



**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, September 6, 2017 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the August 23, 2017 Meeting**
3. **Final Plat of Eagles Ridge No. 3 – New Leaf Homes**  
Review and consideration of the Final Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road
4. **Status Report on Prior Plan Commission Items**
5. **Adjournment**

If you are unable to attend this meeting, please contact Amber in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: September 1, 2017

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



**Meeting Minutes**  
**Beloit City Plan Commission**  
**Wednesday, August 23, 2017 at 7:00 PM**  
**Third Floor Conference Room**  
**Beloit City Hall, 100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Finnegan, Ruster, and Tinder were present.

**2. Approval of the Minutes of the August 9, 2017 Meeting**

Tim Weeden noted that Rockford, Illinois should be added in to the minutes from the August 9<sup>th</sup> meeting to clarify where the office was for New Leaf Homes. Commissioner Weeden moved to amend the minutes from the August 9, 2017 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**3. Extraterritorial Certified Survey Map – 4201 S. Walters Road – Town of Beloit**

Review and consideration of a Three-Lot Certified Survey Map for 4201 S. Walters Road in the Town of Beloit

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

Commissioner Tinder moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote.

**4. Ironworks Industrial Bridge Project**

Review and consideration of a Bridge Construction Agreement and Related Easements to the Ironworks Industrial Bridge Project

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

Ms. Christensen stated that there is a provision in the bridge agreement related to naming the bridge which specifies it will be named the Ironworks Bridge. Frank McKearn, 2857 Bartells Drive, President of R.H. Batterman & Co., Inc. stated that the structure will be delivered into four pieces and put together with a crane. The bridge will be constructed of metal that creates its own coating over time so it won't need to be painted. Ms. Christensen said that if the bridge had graffiti on it that it would be easy to remove by grinding it off.

Commissioner Weeden asked if the maintenance expense escrow number was a negotiated number. Ms. Christensen stated that the Economic Director and the Finance Director provided the recommended amount for maintenance expense, and that we were not anticipating a lot

of maintenance expense. The City Engineer wanted to make sure that there was money set aside for the maintenance.

Commissioner Weeden asked if this will change any of the plans to run an extended trail through the Ironworks property along the river front. Ms. Christensen said she isn't sure about the plans for the pedestrian connection, and that the City is currently working on the updated bike and pedestrian plan.

Commissioner Ruster asked when the proposed finish date was on the bridge. Ms. Christensen stated that the bridge was originally set to be finished by the end of the year, but they moved the date to May 31, 2018. Once the bridge is constructed, the City will accept the bridge by City Council resolution. At that time, they will have a dedication ceremony to dedicate the bridge to the City.

Commissioner Haynes moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote.

**5. Easement – Telfer Park – 2301 Skyline Drive**

Review and consideration of a request for an Underground Electric Easement from Wisconsin Power and Light Company over a portion of Telfer Park located at 2301 Skyline Drive

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

Commissioner Johnson asked if there was an existing underground cable in the area now. Bill Frisbee, Storm Water Engineer, stated that there is an underground cable there now, and they want to shorten the distance by making it into a straight line. Commissioner Johnson asked if they were going to trench the cable, and if it would affect the playground or ice rink area. Mr. Frisbee mentioned that it would not affect the area, and he walked the site and it will be going to the Park and Recreation Committee for its review.

Commissioner Tinder moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote.

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

Ms. Christensen stated that the City Council approved the PUD located at 2850, 2900, 2956 Milwaukee Road and the Zoning Map Amendment for portions of 2956 Milwaukee Road is on the September 5 agenda for action.

**7. Adjournment**

The meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** September 6, 2017

**Agenda Item:** 3

**File Number:** FS-2017-02

**Applicant:** New Leaf Homes LLC

**Owner:** New Leaf Homes LLC

**Location:** 3650 Eagles Ridge Drive  
and 1510 Townhall Road

**Existing Zoning:** R-1A, Single-Family

**Existing Land Use:** Vacant Land

**Platted Area:** 8.5 Acres

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### Request Overview/Background Information:

New Leaf Homes LLC has submitted the attached Final Plat of Eagles Ridge No. 3, which includes the vacant 7.3-acre parcel located at 3650 Eagles Ridge Drive and the vacant parcel located at 1510 Townhall Road to be used for temporary stormwater detention.

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### Key Issues:

- The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots, and may include the entire Preliminary Plat area or phases. The Preliminary Plat of Eagles Ridge No. 3 was approved by the Plan Commission on August 9<sup>th</sup>. The Final Plat includes all of the Preliminary Plat area.
  - As shown on the attached plat, the applicant has proposed the completion of Eagles Ridge Drive and the creation of 22 new single-family lots with an average lot area of 11,500 square feet. The subject property is already zoned R-1A, Single-Family Residential. The attached **Location and Zoning Map** shows the location of the platted area.
  - The proposed street has a right-of-way width of 66 feet with pavement width of 32 feet, and will include new utilities and curb & gutter. As shown on the plat, proposed Lots 55-60 will drain to a proposed temporary stormwater detention area at the end of Quail Run, while the other proposed lots will drain to an existing stormwater detention area in the first phase of this subdivision.
  - The City and developer will soon begin negotiating a Development Agreement regarding the proposed infrastructure.
  - The proposed plat includes numerous utility easements along the rear and side lot lines of the new residential lots.
  - The Review Agents have reviewed the Final Plat and do not have any comments or concerns.
  - The Final Plat substantially conforms to the approved Preliminary Plat and the lots meet minimum standards.
  - The applicant is not proposing the dedication of any additional parkland, and the Parks, Recreation, & Conservation Advisory Commission recommended accepting fees in lieu of parkland dedication on August 9<sup>th</sup>.
  - According to Section 12.04 of the Subdivision Ordinance, a Final Plat requires review by the Plan Commission prior to City Council consideration. Following approval, the Final Plat will be submitted to the WI Dept. of Administration.
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### Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

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**Sustainability:** The existing shared use path will be extended along the south side of Eagles Ridge Drive.

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Final Plat of Eagles Ridge Plat No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road in the City of Beloit, subject to the following conditions:

1. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval.
  2. Fees in lieu of parkland dedication shall be paid prior to issuance of the first Building Permit.
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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, Photos, Final Plat, Application, and Resolution Approving Preliminary Plat.

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# Location & Zoning Map

Final Plat of Eagles Ridge No. 3

FS-2017-02



1 inch = 350 feet

0 50 100 200 300 Feet

### Legend

- COB Parcels
- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP  
Date: August 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

Looking SE from Eagles Ridge/Hawk's Pass



Looking NW from Eagles Ridge/Quail Run





# CITY of BELOIT

## Neighborhood Planning Division

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

### Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: FS-2017-02

- Proposed subdivision name: FINAL PLAT OF EAGLES RIDGE NO. 3
- Address of property: 3650 EAGLES RIDGE DRIVE, BELOIT WI
- Tax Parcel Number(s): varying + 1510 Tomhall Pl.
- Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SE Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
- Owner of record: NEW LEAF HOMES LLC Phone: 815-904-6006  
6551 E. RIVERSIDE BLVD. #110, ROCKFORD IL 61114  
(Address) (City) (State) (Zip)
- Applicant's Name: SAME AS ABOVE

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

- Present zoning classification is: R-1A
- Is the proposed use permitted in this zoning district: YES - SINGLE FAM. RESIDENTIAL
- THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
  - Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
  - Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
  - Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
  - Contract: A contract for construction of required utilities and public improvements or;
  - A Bond; guarantying the contract for construction or,
  - Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
  - Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

(Signature of applicant)

(Print name of applicant)

(Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: \$300 plus \$15 per lot; \$100 Development Agreement Fee Amount paid: \$730.  
Scheduled meeting date: Sept. 6, 2017  
Application accepted by: Drew Pennington Date: 8/10/17

**RESOLUTION  
APPROVING A PRELIMINARY SUBDIVISION PLAT  
OF EAGLES RIDGE NO. 3 FOR THE PROPERTIES  
LOCATED AT 3650 EAGLES RIDGE DRIVE AND 1510 TOWNHALL ROAD**

**WHEREAS**, the City Plan Commission of the City of Beloit has heretofore held a public hearing on August 9, 2017 regarding the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road in the City of Beloit.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road, subject to the following conditions:

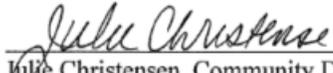
1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 9<sup>th</sup> day of August, 2017.

By:

  
James Faragher, Plan Commission Chairman

ATTEST:

  
Julie Christensen, Community Development Director