



**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, April 18, 2018 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 April 4, 2018 Meeting**
3. **Extraterritorial Certified Survey Map – 6219 & 6443 S US Highway 51 – Town of Rock**  
Review and consideration of a two-lot Certified Survey for the property located at 6219 & 6443 S US Highway 51 in the Town of Rock
4. **Site Plan Approval – 701 White Avenue – Fairbanks Morse Painting Building**  
Review and consideration of a Site Plan for an Additional Accessory Building on the property located at 701 White Avenue
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

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

Notice Posted: April 13, 2018  
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, April 4, 2018 at 7:00 PM  
The Forum  
Beloit City Hall  
100 State Street, Beloit**

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

The meeting was called to order at 7:02pm. Commissioners Weeden, Ruster, Tinder, and Councilor Leavy were present. Commissioners Haynes, Johnson, Faragher, Finnegan were absent. Due to requirements for a quorum, Councilor Leavy acted as a voting member per Section 1.87(2)(c) of the Code of General Ordinances of the City of Beloit.

**2. Approval of the Minutes of the March 21, 2018 Meeting**

Councilor Leavy moved to approve the minutes. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Conditional Use Permit – 555 Lawton Avenue - ABC Supply Company**

Public hearing, review and consideration of a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue

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

Joe Stadelman, 555 South River Street, President of Angus Young Associates, indicated that the Conditional Use was for an office use, and they are in the early phases on this project. The exact location, square footage, and height of the building have not been finalized. ABC Supply has purchased the site, but the agreement allows Cannonball thirty months from the date of the agreement day to move.

Ms. Christensen asked if they were going larger or smaller on the existing footprint on the lower level. Mr. Stadelman stated that the current concepts are larger than the existing footprint. One of the concepts has a basement that would have a vehicular door that would be mostly storage or mechanical space. It was accessible off of the southwest corner of the dock off Lawton and ABC Parkway. Ms. Christensen asked what they were going to do with the warehouse. Mr. Stadelman said the warehouse will be demolished because it doesn't benefit the project.

Commissioner Weeden asked how they plan to provide the required parking spaces. Mr. Stadelman mentioned that they need to work on a phased parking plan for this building.

Commissioner Weeden stated that he was comfortable with the office use but would like Mr. Stadelman to bring detailed site plans to Plan Commission for review.

Commissioner Weeden asked if we could give Mr. Stadelman some type of approval for the Conditional Use Permit to allow the redevelopment for office use purposes. Ms. Christensen stated that the Plan Commission could remove from the first condition the language “as shown on the site plan submitted with the application” and then add a condition that states the Site Plans will be submitted for Plan Commission approval prior to the issuance of a building permit.

Commissioner Ruster moved to approve the Conditional Use Permit as described by Ms. Christensen. Councilor Leavy seconded the motion. The motion passed, voice vote.

#### **4. Status Report on Prior Plan Commission Items**

Ms. Christensen stated the Attachment of E Ridge Road from the Town of Turtle was approved: the City Council suspended the rules and took action on Monday. The City Council held the public hearing for the Zoning Map Amendment for 1575 Prairie Avenue and laid it over under the rules, and the City Council suspended the rules and then approved the Zoning Map Amendment for 1905 Mound Avenue and 1950 Church Street on Monday. The Conditional Use Permit for the Rock was also approved by City Council.

The Parks Staff and Public Work’s Director are preparing a new master park plan for Eagles Ridge Park. They are going to revise the plan from 2010 and try to get the Tax Increment Finance District (TIF) money allocated for park improvements expended this year.

The next Comprehensive Plan Steering Committee Meeting is scheduled for April 11, 2018 at Kolak.

#### **5. Adjournment**

Councilor Leavy moved to adjourn the meeting. Commissioner Tinder seconded the motion.

Meeting adjourned at 7:40pm.

Minutes respectfully submitted by Amber DesRoberts.

# REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** April 18, 2018

**Agenda Item:** 3

**File Number:** CSM-2018-03

**Applicant:** Zaremba Group, LLC

**Owners:** Wisconsin Homesites Rockvale LLC (6219 S. U.S. Hwy 51) & Meadows Development Group (6443 S. U.S. Hwy 51)

**Location:** 6219 & 6443 South U.S. Highway 51

**Existing Zoning:** B2, Large Scale Commercial District, & MHP, Mobile Home Park Overlay District (Town of Rock Zoning)

**Existing Land Use:** Mobile Home Park, Vacant

**Total CSM Area:** 48.339 Acres

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## Request Overview/Background Information:

Zaremba Group, LLC, on behalf of Meadows Development Group, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the properties located at 6219 & 6443 South U.S. Highway 51 in the Town of Rock. 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 of Beloit's extraterritorial jurisdiction.

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## Key Issues:

- The applicant intends to adjust the lot line between the parcels located at 6219 & 6443 S. U.S. Highway 51 in order to improve access for future development. This CSM is intended for the construction of a Dollar General store on proposed Lot 1, which will provide better customer accessibility than the existing lot arrangement.
- The attached Location & Zoning Map shows the existing lot lines in red and the proposed lot lines in orange. The dashed red line represents the existing lot line that will be adjusted.
- The property located at 6219 S. U.S. Highway 51 contains the Rockvale Mobile Home Park which has access off S. U.S. Highway 51 and Townline Road via private roads: Rockvale Court, Crystal Drive, Gold Road, and Pearl Lane.
- The property located at 6443 S. U.S. Highway 51 is vacant and currently only accessible from Gold Road. Direct access off S. U.S. Highway 51 is not feasible for this property, which is why the property owner, Meadows Development Group, is seeking a lot line adjustment to improve accessibility for future development.
- The proposed lot configuration allows better customer accessibility to proposed Lot 1 by adding access off Crystal Drive and allows both lots to share access off Gold Road.
- Proposed Lot 1 includes 427.52 feet of frontage on S. U.S. Highway 51, 233.40 feet of frontage on Gold Road, and is 1.73 acres in area. Proposed Lot 1 will be located at the NE corner of S. U.S. Hwy 51 and Gold Road. Proposed Lot 1 will be situated in the B2 district, Large Scale Commercial, and its zoning classification will not change.
- Proposed Lot 2 includes 90.81 feet of frontage on S. U.S. Highway 51, 67.51 feet of frontage on Crystal Drive, 100.03 feet of frontage on Gold Road, 241.46 feet of frontage on Pearl Lane, and is 46.61 acres in area. Proposed Lot 2 will include a majority of the existing mobile home park, and will remain zoned B2 and MHP, Mobile Home Park Overlay District, as shown on the attached Location & Zoning Map.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- Land is beyond the limits of the current Future Land Use Map.
- The application and proposed CSM are attached for your review.

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## 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

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## Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the properties located at 6219 & 6443 South U.S. Highway 51 in the Town of Rock, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

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**Fiscal Note/Budget Impact:** N/A

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

# Location & Zoning Map

6219 & 6443 S. U.S. Highway 51

CSM-2018-03



## Legend

- Property Boundary
- Proposed Lot Lines
- Zoned B2
- Existing Lot/Parcel Line

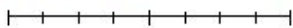
Map prepared by: Rudy Moreno, Planner II

Date: March 20, 2018

For: City of Beloit Planning & Building Services

Date of Aerial Photography: April 2016

0 0.0475 0.095 0.19 Miles

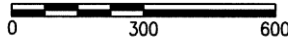


**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A PART OF LOT ONE (1) OF THE CERTIFIED SURVEY MAP, RECORDED DECEMBER 28, 1983, AS DOCUMENT NO. 980156, IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGES 358 AND 359 AND LOT TWO (2) OF THE CERTIFIED SURVEY MAP RECORDED JULY 20, 2000, AS DOCUMENT NO. 1463732, IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGES 296 TO 300, BOTH RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN; BEING PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF ROCK, COUNTY OF ROCK, STATE OF WISCONSIN.

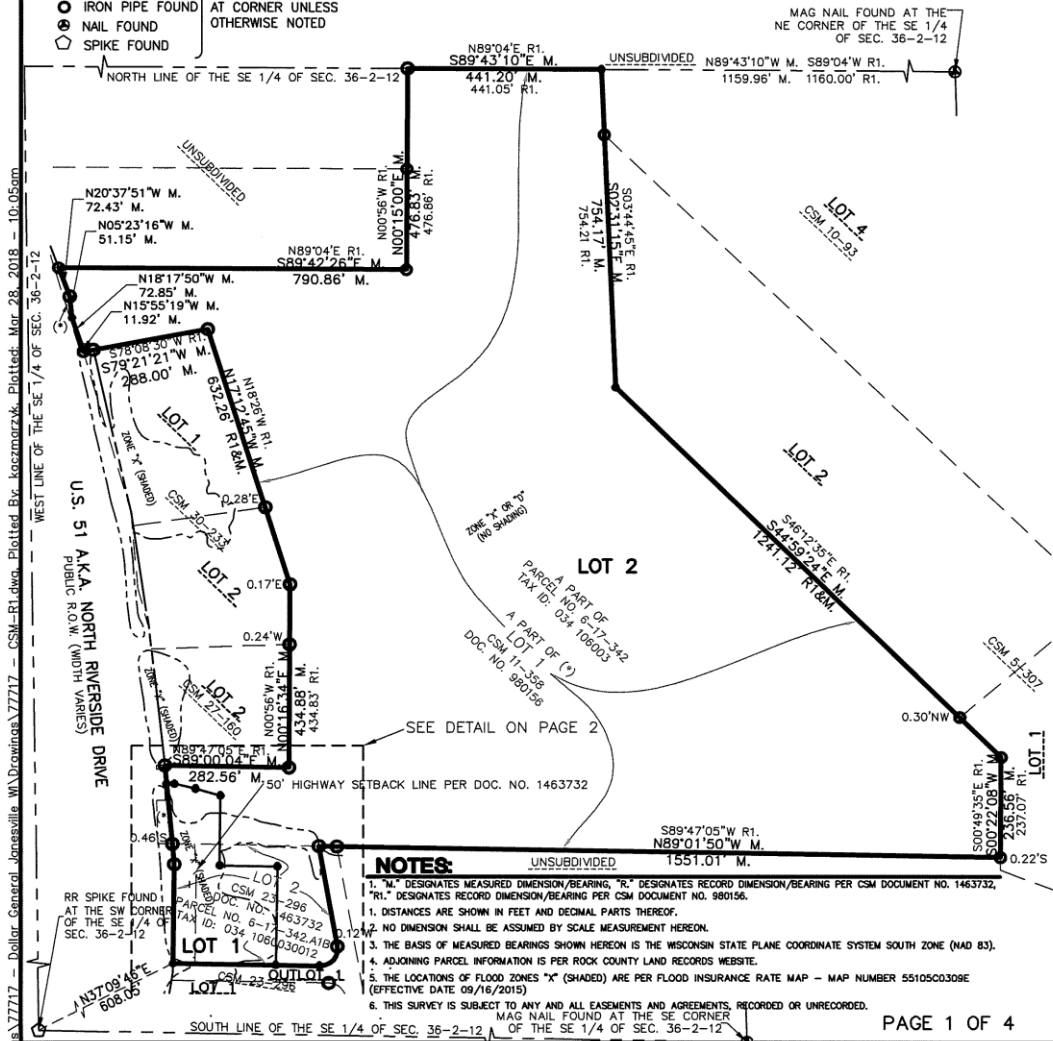
**LEGEND:**

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- - - EXISTING LOT/PARCEL LINE
- - - SECTION LINE (NOT TO SCALE)
- - - RIGHT OF WAY LINE
- - - FLOOD ZONE LIMITS
- - - SETBACK LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND
- IRON PIPE FOUND AT CORNER UNLESS OTHERWISE NOTED
- NAIL FOUND
- SPIKE FOUND



THIS MAP HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
WOOLPERT, INC.  
1815 SOUTH MEYERS ROAD, SUITE 950  
OAKBROOK TERRACE, IL 60181

R.O.W. - RIGHT OF WAY  
CSM XX-YYY - CERTIFIED SURVEY MAP BOOK-PAGE  
(\* ) LAND CONVEYED TO WIS.D.O.T. FOR US 51 R.O.W. PER DOC. NO. 991113



**NOTES:**

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING PER CSM DOCUMENT NO. 1463732, "RI." DESIGNATES RECORD DIMENSION/BEARING PER CSM DOCUMENT NO. 980156.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83).
4. ADJOINING PARCEL INFORMATION IS PER ROCK COUNTY LAND RECORDS WEBSITE.
5. THE LOCATIONS OF FLOOD ZONES "X" (SHADED) ARE PER FLOOD INSURANCE RATE MAP - MAP NUMBER 55105C0309E (EFFECTIVE DATE 09/16/2015)
6. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED OR UNRECORDED.

PAGE 1 OF 4

**WOOLPERT**  
DESIGN | OCCUPANCY | INFRASTRUCTURE

WOOLPERT, INC.  
1815 South Meyers Rd  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731

PROJECT No:	No.	DATE	REVISION
77717			
DATE		10/26/17	
DES.		SRK	
DR.		PTK	
CKD.		SRK	
	1.	03/28/18	PER COMMENTS

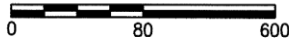
S:\CS\Projects\Various\77717 - Dollar General Jonesville WA\Drawings\77717 - CSM-Et.dwg, Plotted By: kacmarzka, Plotted: Mar 28, 2018 - 10:05am

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**LEGEND:**

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- - - - - EXISTING LOT/PARCEL LINE
- - - - - SECTION LINE (NOT TO SCALE)
- - - - - RIGHT OF WAY LINE
- - - - - FLOOD ZONE LIMITS
- - - - - SETBACK LINE

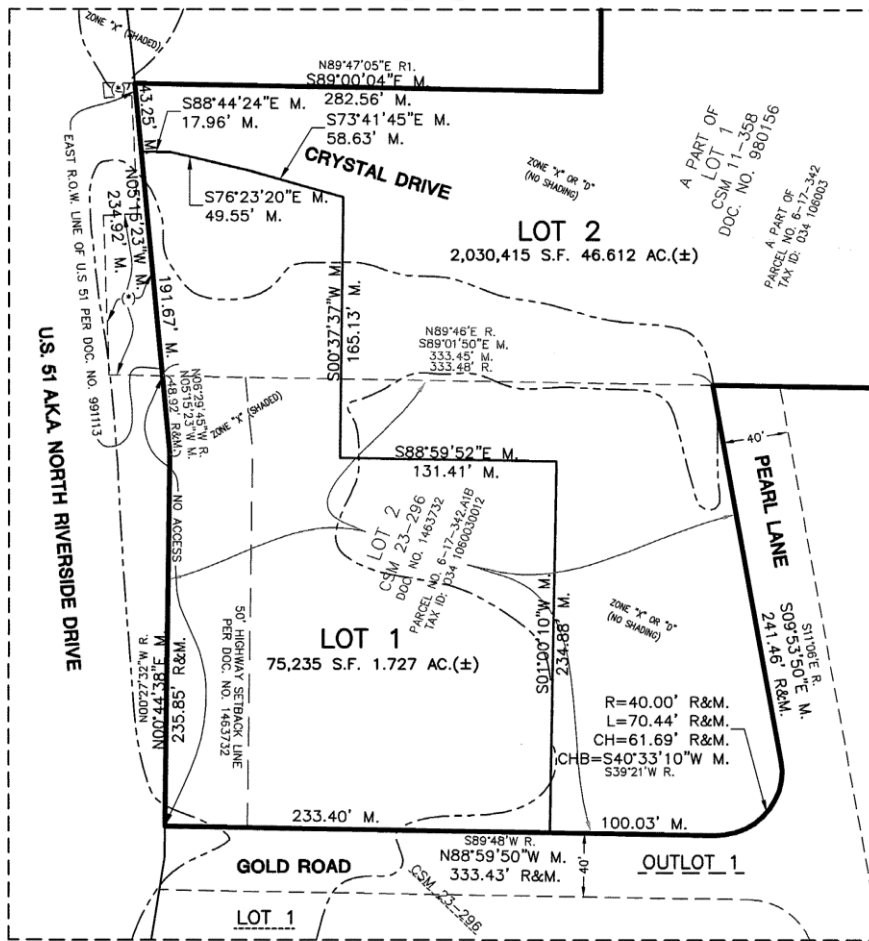


R.O.W. - RIGHT OF WAY  
 CSM XX-YYY - CERTIFIED SURVEY MAP BOOK-PAGE  
 (\*) LAND CONVEYED TO WIS.D.O.T. FOR US 51 R.O.W. PER DOC. NO. 991113


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 WOOLPERT, INC.  
 1815 SOUTH MEYERS ROAD, SUITE 950  
 OAKBROOK TERRACE, IL 60181

PARCEL NO. 6-17-342; TAX ID: 034 106003  
 PARCEL NO. 6-17-342A1B; TAX ID: 034 1060030012

**DETAIL**



G:\SS\Projects\Various\77717 - Dolor General Jonesville WA\Drawings\77717 - CSM - E.dwg, Plotted: Mar 28, 2018 - 10:06am

 <p><b>WOOLPERT, INC.</b>                  1815 South Meyers Rd                  Suite 950                  Oakbrook Terrace, IL 60181                  630.424.9080                  FAX: 630.495.3731</p>	<b>PROJECT No:</b>	77717		<b>No.</b>	<b>DATE</b>	<b>REVISION</b>
	<b>DATE</b>	10/26/17				
	<b>DES.</b>	SRK				
	<b>DR.</b>	PTK				
	<b>CKD.</b>	SRK		1.	03/28/18	PER COMMENTS

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**OWNER'S CERTIFICATE (A PART OF LOT 1 CSM 11-358)**

WISCONSIN HOMESITES ROCKVALE LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS OWNER OF A PART OF LOT ONE (1) OF THE CERTIFIED SURVEY MAP, RECORDED DECEMBER 28, 1983, AS DOCUMENT NO. 980156, DO HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH SECTION 15 OF THE ROCK COUNTY LAND DIVISION REGULATIONS AND CHAPTER 236.45 OF THE WISCONSIN STATUTES.

WITNESS THE HAND AND SEAL OF SAID OWNER, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WISCONSIN HOMESITES ROCKVALE, LLC.  
BY: WHR MANAGEMENT CORP., MANAGER

BY: \_\_\_\_\_

NAME/TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED OFFICER, TO ME KNOWN TO BE SUCH OFFICER AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY HIS/HER AUTHORITY.

NOTARY PUBLIC \_\_\_\_\_ NAME: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

THIS MAP HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
WOOLPERT, INC.  
1815 SOUTH MEYERS ROAD, SUITE 950  
OAKBROOK TERRACE, IL 60181

**OWNER'S CERTIFICATE (LOT 2 CSM 23-296)**

MEADOWS DEVELOPMENT GROUP, A WISCONSIN GENERAL PARTNERSHIP AS OWNER OF LOT TWO (2) OF THE CERTIFIED SURVEY MAP RECORDED JULY 20, 2000, AS DOCUMENT NO. 1463732 IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGES 296 TO 300, DO HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH SECTION 15 OF THE ROCK COUNTY LAND DIVISION REGULATIONS AND CHAPTER 236.45 OF THE WISCONSIN STATUTES.

WITNESS THE HAND AND SEAL OF SAID OWNER, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MEADOWS DEVELOPMENT GROUP

BY: \_\_\_\_\_

NAME/TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED OFFICER, TO ME KNOWN TO BE SUCH OFFICER AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY HIS/HER AUTHORITY.

NOTARY PUBLIC \_\_\_\_\_ NAME: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES**

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT WHICH DIRECTLY RELATES TO THIS DOCUMENT AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICES OF BOTH THE BELoit CITY CLERK AND THE CITY ENGINEER FOR THE CITY OF BELoit.

**NOTES:**

AS OWNER I HEREBY RESTRICT ALL LOTS IN THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF U.S.H. "51", EXCEPT AS SHOWN ON THE LAND DIVISION MAP: IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293 STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.



**WOOLPERT, INC.**  
1815 South Meyers Rd  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731

PROJECT No:	No.	DATE	REVISION
77717			
DATE 10/26/17			
DES. SRK			
DR. PTK			
CKD. SRK	1.	03/28/18	PER COMMENTS



G:\CS\Projects\Various\77717 - Dellar, General, Jonesville, WI\Drawings\77717 - CSI - E1.dwg, Plotted By: kaczmarsk, PlotTest: Mar 28, 2018 - 10:00am

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**TOWN OF ROCK APPROVAL**

APPROVED BY THE BOARD OF THE TOWN OF ROCK  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 TOWN CLERK \_\_\_\_\_

THIS MAP HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
 WOOLPERT, INC.  
 1815 SOUTH MEYERS ROAD, SUITE 950  
 OAKBROOK TERRACE, IL 60181

**CITY OF БЕЛОIT APPROVAL**

APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF БЕЛОIT  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 DIRECTOR OF PLANNING COMMISSION \_\_\_\_\_  
 APPROVED BY THE CITY COUNCIL OF THE CITY OF БЕЛОIT  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 CITY MANAGER \_\_\_\_\_

**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 \_\_\_\_\_

**ROCK COUNTY PLANNING AND DEVELOPMENT CERTIFICATE**

THIS FINAL LAND DIVISION NO. \_\_\_\_\_ IS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PURSUANT TO CHAPTER 15 OF THE ROCK COUNTY LAND DIVISION REGULATIONS.  
 SECRETARY \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

I, STEPHEN R. KREGER, A REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND DESCRIBED AS FOLLOWS:  
 A PART OF LOT ONE (1) OF THE CERTIFIED SURVEY MAP, RECORDED DECEMBER 28, 1983, AS DOCUMENT NO. 980156, IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGES 358 AND 359 (EXCEPT THAT PART THEREOF CONVEYED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR US 51 RIGHT-OF-WAY PER DOC. NO. 991113) AND LOT TWO (2) OF THE CERTIFIED SURVEY MAP RECORDED JULY 20, 2000, AS DOCUMENT NO. 1463732, IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGES 296 TO 300, BOTH RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN; BEING PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF ROCK, COUNTY OF ROCK, STATE OF WISCONSIN.  
 CONTAINING 48.339 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 \_\_\_\_\_ 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 MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_

STEPHEN R. KREGER  
 WISCONSIN REGISTERED LAND SURVEYOR S-2947  
 LICENSE EXPIRES 01/31/20

**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.



WOOLPERT, INC.  
 1815 South Meyers Rd  
 Suite 950  
 Oakbrook Terrace, IL 60181  
 630.424.9080  
 FAX: 630.495.3731

PROJECT No:	No.	DATE	REVISION
77717			
DATE 10/26/17			
DES. SRK			
DR. PTK			
CKD. SRK	1.	03/28/18	PER COMMENTS

# CITY of BELOIT

## Planning and Building Services 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-2018-03

1. Address of property: 6443 US 51 & 6719 US HWY 51
2. Tax Parcel Number(s): 6-17-342/6-17-342.A1B
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock of LaPrairie  
In the SE Quarter of Section 36, Township 2 North, Range 12 East of the 4th P.M.
4. Owner of record: Meadows Development Group Phone: 414-351-8017  
N86 W14041 Beacon St, Menomonee Falls, WI 53051  
(Address) (City) (State) (Zip)
5. Applicant's Name: Zaremba Group, LLC  
14600 Detroit Ave, Ste 1500, Lakewood, OH 44107  
(Address) (City) (State) (Zip)  
216-226-2159 / / mcasey@zarembagroup.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 48.339 acres
8. Total area of land remaining in parent parcel: 46.612 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: B-2 Large Scale Commercial
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.

Matt Casey (Signature of applicant)      MATT CASEY (Print name of applicant)      3/15/18 (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>\$170.00</u>
Scheduled meeting date: <u>APRIL 18, 2018 PC MEETING</u>
Application accepted by: <u>[Signature]</u> Date: <u>3/29/18</u>

**RESOLUTION APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTIES LOCATED AT 6219 AND 6443 SOUTH U.S. HIGHWAY 51**

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

**WHEREAS**, the attached two-lot Certified Survey Map for the properties located 6219 & 6443 South U.S. Highway 51 in the Town of Rock, containing 48.3 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF LOT ONE (1) OF THE CERTIFIED SURVEY MAP RECORDED DECEMBER 28, 1983, AS DOCUMENT NO. 980156, IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGES 358 AND 359 AND LOT TWO (2) OF THE CERTIFIED SURVEY MAP RECORDED JULY 20, 2000, AS DOCUMENT NO. 1463732, IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGES 296 TO 300, BOTH RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN; BEING PART OF THE SE ¼ OF SECTION 36, T. 2 N., R. 12 E., OF THE 4<sup>TH</sup> P.M., TOWN OF ROCK, 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 properties located 6219 & 6443 South U.S. Highway 51 in the Town of Rock, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Approved this 18<sup>th</sup> day of April, 2018.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

ATTEST:

\_\_\_\_\_  
Julie Christensen,  
Community Development Director

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** April 18, 2018

**Agenda Item:** 4

**File Number:** SPR-2018-03

**Request:** Additional Accessory Bldg

**Owner:** Fairbanks Morse LLC

**Location:** 701 White Avenue

**Existing Zoning:** M-2, General  
Manufacturing

**Existing Land Use:** Manufacturing

**Area:** 32.8 Acres

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### Request Overview/Background Information:

Angus Young Associates, on behalf of Fairbanks Morse Engine, has requested Plan Commission review and approval of a site plan for the construction of an additional accessory building on the manufacturing property located at 701 White Avenue. According to Section 6.3.4(g) of the Zoning Ordinance, industrial sites may only have more than two detached accessory buildings if the Plan Commission approves the site plan. The subject property is a 33-acre manufacturing campus with up to 10 accessory buildings that have been constructed over the facility's long tenure in Beloit. The proposed painting building is the first accessory building to be proposed since the 6.3.4(g) standard became effective.

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### Key Issues:

- As shown on the attached plans, the applicant has proposed the construction of a 15,476 square-foot painting building to be located in the center of the Fairbanks campus. The proposed painting building will be surrounded by existing buildings, and will not be visible from a public street.
  - This project involves removal of an existing railroad spur followed by construction of two new railroad spurs and a railroad spur connection to the existing painting building (#181).
  - The proposed building will be a high bay single-story building with a mechanical mezzanine level. This project also involves numerous improvements including new concrete, sanitary & storm sewer facilities, asphalt repairs, and other miscellaneous items.
  - The proposed painting building will have metal siding and doors, which are allowed in manufacturing districts. Given that the proposed painting building will not be visible to the public, Planning staff is not recommending any additional requirements related to landscaping, setbacks, or building materials. Accessory buildings do not trigger full compliance with the Lighting and Landscaping Codes that apply to new primary buildings.
  - The site plans are attached and hard copies will be available at the meeting. The applicant has submitted a Site Plan Review application and the Review Agents are currently reviewing the plans.
- 

### Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for General Industrial uses.
  - Consideration of this request supports Strategic Goal #3 by creating and sustaining economic growth.
- 

### 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:

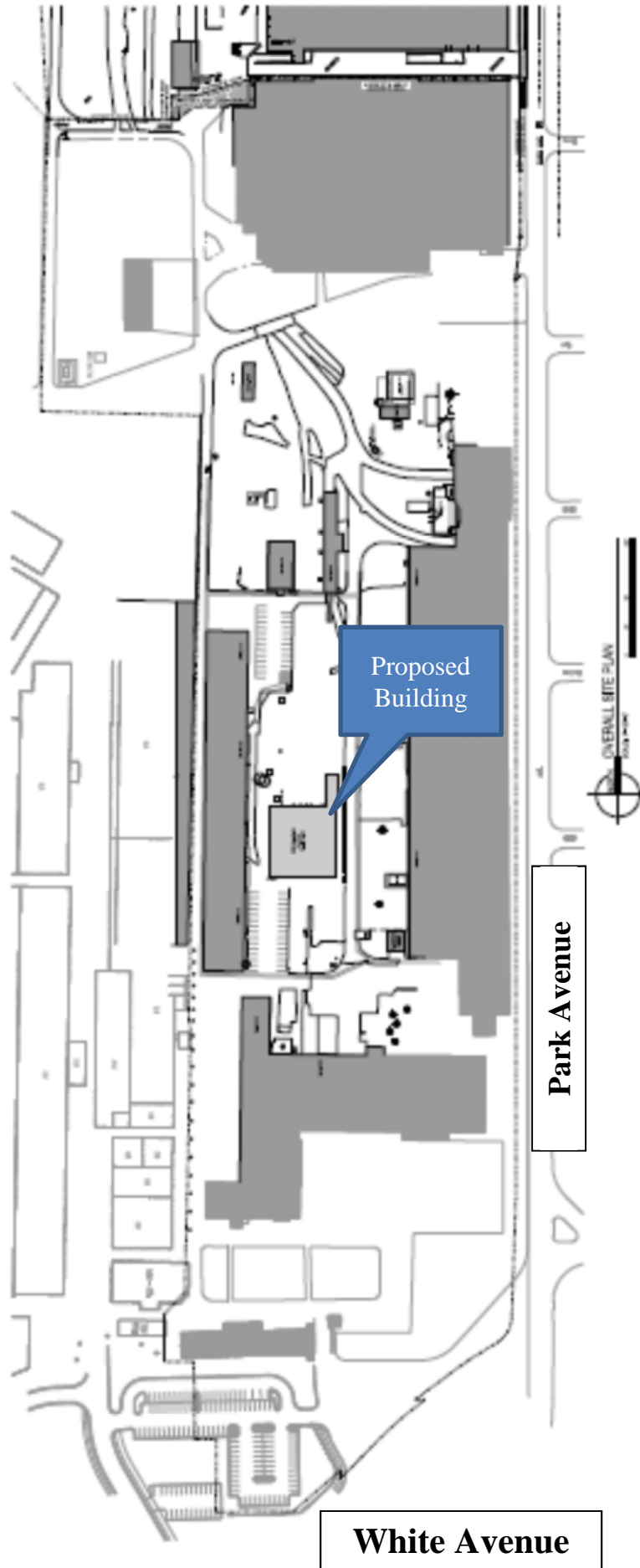
The Planning and Building Services Division recommends **approval** of the attached plans for an additional detached accessory building on the Fairbanks Morse property located at 701 White Avenue, subject to the following conditions:

1. This approval authorizes a new painting building as shown on the attached site plans that may be up to 16,000 square feet in floor area.
  2. Prior to issuance of a Building Permit for this project, the applicant shall obtain a Certificate of Zoning Compliance and an Architectural Review Certificate.
- 

**Fiscal Note/Budget Impact:** N/A

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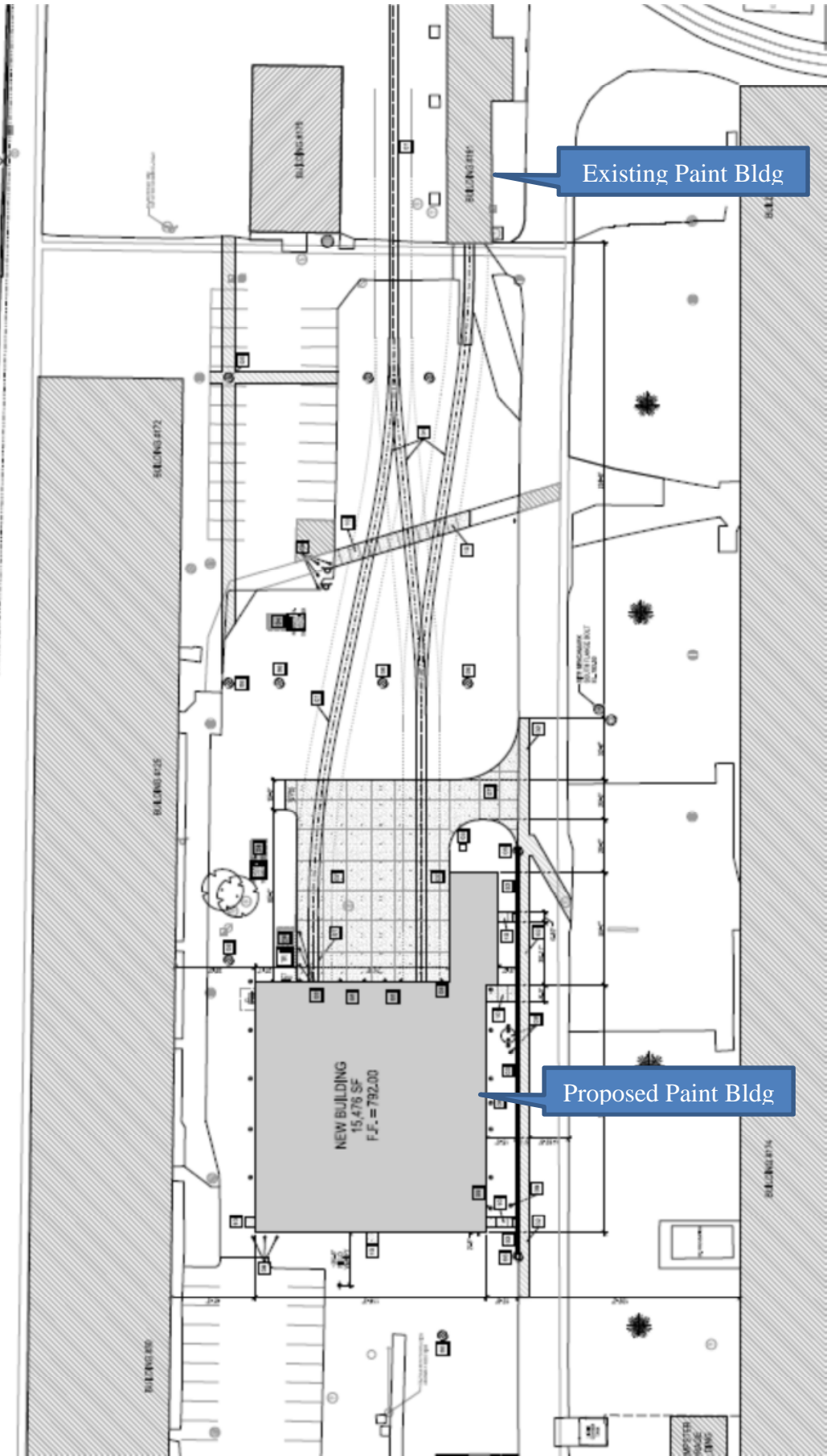
**Attachments:** Overview Plan, Site Plan, Building Elevations, and Resolution



Proposed Building

Park Avenue

White Avenue



Existing Paint Bldg

Proposed Paint Bldg

BUILDING 810

BUILDING 815

BUILDING 820

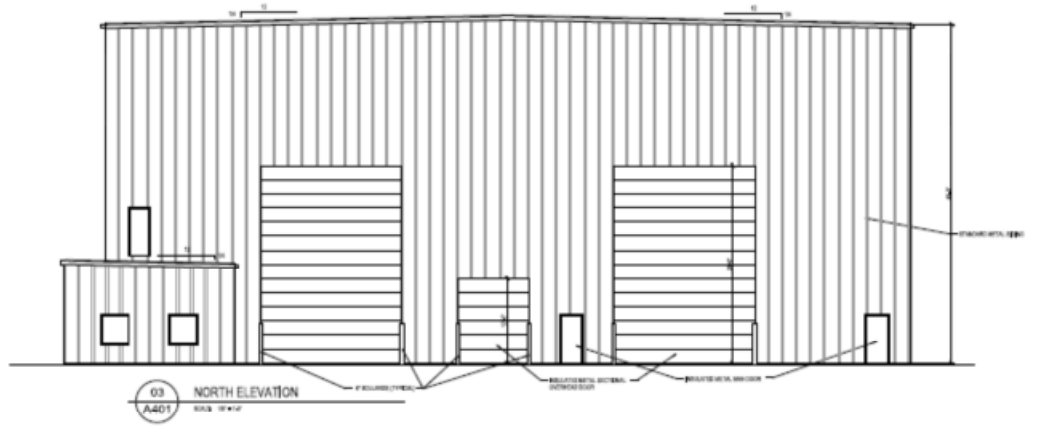
BUILDING 805

BUILDING 800

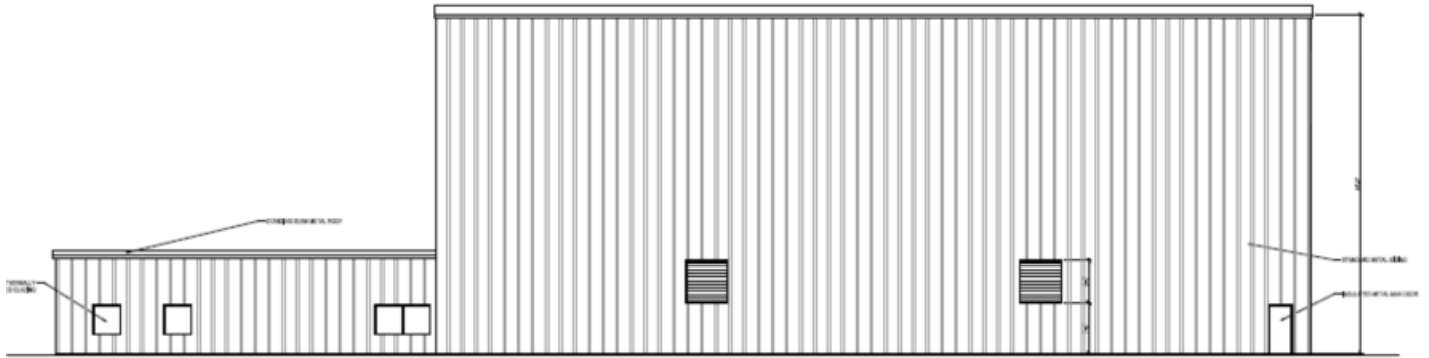
BUILDING 825

NEW BUILDING  
15,478 SF  
F.F. = 792.00

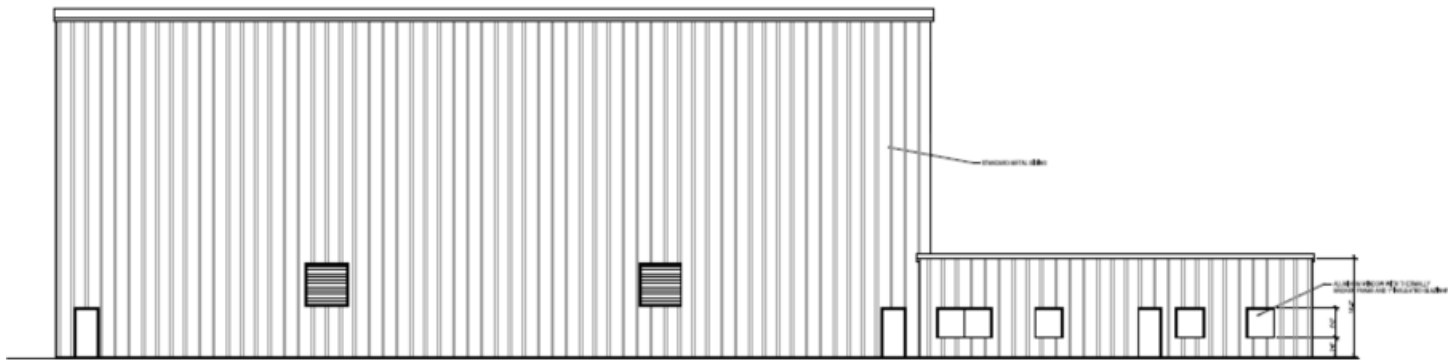
MECHANICAL PLANT



03 NORTH ELEVATION  
SCALE 1/8"



02 WEST ELEVATION  
SCALE 1/8"



01 EAST ELEVATION  
SCALE 1/8"

**RESOLUTION**  
**APPROVING AN ADDITIONAL ACCESSORY BUILDING**  
**ON THE FAIRBANKS MORSE PROPERTY AT 701 WHITE AVENUE**

**WHEREAS**, Angus Young Associates, on behalf of Fairbanks Morse Engine, has requested Plan Commission review and approval of a site plan for the construction of an additional accessory building on the manufacturing property located at 701 White Avenue; and

**WHEREAS**, Section 6.3.4(g) of the Zoning Ordinance stipulates that manufacturing sites may only have more than two detached accessory buildings if the Plan Commission approves the site plan; and

**WHEREAS**, there are more than two accessory buildings on the Fairbanks campus and the proposed 15,476 square-foot painting building will be located out of public view in the center of the Fairbanks campus while complying with all applicable codes and regulations; and

**WHEREAS**, a full set of civil site plans will be reviewed and approved by City staff and the Review Agents prior to issuance of a Building Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby approves the site plan for the construction of an additional accessory building on the Fairbanks Morse property located at 701 White Avenue, subject to the following conditions:

1. This approval authorizes a new painting building as shown on the attached site plans that may be up to 16,000 square feet in floor area.
2. Prior to issuance of a Building Permit for this project, the applicant shall obtain a Certificate of Zoning Compliance and an Architectural Review Certificate.

Adopted this 18<sup>th</sup> day of April, 2018.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director