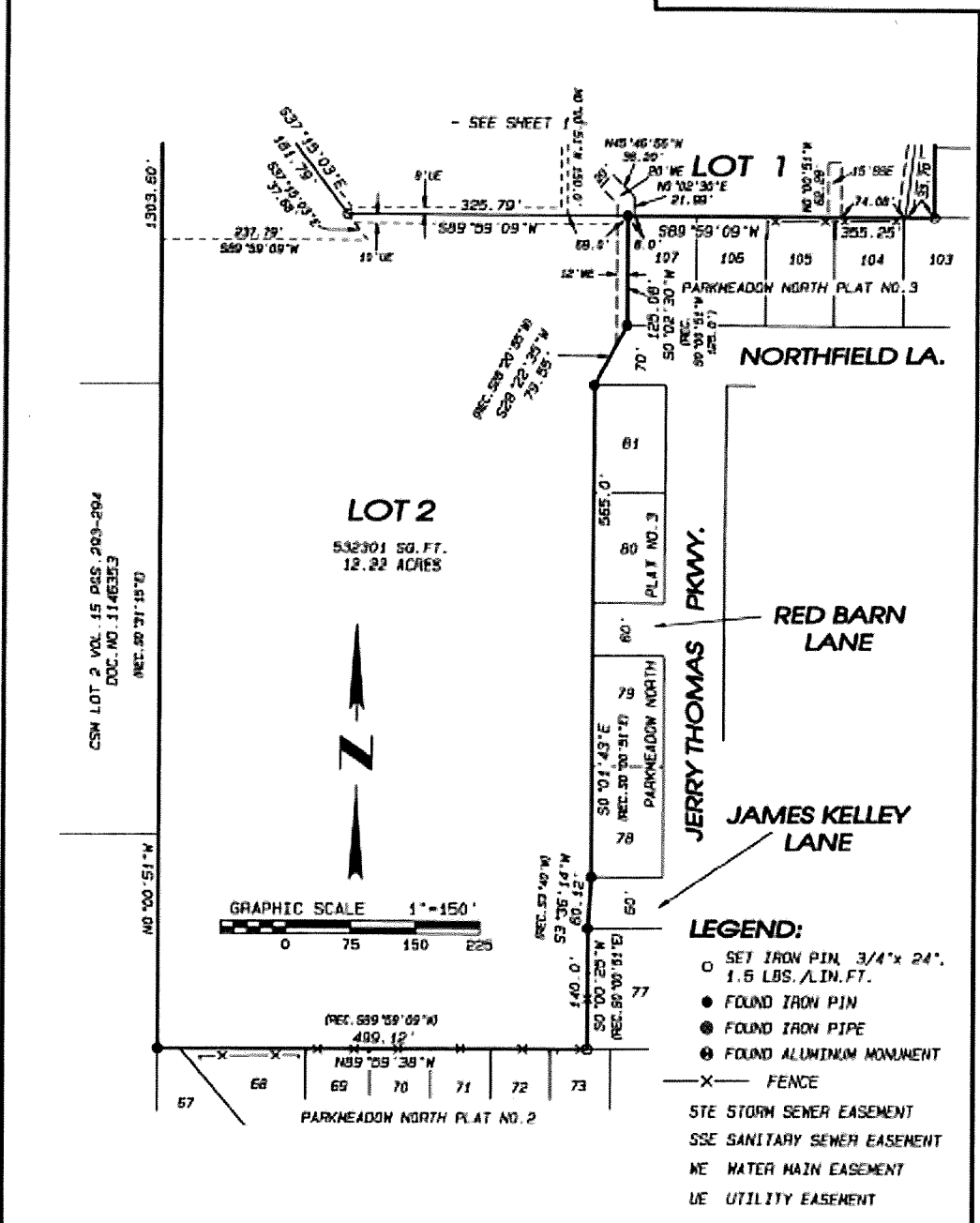
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

tel: 608 752-0575
fax: 608 752-6534

CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.1N., R.13E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



NOTE: ASSUMED N69°27'E ALONG THE EAST-WEST CENTERLINE OF SECTION 28-1-13

Project No. 114 - 393
For: CHAMBERS H, LLC

SHEET 2 OF __ SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. 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: CSM-2015-02

1. Address of property: 2250 W. Hart Road
2. Tax Parcel Number(s): 21860600
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the 5W Quarter of Section 18, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: DMD Investment Inc. Phone: _____
1613 E. Fairfield Trail Belvidere, IL 61008
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 608-752-0575
109 W. Milwaukee Street Janesville, WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is one two lot(s).
7. Total area of land included in this map: 18.75 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? _____
10. The present zoning classification of this property is: PUD
11. Is the proposed use permitted in this zoning district: _____
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 1/15/2015 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.

Rull J. Gunk Agent, _____ 1/16/15
(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: <u>[Signature] \$170</u>
Scheduled meeting date: <u>2/18/2015 3/18/2015</u>	
Application accepted by: <u>S. Hummel</u>	Date: <u>1/15/2015</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 2250 W. HART ROAD**

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 2250 W. Hart Road, containing 18.74 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 S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ and part of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 18, T. 1 N., R. 13 E. of the 4th P.M., City 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 Certified Survey Map for the property located at 2250 W. Hart Road, subject to the following conditions:

1. Lot 1 shall retain the address of 2250 W. Hart Road and Lot 2 shall be assigned the address of 2225 Red Barn Lane (PIN: 21860500).
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015.

Adopted this 18th day of March, 2015.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 18, 2015

Agenda Item: 4

File Number: CSM-2015-05

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

Owner: Corporate Contractors Inc.

Location: 3800 Gateway Boulevard

Existing Zoning: M-1, Limited
Manufacturing District

Existing Land Use: Office

Total Area: 2.9 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 1-Lot Certified Survey Map (CSM) for the property located at 3800 Gateway Boulevard in the City of Beloit. 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 is a clean-up CSM that will formally consolidate the CCI/Blackhawk Transport office site into one parcel.
 - The proposed CSM includes the previously combined CCI parcels (Lots 1 & 2 of CSM Vol. 25 Pages 408-410) and the recently vacated excess right-of-way to the east of the intersection of Gateway Boulevard and Turtle Townhall Road.
 - The parcels and vacated right-of-way were combined administratively prior to Building Permits being issued.
 - The proposed CSM includes a utility easement and a 35' x 65' ingress/egress easement for the future benefit of the adjacent eastern property, which was negotiated during Site Plan Review as part of allowing a driveway on access-limited Gateway Boulevard.
 - Proposed Lot 1 is 2.9337 acres in area and includes the office building under construction, both parking lots under construction, and an existing accessory storage building. Proposed Lot 1 meets the minimum lot width and lot area requirements.
 - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.
 - The application and proposed CSM are attached for your review.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Business Park uses for the subject property. This proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
 - **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** – N/A
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 3800 Gateway Boulevard in the City of Beloit, subject to the following condition:

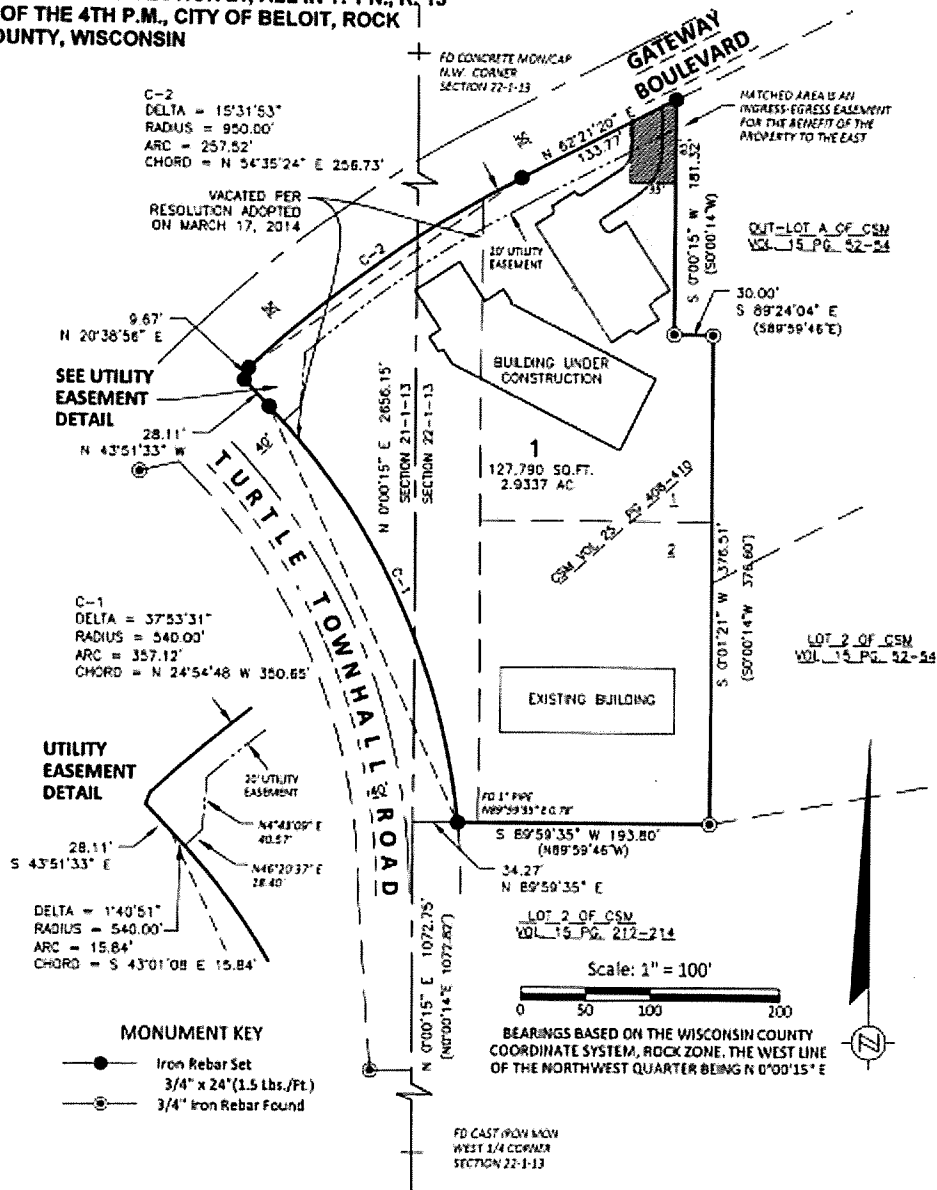
1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015.
-

Fiscal Note/Budget Impact: N/A

Attachments: CSM, Application, and Resolution.

CERTIFIED SURVEY MAP OF

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOC. #1580041 AS RECORDED IN VOLUME 25 ON PAGES 408-410 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, BEING ALSO A PART OF THE N.E. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 21, ALL IN T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN



ORDER NO. 31987
 FOR: CCI
 DATE: FEBRUARY 13, 2015
 BOOK: SEE FILE
 PAGE: 1 OF 3

File Name: J:\31987-32002\21987-CCI\SURV\DWG\DRAWING FILES

Batterman
 engineers surveyors planners
 2857 Bartells Drive Beloit, Wisconsin 53511
 608.365.4464 www.zhbatterman.com

B

Printed On: 2/13/2015

CERTIFIED SURVEY MAP OF

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOC. #1580041 AS RECORDED IN VOLUME 25 ON PAGES 408-410 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, BEING ALSO A PART OF THE N.E. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 21, ALL IN T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Corporate Contractors Inc., a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Corporate Contractors Inc., certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The Planning Commission of the City of Beloit.

IN WITNESS WHEREOF, Corporate Contractors Inc., has caused these presents to be signed by Brad Austin, President, this _____ day of _____, 2015.

Brad Austin, President

State of Wisconsin) Personally came before me, this _____ day of _____, 2015,
County of Rock) ** Brad Austin of the above-named company, to me known to be the person who executed the foregoing instrument, and to me known to be such officer of said company, and acknowledged that he executed the foregoing instrument as such officer as the deed of such company, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of _____, 2015.

By: _____
Rock County Treasurer

ORDER NO. 31987
FOR: CCI
FEBRUARY 13, 2015
SHEET 2 OF 3



CERTIFIED SURVEY MAP OF

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOC. #1580041 AS RECORDED IN VOLUME 26 ON PAGES 408-410 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, BEING ALSO A PART OF THE N.E. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 21, ALL IN T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert Leuenberger, a Registered Land Surveyor, do hereby certify that I
County of Rock)^{ss} have surveyed and mapped lots 1 and 2 of Certified Survey Map Doc. #1580041 as recorded in volume 26 on pages 408-410 of Certified Survey Maps, being a part of the N.W. 1/4 of the N.W. 1/4 and part of the S.W. 1/4 of the N.W. 1/4 of Section 22, being also a part of the N.E. 1/4 of the N.E. 1/4 and part of the S.E. 1/4 of the N.E. 1/4 of Section 21, all in T. 1 N., R. 13 E. of the 4th P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 corner of Section 22, aforesaid; thence North 0°00'15" East 1072.75 feet to the intersection with Westerly extension of the South line of Lot 2 aforesaid; thence North 89°59'35" East 34.27 feet along said extension line to the curving Easterly right of way line of Turtle Townhall Road and the place of beginning; thence Northerly along said curving right of way line to the left, 357.12 feet, having a radius of 540.00 feet with a chord of North 24°54'48" West 350.65 feet; thence North 43°51'33" West 28.11 feet; thence North 20°38'56" East 9.67 feet to the Southerly curving right of way line of Gateway Boulevard; thence Easterly along said curving right of way line to the right 257.52 feet, having a radius of 950.00 feet with a chord of North 54°35'24" East 256.73 feet; thence North 62°21'20" East 133.77 feet to the intersection with the Easterly line of Lot 1, aforesaid; thence following along said Certified Survey Map as follows: South 0°00'15" West 181.32 feet; thence South 89°24'04" East 30.00 feet; thence South 0°01'21" West 376.51 feet to the Southeast corner of said Lot 2; thence South 89°59'35" West 193.80 feet to the place of beginning. Containing 2.93 acres of land more or less.

Subject to any easements, agreements, covenants or restrictions recorded or unrecorded.

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 and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Given under my hand and seal, this 12th day of February 2015 at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this ____ day of _____, 2015.

By: _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D. 2015
AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

_____ REGISTER OF DEEDS

ORDER NO. 31987
FOR: CCI
FEBRUARY 13, 2015
SHEET 3 OF 3



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-2015-05

1. Address of property: 3800 Gateway Boulevard
2. Tax Parcel Number(s): 2228-0010 and 2228-0015
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the Nw Quarter of Section 22, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: Corporate Contractors Inc Phone: 362-2912
655 Third St. Suite 300 Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive 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: 2.9 Acres
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: M-1
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; pre-application meeting was held on 2-13-15
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] / RH BATTERMAN / 2-13-15
(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: <u>\$100</u>
Scheduled meeting date: <u>3/18/2015</u>	
Application accepted by: <u>S. Hammel</u>	Date: <u>2/13/2015</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
3800 GATEWAY BOULEVARD**

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

WHEREAS, the attached one-lot Certified Survey Map for the property located at 3800 Gateway Boulevard, containing 2.9337 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 one-lot Certified Survey Map, which pertains to the following described land:

**LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOC. #1580041 AS RECORDED IN VOLUME 25 ON PAGES
408-410 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART
OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, BEING ALSO A PART OF THE N.E. 1/4 OF THE N.E.
1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 21, ALL IN T. 1 N., R. 13 E. OF THE 4TH
P.M., CITY OF БЕЛОIT, 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 Certified Survey Map for the property located at 3800 Gateway Boulevard, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015

Adopted this 18th day of March, 2015.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director