



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Tuesday, November 20, 2018**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the Minutes of the November 7, 2018 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal material on more than 25 percent of an exterior wall on a non-industrial building for the property located at 548 Broad Street
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a three-lot Extraterritorial Certified Survey Map for the property located at 2637 E Stateline Road in the Town of Turtle
[Attachment](#)
 - 4.b. Consideration of a Petition for Direct Annexation for the property located at 1014 Froebel Drive in the Town of Beloit
[Attachment](#)
 - 4.c. Consideration of a request for a 20-foot Underground Electric Easement across the northern edge of the vacant City-owned property located at 3015 Cranston Road
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.



Meeting Minutes
Beloit City Plan Commission
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, November 7, 2018

1. Call to Order and Roll Call

The meeting was called to order at 7:00pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present. Commissioner Haynes was absent.

2. Approval of the Minutes of the November 7, 2018 Meeting

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

3. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 2240 Cranston Road

Community Development Director, Julie Christensen, presented the staff report and recommendation for agenda items 3 and 4.

Commissioner Robson asked if there was going to be two fire hydrants instead of one, and if the access drives are straight enough for fire trucks. Ms. Christensen stated that the City will work through the site plan details in the final plan review. Commissioner Weeden asked if the driveway off Shopiere is owned by Casey's, and if the City will have a shared driveway or a cross easement. Ms. Christensen stated that the driveway that is on site was intended to have access to this to 2240 Cranston Road. Commissioner Robson asked what use can be located under the electric easement. Ms. Christensen stated that buildings cannot be constructed underneath the easement.

Chairman Faragher opened the public hearing. Wayne Wegenke, 20320 W Mill Creek Tail, New Berlin, WI, developer of the property, mentioned that the site will have two fire hydrants. Commissioner Weeden questioned why Mr. Wegenke has the buildings all turned to the side and not facing the road. Mr. Wegenke stated that he put it that way so there was enough room to add the four buildings and making the parking lot accessible to visitors and the elderly. He indicated that if he turned the buildings, it would be a longer walk for the residents and their families to the front doors of the building.

Commissioner Weeden asked if the developer is extending the sidewalk along the entire width of the property. Ms. Christensen stated that the City is requiring the developer to extend the sidewalk installed by Casey's along the entire property. The City's policy is to require sidewalks to be installed as properties are developed.

Chairman Faragher closed the public hearing.

Commissioner Johnson move to approve the PUD. Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. **Consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 2240 Cranston Road**

Chairman Faragher opened and closed the public hearing.

Commissioner Johnson move to approve the Zoning Map Amendment. Commissioner Ruster seconded the motion. The motion passed, voice vote.

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

The next Plan Commission meeting has been moved to Tuesday, November 20, 2018 at 7:00pm due to the Thanksgiving holiday. On the agenda will be an annexation from the Town of Beloit, a certified survey map, and an easement.

At the City Council meeting, the City's Comprehensive Plan update was approved.

6. **Adjournment**

Commissioner Robson moved to adjourn the meeting. Commissioner Finnegan seconded the motion.

Meeting adjourned at 7:30pm. Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2018

Agenda Item: 3a

File Number: ARC/EXP-2018-01

General Information

Applicant: CCI on behalf of Bryden Motors

Owner: BMI, LLC.

Address/Location: 548 Broad Street Beloit WI 53511

Applicant's Request/Proposal: Corporate Contractors Inc. (CCI) on behalf of Bryden Motors has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the installation of metal siding on a commercial building in a C-3, Community Commercial District, for the property located at 548 Broad Street.

Staff Analysis

1. Section 34.15(1) of the Architectural Review and Landscape Code limits the placement of metal materials to no more than 25% of an exterior wall surface on non-industrial buildings. The submitted application indicates the placement of new steel siding would cover more than 25% of all exterior wall surfaces. The proposed material is a grey stucco finish insulated steel as shown in the attachments.
2. This property is located in the Business Improvement District (BID) which requires elevated design standards for the exterior facade of structures. The Downtown Beloit Association reviewed this proposal at the September 19, 2018 meeting and was not in favor of the exterior material.
3. On August 23, 2018, staff reviewed the submitted Architectural Review Application and approved the construction of the new Quick Lube Facility; however, staff did not approve the proposed metal siding. The applicant has opted to start installing the metal panels, at their own risk of being denied the exception and having to remove the material.
4. The application, photos, and wall specifications are attached to this report.

Findings of Fact – Section 34.22(5) of the Architectural Review and Landscape Code states that the City Council may grant exceptions to the regulations contained in this chapter when:

(a) Such exceptions are in harmony with the general purpose and intent of this chapter;

Granting the requested exception would be the first approval of metal siding on a

permanent commercially zoned building within Business Improvement District (BID) since the Architectural Review Code was adopted in 2004. The proposed siding would be acceptable in an industrial application, as allowed by code.

(b) *The City Council finds that special circumstances exist involving the size, shape, topography, location or surroundings of the property referred to in the application*

There are no special circumstances involving the characteristics of the subject property. The applicant could use a variety of other siding materials.

(c) *Denial of the exception will cause unreasonable or unnecessary hardship;*

Denial of the requested exception will force the applicant to find an alternative siding material. The applicant can still use a durable, maintenance-free product, and can use metal as an accent material. Given this fact and the compelling public purposes achieved by the 25 percent metal cap, the applicant will not face unreasonable or unnecessary hardship.

(d) *Granting the exception will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the general welfare of the neighborhood or the public.*

Granting the exception would allow the installation of metal siding that is designed for industrial buildings to be installed on a visible, permanent commercial building. Allowing vertical metal siding in a commercial district may negatively impact property values in the vicinity, undermine the Downtown Beloit Design Guidelines, and will set a bad precedent City-wide.

City of Beloit Comprehensive and Strategic Plan: The City's Comprehensive Plan recommends *Community Commercial* uses. Consideration of this request supports Strategic Goal #3, to create and sustain economic and residential growth.

STAFF RECOMMENDATION:

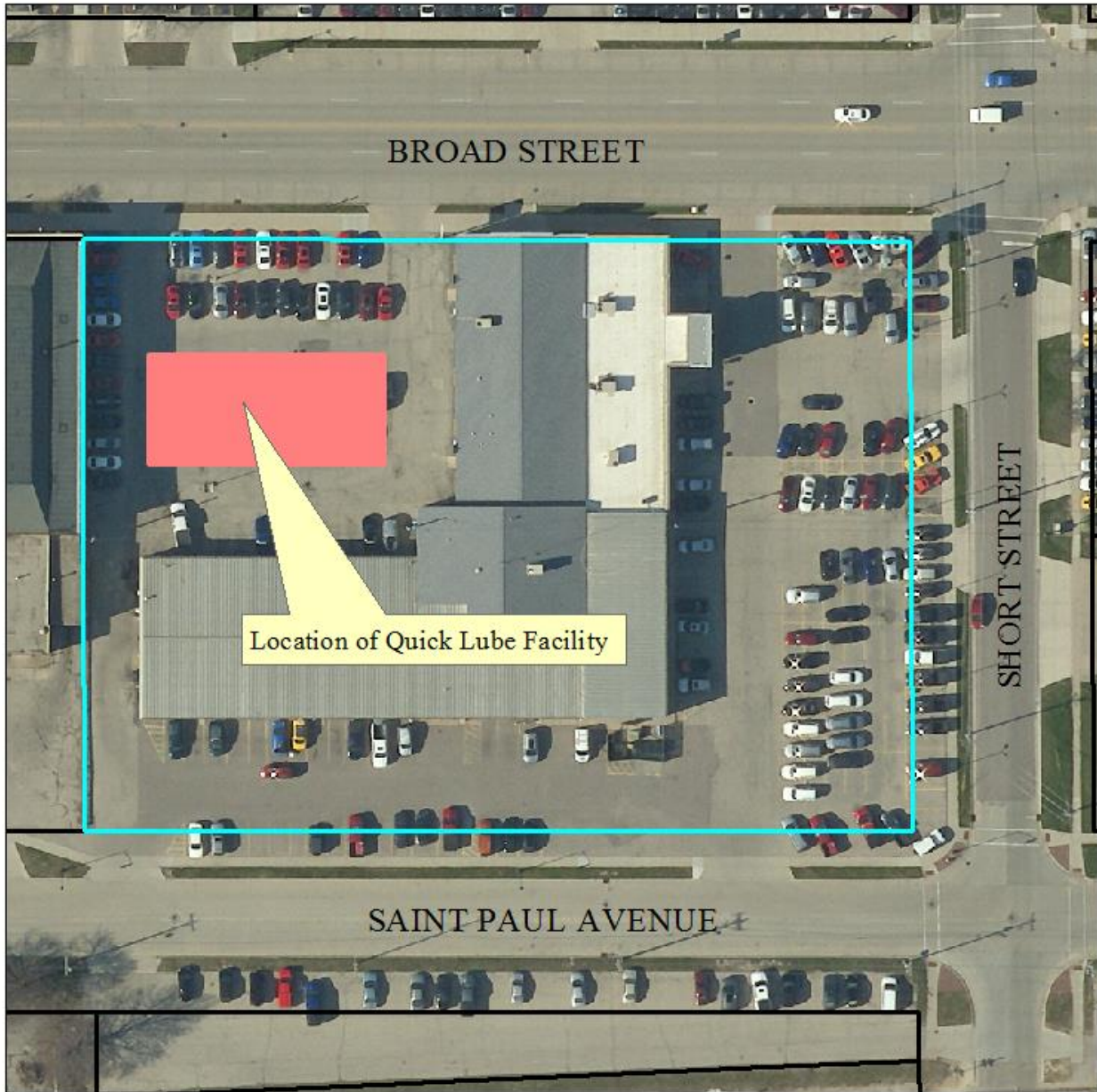
The Planning & Building Services Division recommends denial of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal materials on more than 25 percent of an exterior wall on a non-industrial building in the C-3, Community Commercial District, for the property located at 548 Broad Street based on the above Findings of Fact.

ATTACHMENTS: Location & Zoning Map, Application, Photos, Specifications, Public Notice, and Mailing List.

Location & Zoning Map

548 Broad Street



ARC/EXP-2018-01



1 inch = 63 feet

0 15 30 60 90 Feet

Legend

-  City Limits (Corp Poly)
-  Parcel Poly

Map prepared by: Hilary Rottmann
Date: November 2018
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION



View from Broad Street looking east
towards Short Street



View from Broad Street looking west
towards Prospect Street



Exterior materials of front of building facing Broad Street



View from behind the Quick Lube looking north towards Broad Street



CITY of BELOIT

Planning & Building Services Division

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

Architectural Review Exception Application Form

(Please Type or Print)

File number: ARC/EXP 2018-01

1. Name of applicant: Corporate Contractors Inc (CCI)
on behalf of Bryden Motors Phone #: (608) 362-2912

3800 Gateway Blvd #200 Beloit WI 53511
(Address) (City) (State) (Zip)

2. Address of subject property: 548 Broad Street, Beloit, WI 53511

3. Tax Parcel Number(s): 13540605

4. Legal description: _____

5. Present zoning: C-3 Present use: Auto Dealership

6. Proposed use (if different): _____

7. Owner of record: BMI, LLC. Phone: (608) 364-8880

548 Broad Street Beloit WI 53511
(Address) (City) (State) (Zip)

8. Code from which relief is sought or exception is taken:

Architectural Review Landscape Regulations

9. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)

Exception to Section 34.15(1) of the Architectural Review to allow the use of metal materials on
more than 25% of an exterior wall.

10. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

Chrysler has a specific floor plan, features and finishes they require for there Quick Lube Express
Buildings. The standard exterior finish is the large metal panels you see on all dealerships, which
does not match the existing EIFS finish Bryden has on the main building or the existing metal
panel on the service building. EIFS is not an acceptable finish to Chrysler. After much
conversation, the use of the insulated architectural panel was settled upon as it provides the look

to match the existing EIFS finish while still providing some of the elements of what Chrysler is looking for on there buildings. Please refer to the attached Metal Span "Tuff Wall" architectural panel specification sheet.

11. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
<i>Clint Wallisch</i>	Clint Wallisch	10/23/18
_____ (Signature of Applicant, if different)	_____ (Print name)	_____ (Date)

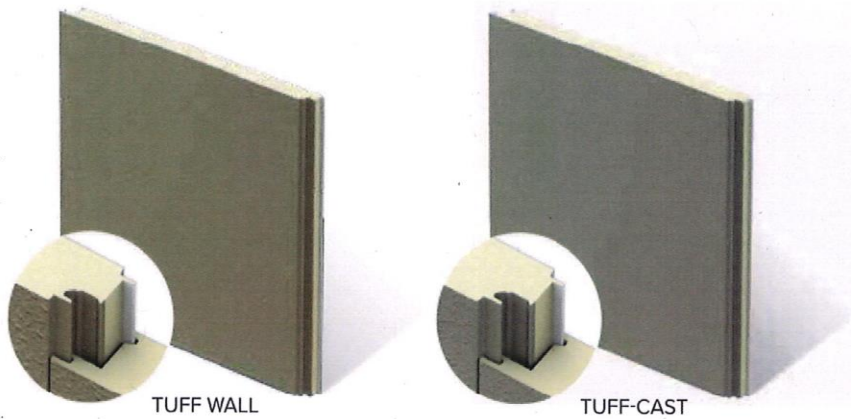
The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

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

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

To be completed by Planning staff	
Filing fee: \$100.00	Amount paid: <u>\$100</u> Meeting date: <u>11/20/2018</u>
Application accepted by: <u>Nikony Rottmann</u>	Date: <u>10/24/2018</u>
No. of notices: <u>5</u>	x mailing cost (\$0.50) = cost of mailing notices: \$ <u>2.50</u>
Date Notice Published: <u>11/9 - 11/10</u>	Date Notice Mailed: <u>11/8</u>



TUFF COTE® WALL PANELS

CF TUFF WALL

The Metl-Span CF Tuff Wall is an attractive, stucco-like insulated metal panel that exhibits the natural beauty sought by many designers and owners. The exterior surface of the panel is a hard aggregated, fiber-reinforced polymer coating created with the factory-applied Tuff Cote® finish system. Tuff Cote® finish offers an extremely durable, impact- and abrasion-resistant coating that can withstand severe weather conditions.

Unlike field-applied finishes that are vulnerable to damp or cold weather during installation, Tuff Wall panels can be erected in virtually any weather condition. The interior face of the Tuff Wall panel is finished with an attractive Light Mesa profile and painted with a White Polyester coating.

CF TUFF-CAST

The Metl-Span CF Tuff-Cast is an attractive insulated metal panel with the appearance of finished precast concrete. The exterior surface of the panel is a hard aggregated fiber-reinforced polymer coating created with the factory-applied Tuff Cote® finish system. Tuff Cote® finish offers an extremely durable, impact- and abrasion-resistant coating that can withstand severe weather conditions.

Unlike field-applied finishes which are vulnerable to damp or cold weather during installation, Tuff-Cast panels can be erected in virtually any weather condition. The interior face of the Tuff-Cast panel is finished with an attractive Light Mesa profile and painted with a White Polyester coating.

PANEL SPECIFICATIONS

Width: 36", 42"

Thickness: 2", 2½", 3", 4", 5", 6"

Length: 8'-0" to 40'-0"

Exterior Face: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga. with factory-applied Tuff Cote® finish system

Interior Face: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

Joint: Offset double tongue-and-groove with extended metal shelf for positive face fastening

Exterior Profile: 2", 2½", 3" and 4" are no profile with Tuff Cote® finish system; 5" and 6" are Mesa nominal ⅛" deep with Tuff Cote® finish system

Interior Profile: Light Mesa nominal ⅛" deep

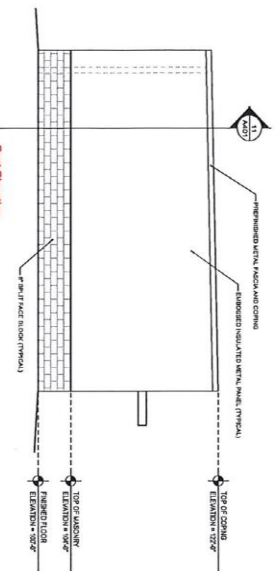
Core: Foamed-in-place, Non-CFC & zero ODP polyurethane, FM Approved Class 1 with no height restrictions

Thermal Values: K-Factor** @ 75° F (24° C) is 0.14, @ 40° F (4° C) is 0.126

Exterior Texture: Tuff Cote® finish system—a hard aggregated fiber-reinforced polymer coating

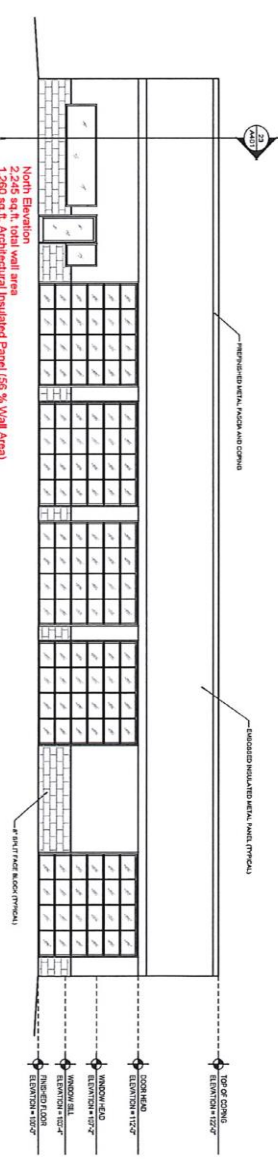
Fastening: Fastener and clip concealed in the side joint

**K-Factor calculations: Btu in/ft²hr. °F



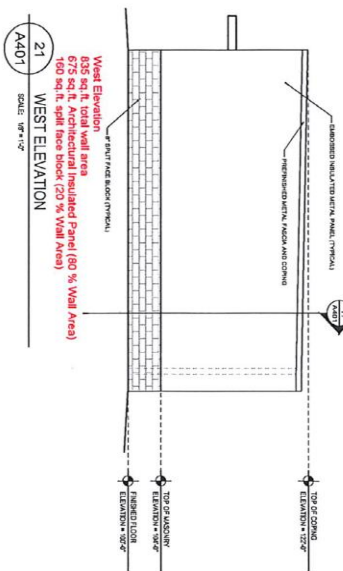
East Elevation
 807 sq. ft. total wall area
 675 sq. ft. Architectural Insulated Panel (80 % Wall Area)
 160 sq. ft. split face block (20 % Wall Area)

22 EAST ELEVATION
 A401 SCALE: 1/8" = 1'-0"



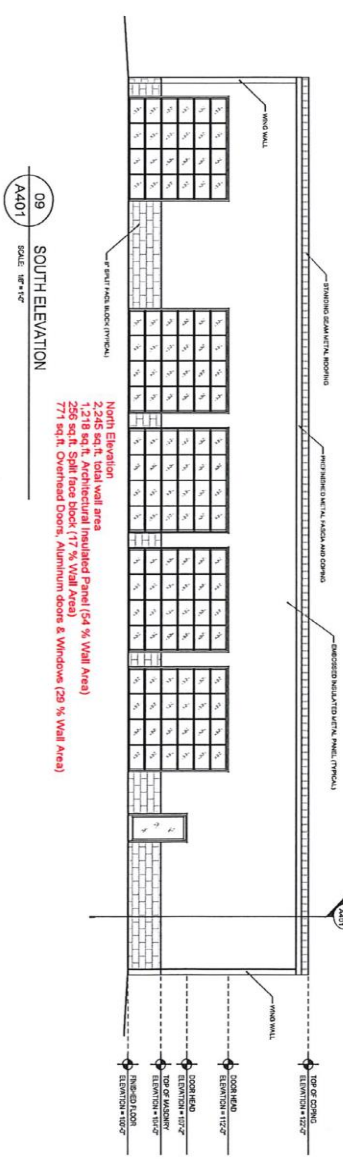
North Elevation
 2,245 sq. ft. total wall area
 1,260 sq. ft. Architectural Insulated Panel (56 % Wall Area)
 146 sq. ft. Split face block (17 % Wall Area)
 830 sq. ft. Overhead Doors, Aluminum doors & Windows (27 % Wall Area)

10 NORTH ELEVATION
 A401 SCALE: 1/8" = 1'-0"



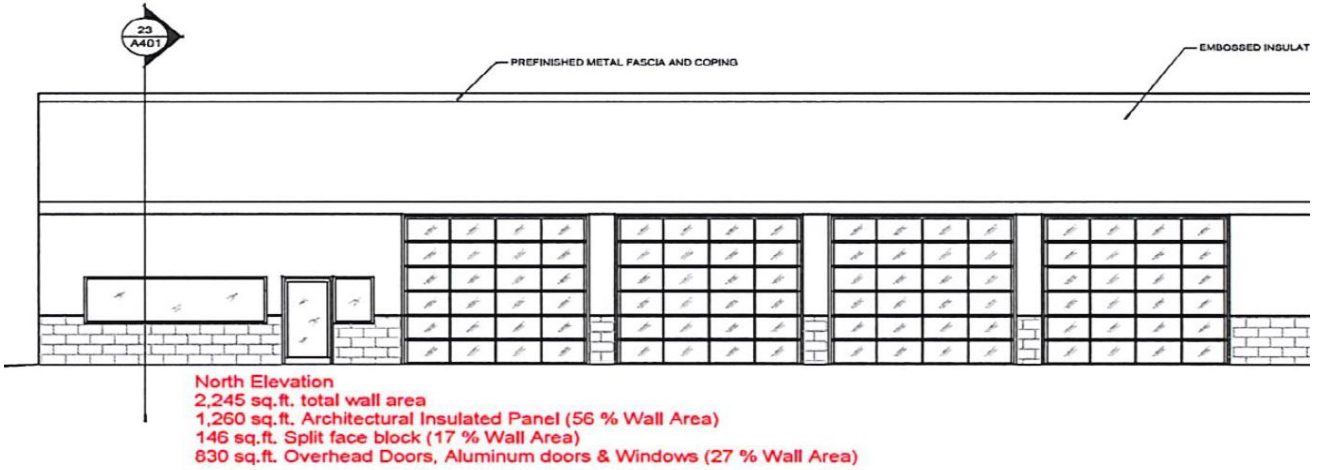
West Elevation
 635 sq. ft. total wall area
 505 sq. ft. Architectural Insulated Panel (80 % Wall Area)
 160 sq. ft. split face block (20 % Wall Area)

21 WEST ELEVATION
 A401 SCALE: 1/8" = 1'-0"



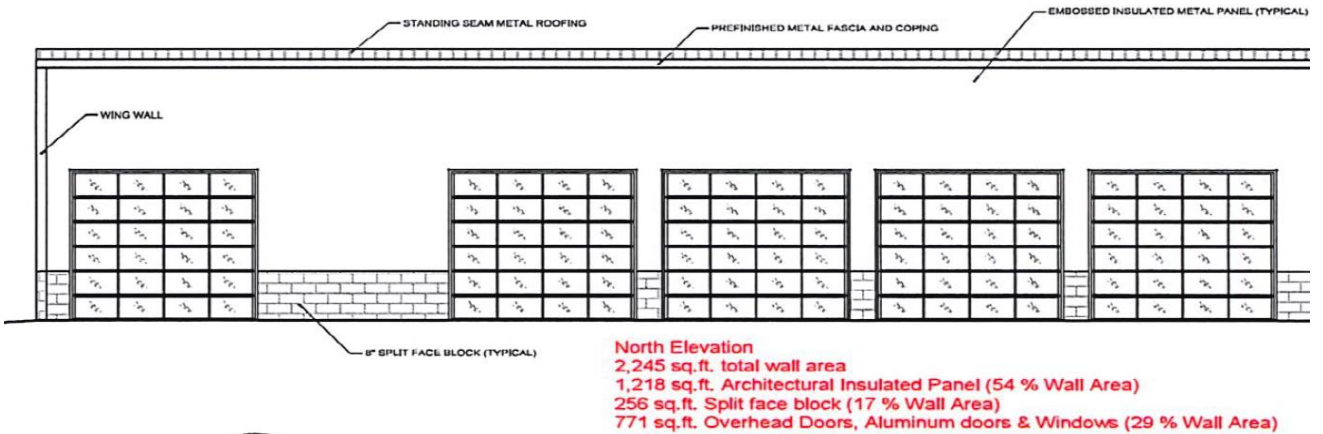
North Elevation
 2,245 sq. ft. total wall area
 1,278 sq. ft. Architectural Insulated Panel (54 % Wall Area)
 146 sq. ft. Split face block (17 % Wall Area)
 771 sq. ft. Overhead Doors, Aluminum doors & Windows (29 % Wall Area)

09 SOUTH ELEVATION
 A401 SCALE: 1/8" = 1'-0"



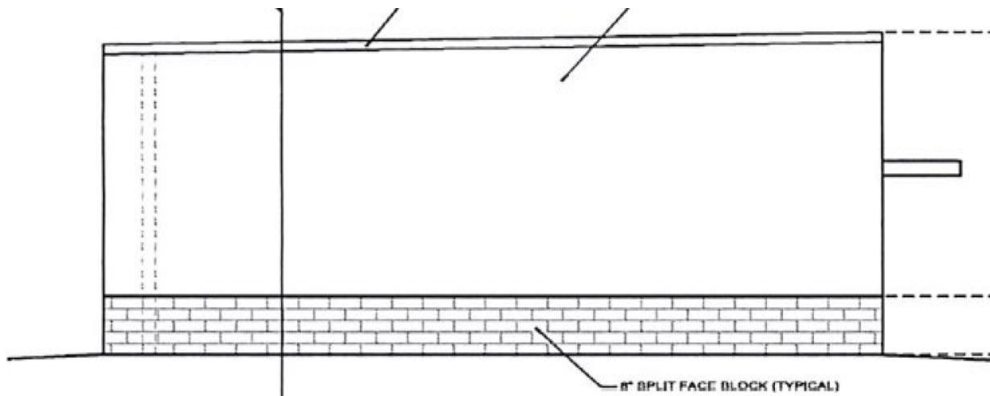
10
A401

NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



09
A401

SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

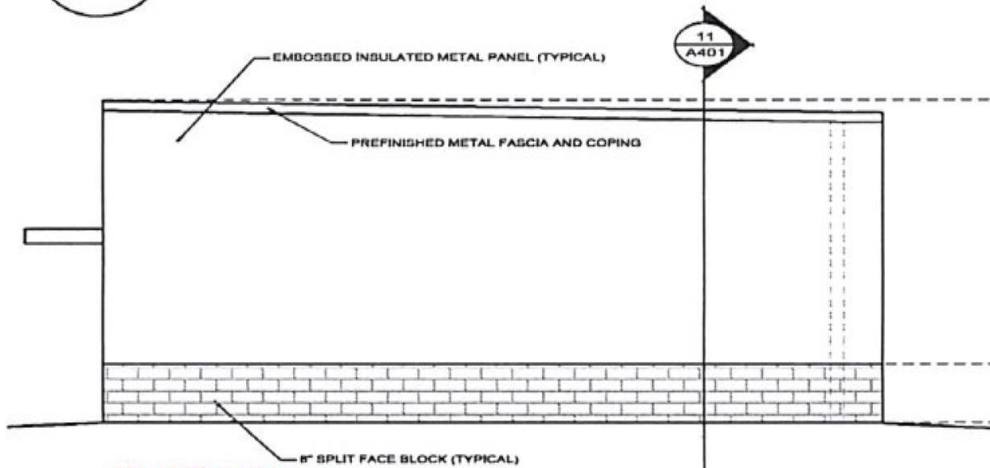


East Elevation
 835 sq.ft. total wall area
 675 sq.ft. Architectural Insulated Panel (80 % Wall Area)
 160 sq.ft. split face block (20 % Wall Area)

22
 A401

EAST ELEVATION

SCALE: 1/8" = 1'-0"



West Elevation
 835 sq.ft. total wall area
 675 sq.ft. Architectural Insulated Panel (80 % Wall Area)
 160 sq.ft. split face block (20 % Wall Area)

21
 A401

WEST ELEVATION

SCALE: 1/8" = 1'-0"

NOTICE TO THE PUBLIC

November 8, 2018

To Whom It May Concern:

Corporate Contractors Inc. (CCI) on behalf of Bryden Motors has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the exterior walls on new Quick Lube Facility to be more than 25 percent metal in a C-3, Community Commercial District, for the property located at:

548 Broad Street.

The applicant has been hired to construct a new 4,061 square foot Quick Lube Facility. The metal façade limitation applies to this project because metal siding is only allowed up to 25% within commercial zoning district. This property is also located in the Business Improvement District (BID) which requires elevated design standards for the exterior facade of structures.

The following public hearings will be held regarding this proposed Exception to the Architectural Review and Landscape Code:

City Plan Commission: Tuesday November 20, 2018 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, December 3, 2018, 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 Hilary Rottmann in the Planning & Building Service Division at (608) 364-6708 or rottmanh@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

BMI LLC
548 Broad Street
Beloit, WI 53511

Roger Bryden OOPS II LLC
548 Broad Street
Beloit, WI 53511

Braun Leasing LTD
510 Broad Street
Beloit, WI 53511

BMO Harris Bank
500 E. Grand Ave
Beloit, WI 53511

BMA Harris Bank NA
Attn: Corporate Real Estate
111 W. Monroe Street
Chicago, IL 60603



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2018

Agenda Item: 4a

File Number: CSM-2018-06

General Information

Applicant: R.H. Batterman & Co. Inc., 2857 Bartells Drive Beloit, WI 53511

Owner: Richard J. Walsh Trust

Address/Location: 2637 E. State Line Road

Applicant's Request: The applicant is proposing to subdivide the property to satisfy the distributions of the Certificate of Trust of Richard J. Wash. The parent parcel is approximately 50.3 acres. The owner is proposing to divide the parent parcel into 3 lots via CSM.

Jurisdiction: Town of Turtle (Extraterritorial Jurisdiction)

Staff Analysis

Existing Conditions: The property at 2637 State Line Road is located in the Town of Turtle east of Interstate 90 and north of the Illinois border. The 50.3 acre parcel contains several farm buildings and agricultural land. It is currently zoned AE, Agricultural Farmland District. This zoning designation exclusively provides for agricultural uses and uses compatible with agriculture.

Surrounding Land Use and Zoning: To the North, East, and South, properties are zoned AE, Agricultural Farmland. To the West across the expressway within the City Limits of Beloit, land is zoned M-2 General Manufacturing.

Proposed Land Use and Zoning: The owner intends to keep all three proposed lots zoned AE and to keep the land in agricultural production.

City of Beloit Comprehensive Plan: The 50.3 acre parcel is planned for future Business Park. Business Park land uses include high-quality indoor manufacturing, warehousing, distribution, office, research and development, recreational, and business park support uses.

Municipal Utilities: These properties are not served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Fire Department, Engineering Division, and Water Resources Division and Alliant Energy, AT&T and Charter. Comments were received from engineering requesting a 100 foot wide right-of-way be dedicated along State Line road.

Additional Comments: A copy of the three-lot Preliminary Certified Survey Map is attached. It indicates that Lot 1 which will be 25.2 acres, Lot 2 will be 20.4 acres, and Lot will be 3 3.7 acres. The trust distribution described a land locked parcel for proposed Lot 1 with no frontage to State Line Road. The proposal makes an effort to meet the intent of the distribution while also adhering to the ordinance as much as possible. Proposed Lot 1 includes a 100-foot wide connection to State Line Road.

The Rock County Planning and Development Committee is currently in the process of reviewing of this CSM.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached three-lot Certified Survey Map (CSM) for the property located at 2637 State Line Road, in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2019 and a copy provided to the Planning and Building Services Division.

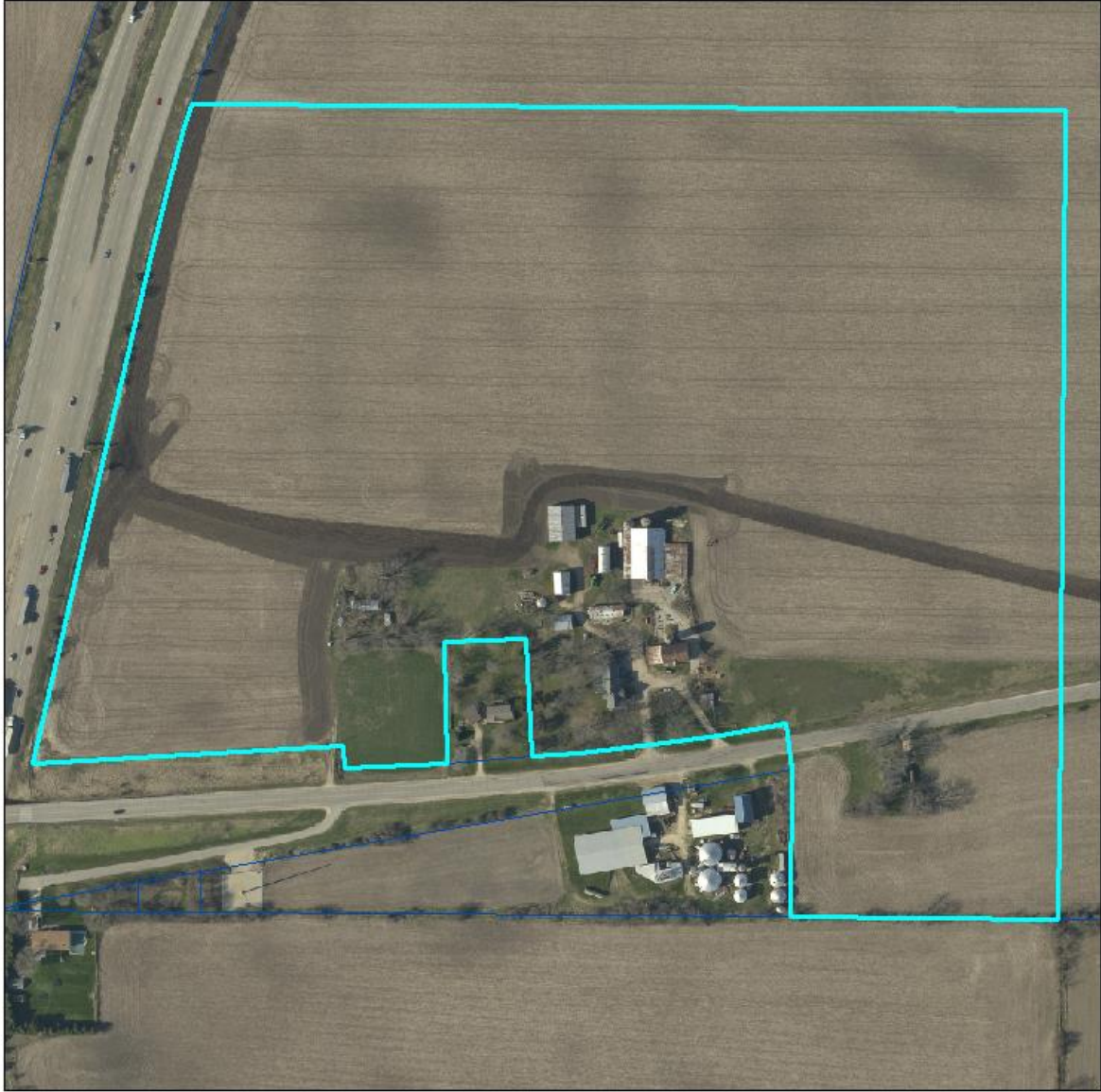
ATTACHMENTS: Location & Zoning Map, Preliminary Certified Survey Map, Rock County CSM application and City of Beloit CSM application

Map, CSM, Engineering Comments, Application, and Resolution

Location & Zoning Map

2637 E. State Line Road



CSM-2018-06



1 inch = 263 feet

0 70 140 280 420 Feet

Legend

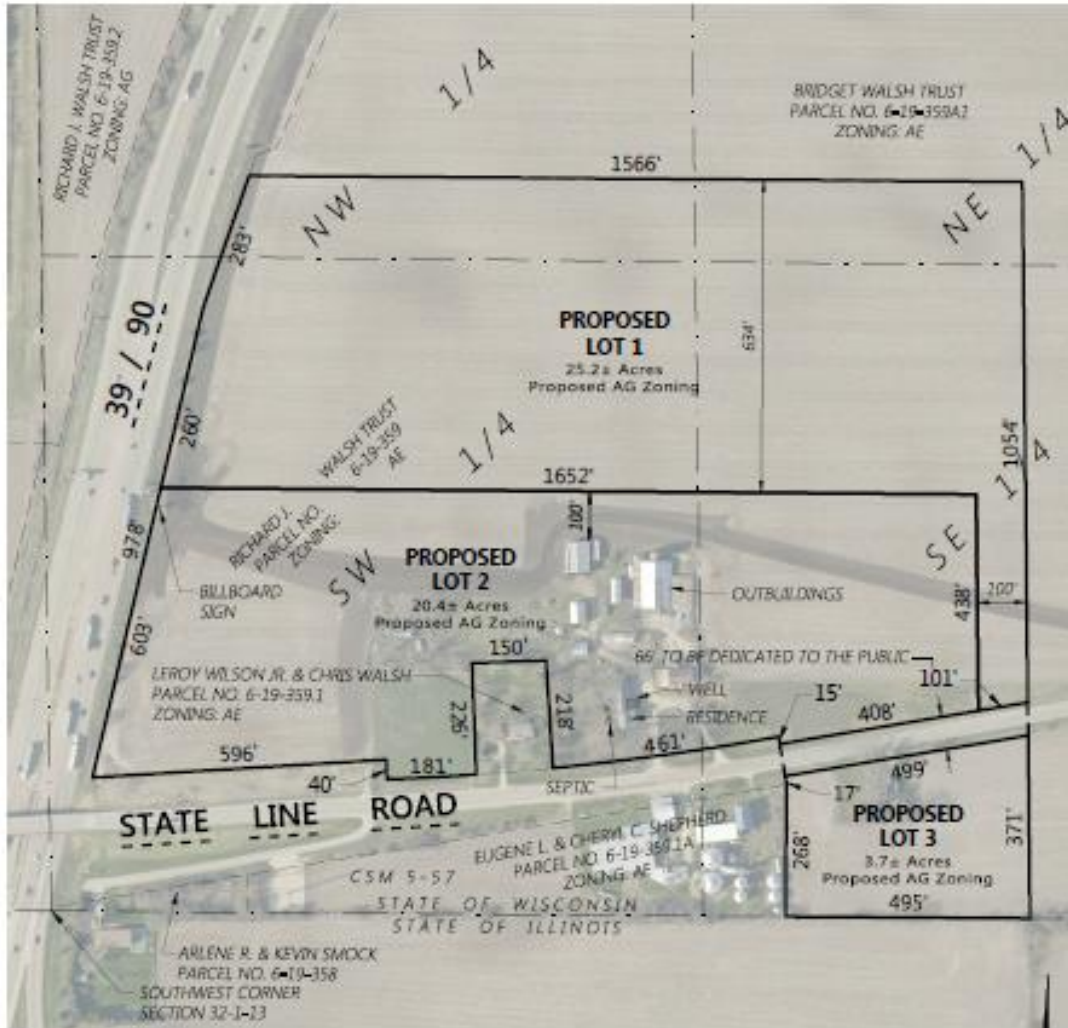
-  City Limits (Corp Poly)
-  Parcel Poly

Map prepared by: Hilary Rottmann
Date: November 2018
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF
THE SW 1/4 OF SECTION 32, T. 1 N., R. 13 E., OF THE 4TH
P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



Scale: 1" = 300'



ORDER NO: 32636
BOOK: SEE FILE
FIELD CREW: N/A
DRAWN BY: KJB
DATE: October 17, 2018

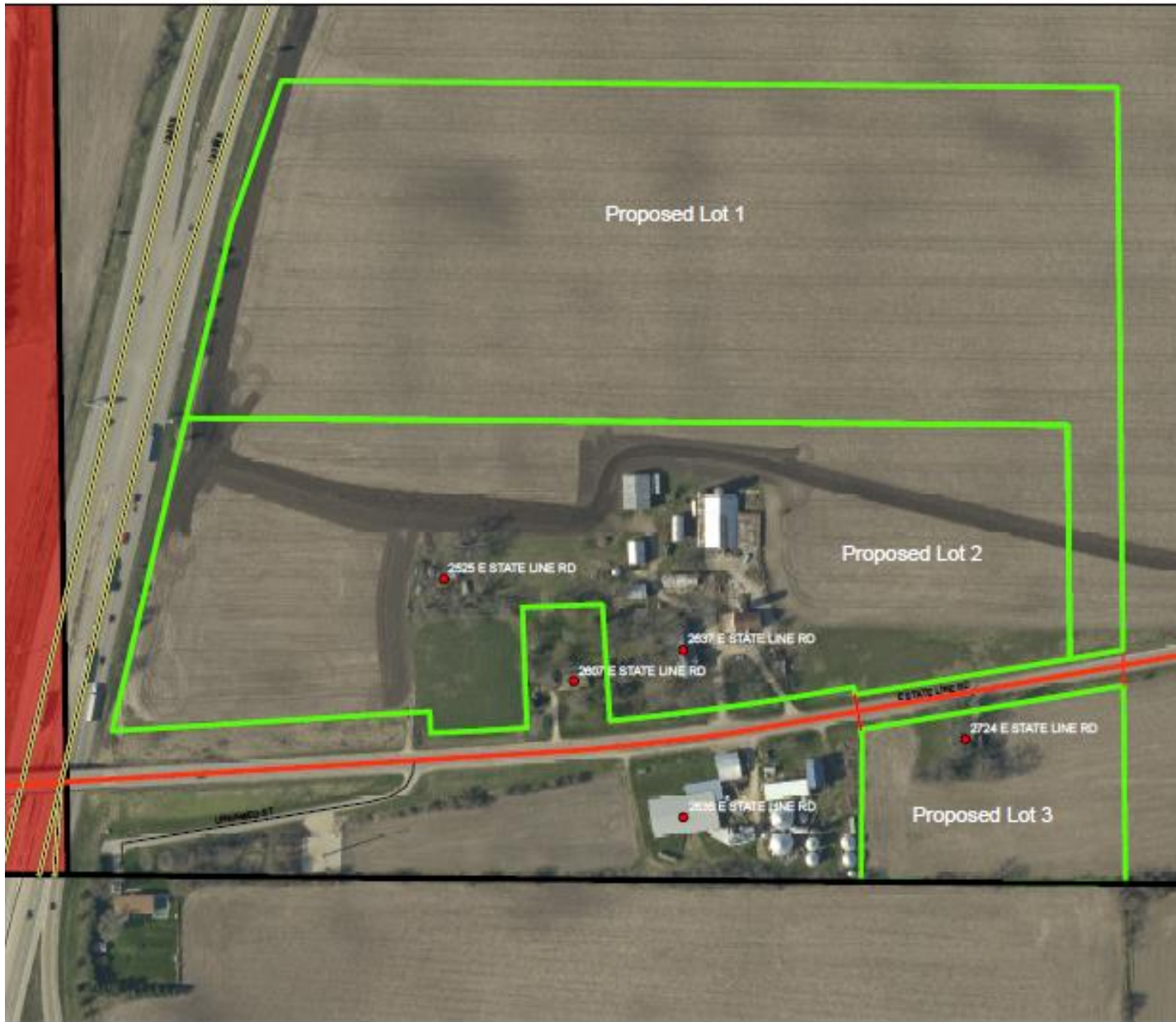
FOR THE EXCLUSIVE USE OF:
RICHARD J. WALSH TRUST
2637 E. STATE LINE ROAD
BELOIT, WI 53511

Batterman
engineers surveyors planners
2857 Berlin Drive Beloit, Wisconsin 53511
808.865.4884 www.batterman.com



File Name: J:\3060-32636\32636 Map.rvt\SURVEY\048 DRAWING FILE1

LD2018 072 (Walsh)
All 1/4 of SW 1/4 of Section 32
Town of Turtle



CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Hilary Rottmann, Planner II

FROM: Scot Prindiville, Interim City Engineer (Ext. 6696)

DATE: November 8, 2018

SUBJECT: Certified Survey Map (CSM) Review - 2637 E. State Line Road

Engineering has reviewed the CSM for the above referenced project and has the following comments:

- Engineering recommends that a 100 foot wide right-of-way be dedicated along State Line Road. We understand that the dedicated right-of-way approximately 800 feet east of this property was necked down to 66 feet, however that right-of-way is not immediately contiguous to this property like the 100 foot right-of-way to the west.

Please feel free to contact me if you should have any questions.

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-2018-06

1. Address of property: 2637 E. State Line Road
2. Tax Parcel Number(s): 6-19-359
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the SW Quarter of Section 32, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Richard J. Walsh Trust Phone: _____
2637 E. State Line Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co. Inc. Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 3 lot(s).
7. Total area of land included in this map: 50.3 Acres
8. Total area of land remaining in parent parcel: 0 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: AE (AG requested, no change in use)
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 Oct. 18, 2018 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.

Bridget A. Walsh Bridget A. Walsh Oct 19, 2018
(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>\$180.⁰⁰</u>
Scheduled meeting date: <u>Nov. 20, 2018</u>	
Application accepted by: <u>Don Dunnington</u>	Date: _____

CITY of BELOIT

Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: 2637 E. State Line Road

Property owner's name: Richard J. Walsh Trust

ITEM OF INFORMATION	YES	NO
I. Land Resources; Does the project site involve:	----	----
A. Changes in relief and drainage patterns? <small>(Attach a topographical map showing, at a minimum, 2-foot contour intervals)</small>		X
B. A landform or topographical feature including perennial streams?		X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		X
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?		X
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"?		X
H. Prevention of future gravel extraction?	X	
I. A drainage-way with a tributary area of 5 or more acres?		X
J. Lot coverage of more than 50 percent impermeable surfaces?		X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?	X	
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		X
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		X
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		X
C. The use of septic systems for on-site wastewater disposal?	X	
D. Lowering of water table by pumping or drainage?		X
E. Raising of water table by altered drainage?		X
F. Frontage on a lake, river, or other navigable waterway?		X
III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		X
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		X

Site Assessment Checklist

(continued)

ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:	----	----
A. Critical habitat for plants and animals of community interest per DNR inventory?		X
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?		X
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)		X
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		X
E. Environmental corridors as mapped by the City of Beloit or Rock County?		X

V. Energy, Transportation and Communications:	----	----
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)?		X
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?		X
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?	X	
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		X

VI. Population:	----	----
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity?		
Elementary; _____	E: Cap=	
Middle; _____	M: Cap=	
High School; _____	H: Cap=	

NOTES:

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

RECEIVED
NOV 5 2018



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 072

Received By - Date: 11-5-18
(MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Richard J. Walsh Trust Dated March 26, 2002	Telephone:	
Address:	2637 E. State Line Road	City:	Beloit
		State:	WI
		Zip:	53511
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	R.H. Batterman & Co., Inc.	Telephone:	608-365-4464
Address:	2857 Bartells Drive	City:	Beloit
		State:	WI
		Zip:	53511
b. Developer name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of Turtle All 1/4 of SW 1/4
Section 32 Tax parcel number(s) - 6-19-359

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No If Yes, identify: City(s)/Village of City of Beloit

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): <u>50.3</u>	14. Land division area (Square feet or acres): <u>50.3</u>	15. Current zoning of land division area: <u>AE</u>
16. Number of new/additional lots created by land division: <u>3 Total</u>	17. Future zoning of new/additional lot(s) created by land division: <u>AG</u>	18. Future zoning of parent lot: <u>n/a</u>

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Bridget Walsh trustee DATE: Oct 19, 2018

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input type="checkbox"/>	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2018

Agenda Item: 4b

File Number: ANX-2018-02

General Information

Applicant: Suzanne Dammen

Owner: Suzanne Dammen

Address/Location: 1014 Froebel Drive

Applicant's Request: Petition for (Direct) Annexation for the property located at 1014 Froebel Drive in the Town of Beloit. The City Council is expected to formally accept the applicant's petition on November 19, 2018.

Jurisdiction: Town of Beloit (Outside of Area Proposed for Incorporation as a Village)

Staff Analysis

Existing Conditions: The applicant resides in the existing single-family dwelling on the subject property. The existing septic system on the subject property is failing and needs to be replaced. The applicant is in the process of selling the property, and the failing septic system is a barrier to the sale of the property. Therefore, the applicant would like to be connected to the City's sanitary sewer system. The subject property must be located in the City in order to connect to the City's sewer system. The applicant submitted an identical annexation request in 2010, but subsequently withdrew that request prior to the public meetings.

Surrounding Land Use and Zoning: The subject property is zoned R1, Single-Family Residential District (Town Zoning). The attached Location & Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R1, Single-Family Residential District, Vacant Land (TOB)
- South: R1, Single-Family Residential District, Accessory Buildings & Uses (TOB)
- East: R1, Single-Family Residential District, Single-Family Dwelling (TOB)
- West: R1, Single-Family Residential District, Single-Family Dwelling (TOB)

Municipal Utilities: The City has an existing sanitary sewer main in Froebel Drive in front of the property located at 1030 Froebel Drive, which was annexed to the City in 1992. The City Engineer has determined that this sanitary sewer line can be extended to the east to provide

sanitary sewer service to the subject property after annexation. The subject property is located within the City's 208 Sewer Service Area. Rock County's 208 Water Quality Plan specifies that this area will be served by the City's public sanitary sewer system.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Single-Family Residential – Urban uses for the subject property. The proposed annexation and sewer connection are consistent with this recommendation. This request supports Strategic Goal #1 by creating and sustaining safe and healthy neighborhoods and Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Boundary Continuity: The Annexation Plat also includes a 60' wide by 220' long section of Froebel Drive right-of-way, which will make the subject property contiguous to the City of Beloit. The property located at 1022 Froebel Drive will remain in the Town of Beloit for now but the adjacent street will be City of Beloit right-of-way. The Wisconsin Department of Administration's Municipal Boundary Review Office and the Town of Beloit Clerk have been notified of this annexation request.

Future Zoning Classification: When property is annexed to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends that the temporary zoning classification for this property be R-1A, Single-Family Residential District, because of the size, location, and surrounding land uses of the property. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.

Sustainability Criteria: A reduction in the number of septic systems located in urbanized areas will reduce groundwater contamination. The provision of sewer service will satisfy the owner's need for a healthy and sanitary dwelling.

STAFF RECOMMENDATION:

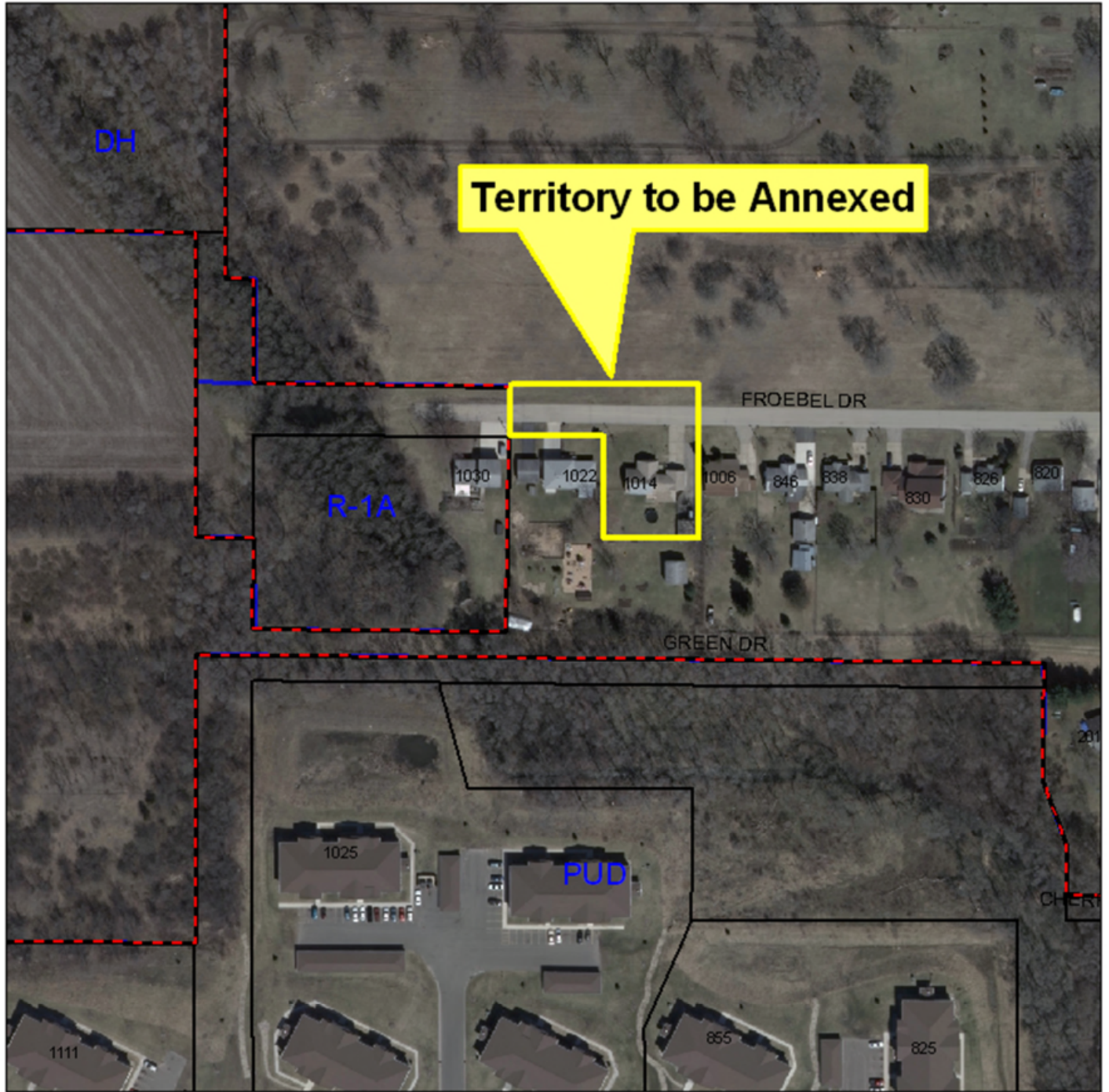
The Planning & Building Services Division recommends **approval** of the attached Petition for Annexation to the City of Beloit for the property located at 1014 Froebel Drive in the Town of Beloit and assignment of a temporary zoning district classification of R-1A, Single-Family Residential.

ATTACHMENTS: Location & Zoning Map, Petition for Annexation, Plat, & Failing Septic Letter.

Location & Zoning Map

1014 Froebel Drive

ANX-2010-01



1 inch = 165 feet
0 20 40 80 120 Feet

Legend	
	COB Parcels
	Zoning District
	City Limits

Map prepared by: Drew Pennington
Date: June 2010
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: April 2008

NEIGHBORHOOD PLANNING DIVISION

OCT 18 2018

(Direct) DR

PETITION FOR ANNEXATION AND/OR ATTACHMENT TO THE CITY OF БЕЛОIT

Address of Property: 1014 W Froebel Dr

Property is located in (circle one): Town of Turtle, Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

- Lindale Place, Turtle Ridge, Sherwood Drive, N/A

If this property is located within the Town of Turtle, is it located within the Boundary Adjustment Area as outlined in the Cooperative Boundary Agreement between the City of Beloit and Town of Turtle? (If you are not sure, please leave blank for Planning staff to answer.) YES NO

The current population or territory to be annexed and/or attached is 1 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned R-1

Table with 4 columns: Owner/Petitioner Signature, Print Name, Address, Date. Row 1: Suzanne Dammer, Suzanne Dammer, 1014 Froebel Dr, 10-3-18.

Personally came before me this 3rd day of October, 2018, the above named, Suzanne Dammer to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Therexum Thompson, Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 9/28/21

PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF БЕЛОIT

LOT 4 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 1, PAGE 36 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 614715, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 23, T.1N., R. 12E. OF THE 4TH P.M., TOWN OF БЕЛОIT, ROCK COUNTY, WISCONSIN. ALSO THAT PART OF FROEBEL DRIVE LYING BETWEEN THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4 AND THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 OF SAID CERTIFIED SURVEY MAP.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT THE PLAT OF ANNEXATION AS DESCRIBED ABOVE AND HEREON DRAWN CORRECTLY REPRESENTS SAID TERRITORY AS DESCRIBED ABOVE AND SAID PLAT IS TRUE AND CORRECT.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF NOVEMBER, 2018,
AT JANESVILLE, WISCONSIN.

Ronald J. Combs
Ronald J. Combs

P.L.S. Number 1330

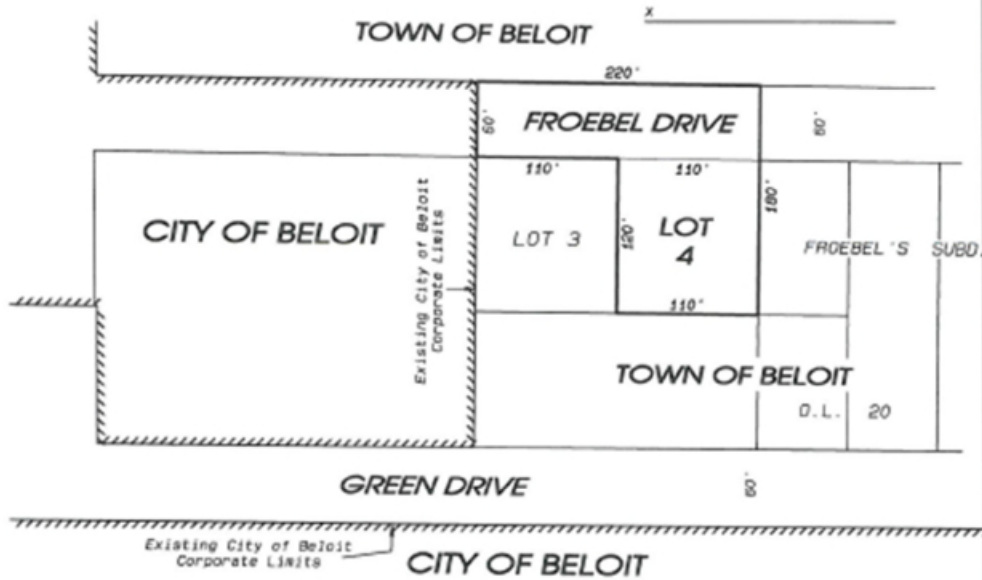
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.



STATE OF WISCONSIN
COUNTY OF ROCK SS.

I, LORENA RAE STOTTLER, CLERK OF THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL OF REAL ESTATE HAS BY ORDINANCE DULY ADOPTED BY THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, BEEN ANNEXED FROM THE TOWN OF БЕЛОIT, ROCK COUNTY, WISCONSIN, TO THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. THAT THIS PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE ANNEXATION OF SAID TERRITORY.

IN WITNESS WHEREOF, I HAVE HERELUNTO SUBSCRIBED MY NAME AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, THIS ____ DAY OF _____, 20__.



NOTES:

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 110-087 For: Dammen

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

102 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

ROCK COUNTY, WISCONSIN



Rock County Health Department

North Office

P.O. Box 1088
Janesville, WI 53547-1088
608-757-5440 Public Health Nursing
608-757-5441 Environmental Health
608-757-5442 Administration
608-758-8423 (fax)

South Office

61 Eclipse Center
Beloit, WI 53511
608-364-2010
608-364-2011 (fax)

www.co.rock.wi.us

October 3, 2018

Suzanne Dammen
1014 W Froebel Dr.
Beloit, WI 53511

Re: Public Sewerage availability to property you own in the Town of Beloit Section 23, specifically described as:
1014 W FROEBEL DR
TAX ID: 004 116018
PARCEL #: 6-2-1000.12C
CERTIFIED SURVEY MAP VOL 1 PG 36 LOT 4

Dear Property Owner:

You recently inquired about potentially installing a new Private Onsite Wastewater Treatment System (POWTS) on the above-described property. Section 6.123(3)(f) of the Rock County Public Health Ordinance states in part:

- (f) "A Sanitary Permit shall not be issued for a POWTS to serve a structure in an area served by a public sewerage system unless a letter is received from the controlling municipality indicating that public sewer is not available to the subject property."

Before our Department can begin review on a Sanitary Permit submitted for the above described property, a letter from the City of Beloit on their letterhead must be received by the Health Department indicating that public sewer is not available to your property. **By copy of this letter a formal request to the City of Beloit is made as to the availability of public sewer to the above referenced parcel.**

We understand that you are currently pursuing a connection to public sewer. This formal request serves as an initiation of the POWTS process in the event the public sewer connection cannot be made.

If you have any questions feel free to contact us at (608) 757-5440.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Wesson".

Matthew Wesson, R.S.
Environmental Health Supervisor
Rock County Public Health Department

Cc: Michael Flesch – City of Beloit, City Engineer
Rock County Environmental Health Director
County Planning and Development Department



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2018

Agenda Item: 4c

File Number: RPB-2018-05

General Information

Applicant: Wisconsin Power & Light Co. DBA Alliant Energy

Owner: City of Beloit

Address/Location: 3015 Cranston Road

Applicant's Request: The applicant has requested a 20-foot Underground Electric Easement across the northern edge of the vacant City-owned property located at 3015 Cranston Road. The proposed easement will allow the applicant to install underground electric lines and related facilities such as conduit, cables, transformers, etc.

Staff Analysis

Existing Conditions: The subject property is a vacant, 7-acre parcel located between the Canadian Pacific Railroad tracks and Interstate 39-90. The subject property is bisected by Springbrook Creek and much of the subject property is located in the 100-year floodplain.

Surrounding Land Use and Zoning: There is agricultural land to the west and south of the subject property owned by Frito-Lay, so the subject property does not have any local street frontage. The railroad tracks lie to the north and the interstate lies to the east. The subject property and all of the adjacent parcels are zoned M-2, General Manufacturing District.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends General Industrial uses. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Additional Comments: As shown on Exhibit B, the proposed 20-foot easement area includes the northernmost 20 feet of the parcel along the railroad right-of-way. The proposed easement area partially overlaps with an easement granted to American Transmission Company in 2016 to allow overhead transmission lines. The applicant has offered compensation in the amount of \$2,763 for the easement rights.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached Underground Electric Easement across part of the City-owned property located at 3015 Cranston Road.

ATTACHMENTS: Location Map, Proposed Easement, and Easement Exhibits

Location Map – 3015 Cranston Road



Document No.

**EASEMENT UNDERGROUND
ELECTRIC**

The undersigned **City of Beloit, a Municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of two thousand seven hundred sixty-three dollars (\$2,763.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor in the **City of Beloit, County of Rock, State of Wisconsin**, said "Easement Area" to be **twenty (20)** feet in width and described as follows:

See Exhibit "A" for a legal description and Exhibit "B" for a depiction of the Easement Area.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)
206 22921000

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line and underground communication line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment, and any other components as Grantee may select for use in transmitting electricity or communication signals (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

City of Beloit, a Municipal corporation

Signature (SEAL)

Signature (SEAL)

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY OF ROCK } SS

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

Jordan R. Oosterhouse

Checked by
July 31, 2018

Project Title:	DIK-BEG BUSS TIE БЕЛОIT
ERP Activity ID:	4045273
Tract No.:	1 of 2
REROW No.:	

Exhibit A

Lands owned by Grantor:

Part of the SE 1/4 of the NE 1/4 of Section 29, Township 1 North, Range 13 East, Turtle Township (Now City of Beloit), Rock County, Wisconsin. DESCRIBED AS FOLLOWS: Beginning at a point in the West R.O.W. line of Interstate Highway 90, said point being 826.97 feet North 88°48'04" West of the East Quarter corner of Section 29; aforesaid; thence continuing North 88°48'04" West along the East and West centerline of said Section 500.58 feet; thence North 0°18'26" West 345.34 feet to the South R.O.W. line of the C.M. StP.&P. R.R.; thence North 55°38'51" East along said R.O.W. line 717.18 feet to the West R.O.W. line of I-90 aforesaid; thence South 1°19'04" West along said R.O.W. line 93.15 feet to a point of a curve; thence Southerly along a curve connected Easterly 674.32 feet, having a radius of 3134.17 feet, the chord being South 7°28'53" West 673.02 feet to the point of beginning. Containing 7 acres.

Grantor's deed being recorded on September 22, 1972, in Volume 449 of Records on pages 396-397, as Document Number 789191, in the office of the Register of Deeds for Rock County, Wisconsin.

Easement Area:

An easement twenty (20) feet in width, lying ten (10) feet on each side of the following described reference line:

Commencing at the West Quarter (W 1/4) corner of said Section 29;
thence South 89°27'37" East, 3987.67 feet to the South (S) corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4);
thence North 00°56'21" West, 334.09 feet along the Grantor's west property line to the Point of Beginning;
thence North 55°00'27" East, 718.72 feet to the Grantor's easterly property line, also being the westerly margin of Interstate 90, and there terminating.

The side margins of the Easement Area are lengthened or shortened to end at the property lines that are intersected by the reference line.

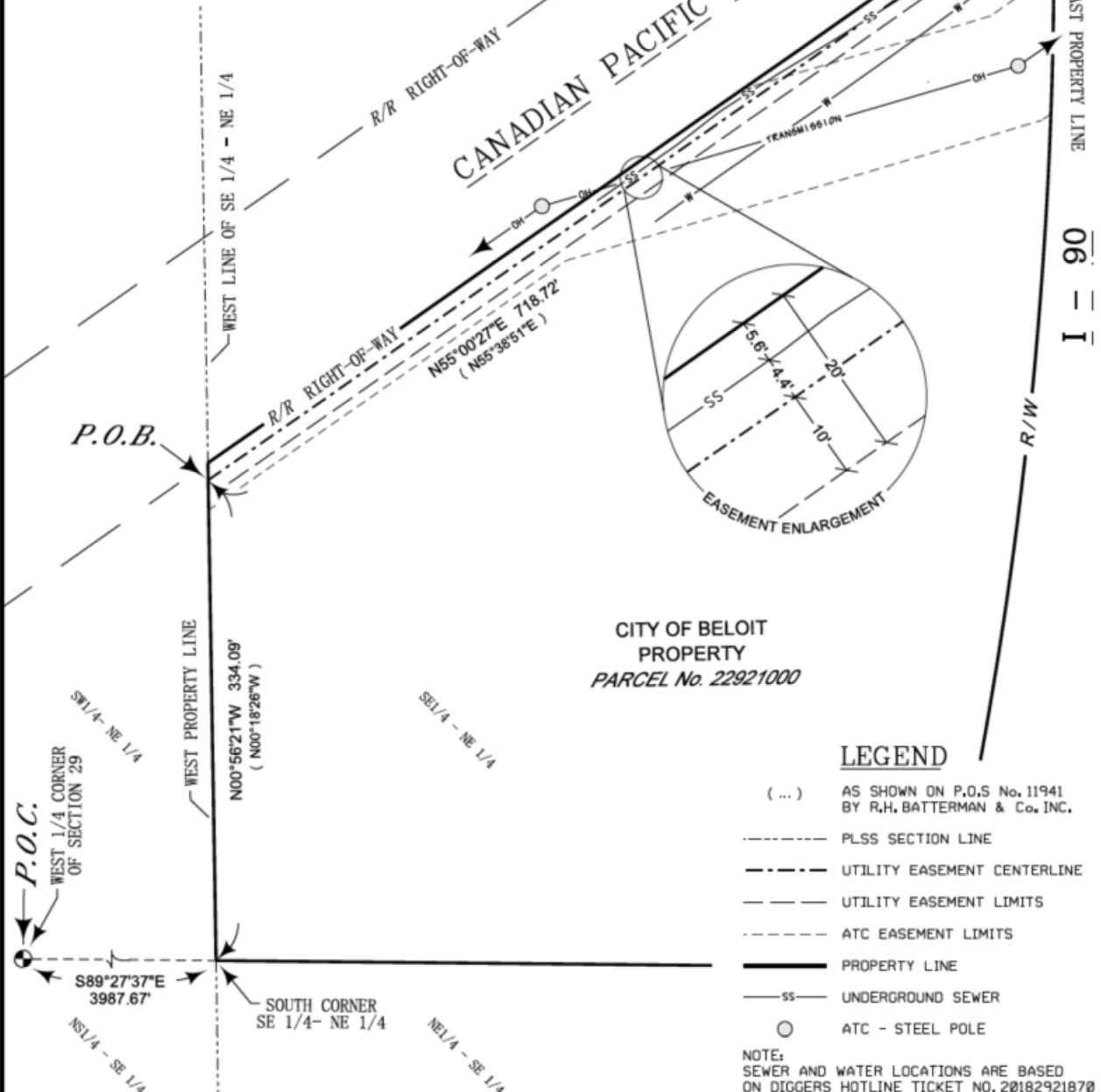
Being located within the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 1 North, Range 13 East, City of Beloit, Rock County, Wisconsin.



EXHIBIT B

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 29,
T 1 N, R 13 E, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

BEARING REFERENCE
TO WISCONSIN
ROCK COUNTY COORDINATE SYSTEM



CITY OF БЕЛОIT
PROPERTY
PARCEL No. 22921000

LEGEND

- (...) AS SHOWN ON P.O.S No. 11941 BY R.H. BATTERMAN & Co., INC.
 - PLSS SECTION LINE
 - - - - - UTILITY EASEMENT CENTERLINE
 - - - - - UTILITY EASEMENT LIMITS
 - - - - - ATC EASEMENT LIMITS
 - PROPERTY LINE
 - SS— UNDERGROUND SEWER
 - ATC - STEEL POLE
- NOTE:
SEWER AND WATER LOCATIONS ARE BASED
ON DIGGERS HOTLINE TICKET NO. 20182921870

FILE: A:\UTILITY\WATER\SURVEY\WP&L\EASEMENTS\ROCK\W&L - BELoit\11-11-17\DWG\11-11-17 BELoit - PRODUK 11-11-17 BELoit - MAP.dgn



This drawing shall be used solely for easement description purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.

SCALE: 1" = 100'

WP&L EASEMENT MAP

PROPERTY OWNER / EASEMENT GRANTOR:
CITY OF БЕЛОIT

Drawn: TJT	Date: 11/05/2018
Scale: 1" = 100'	SHEET 1 OF 1