



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
7:00 PM  
Wednesday, December 04, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the November 20, 2019 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a Zoning Map Amendment for the property located at 656 Pleasant Street to change the zoning from PLI, Public Lands and Institutions District, to CBD-2, Central Business District-Fringe  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 1255 Gateway Boulevard  
[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  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
Wednesday, November 20, 2019  
7:00 PM**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00PM. Commissioners Haynes, Robson, Weeden, Faragher, Johnson, and Finnegan and Councilor Preuschl were present. Commissioner Ruster was absent.

**2. MINUTES**

**a. Consideration of the October 23, 2019 Plan Commission minutes**

Commissioner Robson moved to approve the minutes. Commissioner Johnson seconded the motion. Motion carried, voice vote.

**3. PUBLIC HEARING**

**a. Consideration of Resolution approving an Extraterritorial two-lot Certified Survey map for the properties located at 3232 S Riverside Drive in the Town of Beloit**

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

Commissioner Haynes moved to approve the CSM. Commissioner Johnson seconded the motion. Motion carried, voice vote.

**b. Consideration of a Resolution approving a two-lot Certified Survey map for the property located at 656 Pleasant St and portions of 627 and 714 Pleasant Street**

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

Ms. Christensen stated that Visit Beloit hired Batterman's to prepare the Plat of Survey, not the City of Beloit.

Commissioner Johnson moved to approve the CSM. Commissioner Robson seconded the motion. Motion carried, voice vote.

#### 4. REPORTS

- a. **Consideration of an Ordinance to amend Section 12.07(3) and (6) of the Subdivision Ordinance, Chapter 12 of the Code of General Ordinances of the City of Beloit pertaining to street standards**

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

Commissioner Weeden asked what an example would be of a subdivision in a non-residential zoning district. Ms. Christensen stated that industrial parks would be an example of a non-residential zoning district.

Commissioner Weeden asked if this gives the City Engineer too much authority over deciding street widths. Ms. Christensen said that the plats would still come to Plan Commission, and the City Manager wanted the ability to modify street widths if needed based on the type of development being proposed.

Commissioner Weeden moved to approve the ordinance amendment. Commissioner Johnson seconded the motion. Motion carried, voice vote.

- b. **Consideration of an Ordinance to amend Sections 30.11(2)(c),(f), and (i) of the Outdoor Sign Regulations, Chapter 30 of the Code of General Ordinances of the City**

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

Commissioner Weeden asked if there is a limit on the number of address signs that an applicant can put on a building. Ms. Christensen stated that there is not a limit on the number of address signs, but if the Commission wants to limit the number of address signs, they could make a recommendation to do that. Commissioner Haynes stated that Plan Commission could recommend leaving it up to City Staff through Architectural Review for the number of signs. Ms. Christensen said that signs are required to go through an Architectural review process before obtaining a sign permit. Commissioner Haynes said that Plan Commission can just leave it up to City Staff to go through the Architectural Review process.

Commissioner Haynes moved to approve the ordinance amendment. Commissioner Johnson seconded the motion. Motion carried, voice vote.

#### 5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Julie Christensen stated that the 200 W Grand project is moving forward. City Staff met with the architect for the stadium project to talk about some issues. Ms. Christensen said there will be some easements, PUDs, and Street Vacations coming up related to that project. At the next meeting, there will be rezoning for Visit Beloit.

6. **ADJOURNMENT**

Motion was made by Commissioner Johnson, seconded by Commissioner Robson to adjourn the meeting. Motion passed, voice vote. Meeting adjourned at 7:30pm.

Minutes respectfully submitted by Amber DesRoberts.



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** December 4, 2019

**Agenda Item:** 3.a.

**File Number:** ZMA-2019-08

### **General Information**

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**Applicant:** Celestino Ruffini on behalf of the Beloit Convention and Visitors Bureau

**Owner:** City of Beloit (Note: Applicant Provided Copy of Accepted Offer to Purchase Lot 1)

**Address/Location:** 656 Pleasant Street (former Angel Museum & St. Paul's Catholic Church)

**Applicant's Request/Proposal:** The applicant is requesting a Zoning Map Amendment from PLI, Public Lands and Institutions to CBD-2, Central Business District -Fringe, for the properties located at 656 Pleasant Street.

### **Staff Analysis**

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**Project Summary:** The City posted a Request for Proposals in March of 2019 for an adaptive reuse of 656 Pleasant Street and Visit Beloit's project has been selected subject to obtaining all necessary approvals. The applicant has proposed to use the property as a headquarters for Visit Beloit and its partners along with an event space. The applicant intends on constructing a 7,827 square-foot addition to the south of the existing building in the future. A 2-Lot Certified Survey Map (CSM) was approved by Plan Commission on November 20, 2019 adding a portion of 627 and 714 Pleasant Street to 656 Pleasant Street. Lot 1 of the CSM is the subject of the rezoning. An Out-Lot has been created along the west side of the property for the City to maintain the bike and walking path. The Out-Lot will remain PLI, Public Lands and Institution zoning. The proposed redevelopment was approved by the Landmarks Commission on October 15, 2019.

**Existing Site Conditions:** 656 Pleasant Street contains a vacant church with a parking lot that was most recently used as the Angel Museum and has the Steve Gregg Memorial Path along the river front.

**Surrounding Land Use and Zoning:** There are commercial and residential uses zoned CBD-2, Central Business District Fringe, to the south of the subject property. To the west across the river are commercial uses zoned M-1, Light Manufacturing District. To the north is a public parking lot zoned PLI, Public Lands and Institutions District. To the east is Beloit College with PLI, Public Lands and Institutions District zoning. The applicant has requested a zoning change from PLI, Public Lands and Institutions to CBD-2, Central Business District Fringe.

**City of Beloit Comprehensive and Strategic Plan:** The Downtown Redevelopment Plan recommends Planned Mixed Use for the subject properties. The proposed zoning map amendment is consistent with this recommendation. This request supports Strategic Goal #3 by creating economic growth.

**Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**  
The surrounding land uses generally consist of residential, commercial, Institutional, and park land uses. The proposed use is harmonious with the surrounding uses.
2. **The zoning classification of property within the general area of the subject property.**  
The surrounding zoning districts are CBD-2, Central Business District Fringe, M-1, Light Manufacturing District, and PLI, Public Lands and Institutions District.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
The subject property's zoning had been suitable for the previous land uses. The new proposed uses are more appropriate for CBD-2, Central Business District Fringe with its combined mixed uses and proximity to the downtown.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
This area of the city is fully developed and the river front has gone through a redevelopment renaissance over the past few years. This project will extend the revitalization along the east river front from the downtown towards the Beloit College Powerhouse.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions to CBD-2, Central Business District Fringe for 656 Pleasant Street.

**ATTACHMENTS:** Location and Zoning Map, CSM, Site Plan, Renderings, Application, Public Notice, and Mailing List.

# Location & Zoning Map

ZMA-2019-08

656 & 714 Pleasant Street



1 inch = 84 feet



### Legend



Map prepared by: Hilary Rotman  
 Date: October 2019  
 For: City of Beloit Planning & Building  
 Date of Aerial Photography: April 2016

## PLANNING & BUILDING SERVICES DIVISION

**Legend**

**Zoning Classification**

<all other values>

**REGULATIONCLASSIFICATION**

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

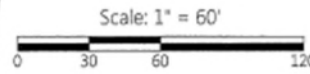
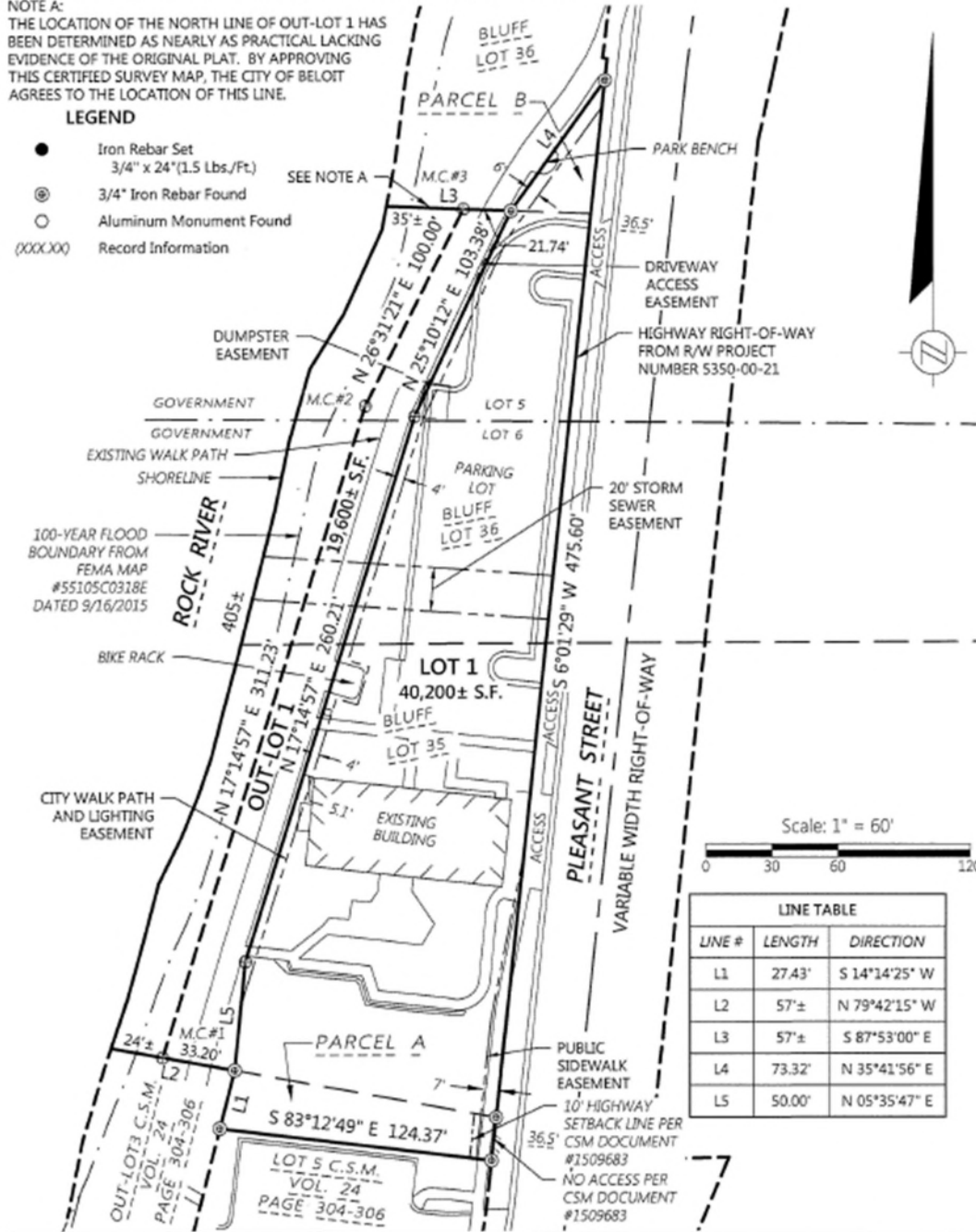
# PRELIMINARY CERTIFIED SURVEY MAP

PARTS OF BLUFF LOT 35 AND BLUFF LOT 36 OF THE ORIGINAL PLAT OF BELOIT, ALSO PARCELS A AND B AS RECORDED IN DOCUMENT NO. \_\_\_\_\_, BEING ALL A PART OF GOVERNMENT LOTS 5 AND 6 OF SECTION 35, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

NOTE A:  
THE LOCATION OF THE NORTH LINE OF OUT-LOT 1 HAS BEEN DETERMINED AS NEARLY AS PRACTICAL LACKING EVIDENCE OF THE ORIGINAL PLAT. BY APPROVING THIS CERTIFIED SURVEY MAP, THE CITY OF BELOIT AGREES TO THE LOCATION OF THIS LINE.

## LEGEND

- Iron Rebar Set  
3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- Aluminum Monument Found
- (XXX.XX) Record Information



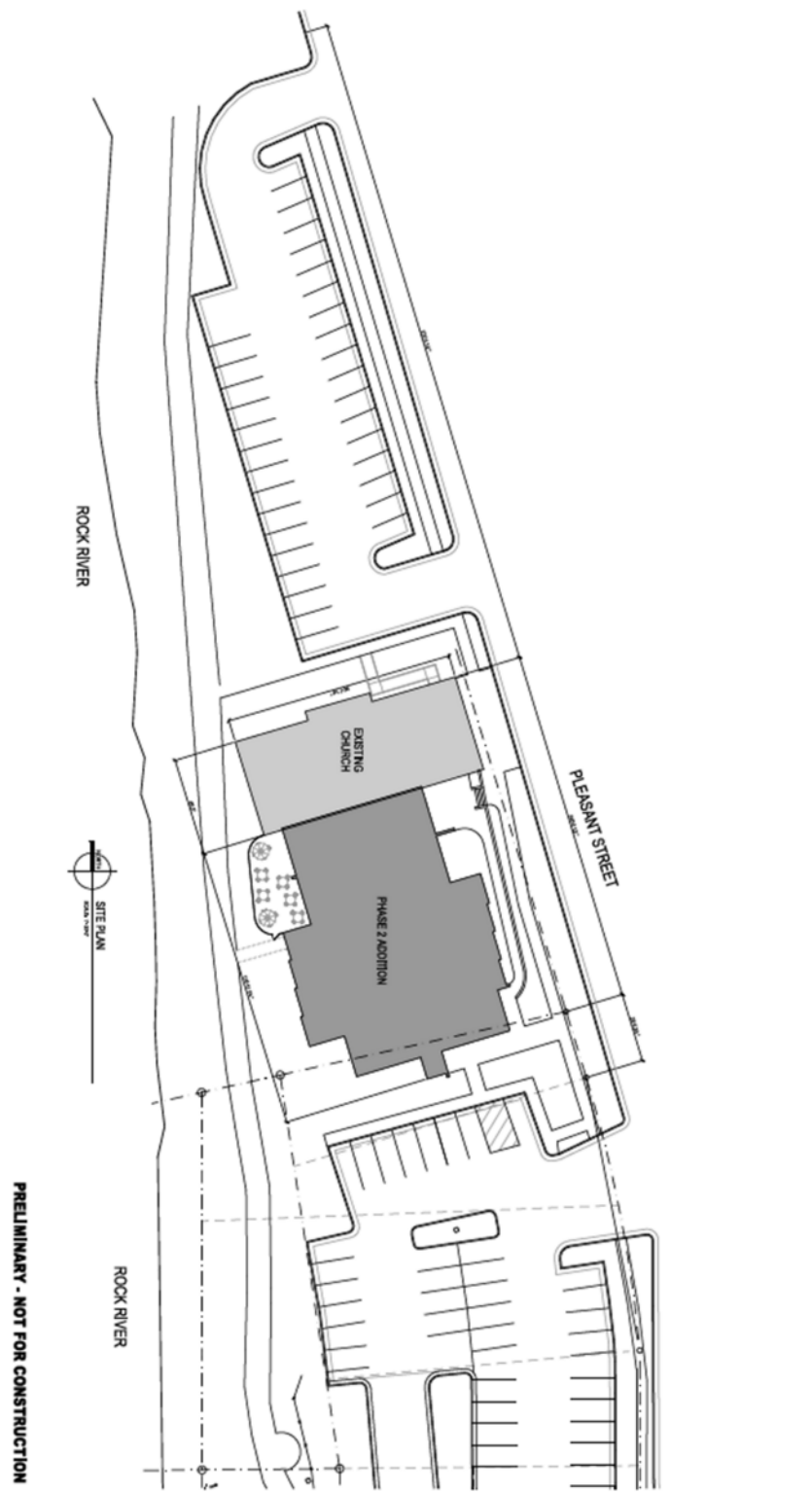
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.43'	S 14°14'25" W
L2	57'±	N 79°42'15" W
L3	57'±	S 87°53'00" E
L4	73.32'	N 35°41'56" E
L5	50.00'	N 05°35'47" E

<p>ORDER NO: 33428 BOOK: SEE FILE FIELD CREW: KJB DRAWN BY: KJB DATE: November 11, 2019</p>	<p>FOR THE EXCLUSIVE USE OF: VISIT BELOIT 25 ECLIPSE CENTER #1 BELOIT, WI 53511</p>	<p><b>Batterman</b> engineers surveyors planners 2857 Bantels Drive Beloit, Wisconsin 53511 608.365.4464 www.rhatterman.com</p>
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File Name: J:\31402-33499\3428 - AYA & Visit Beloit - POS Angel Museum\SURVEY\RH4 DRAWING FILES



DATE: 08/12/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



C101

PROJECT NUMBER: 0000  
 APPROVED BY: [Signature]  
 DRAWN BY: [Signature]  
 DATE: 08/12/19

ANGEL MUSEUM  
 RENOVATIONS  
 VISIT BELOIT  
 BELOIT, WISCONSIN

**Angus Young**  
 Architecture  
 Engineering  
 Interior Design  
 221 South River Street, Janesville, WI 53404-4700  
 PH: 608.742.2222 FAX: 608.742.2222  
 www.angusyoung.com







## PROJECT MEMO

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<b>To:</b>	Mr. Drew Pennington, Planning and Building Services Director City of Beloit	24-Sep-19
<b>From:</b>	Bradley Werginz, Principal, Architect, AIA	65990
<b>Re:</b>	CoA Application - Project Description	
<b>Project:</b>	Visit Beloit - Angel Museum location	Page 1 of 1

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This project will re-purpose the former St. Paul's Church (formerly the Angel Museum), located at 656 Pleasant Street, along Beloit's riverfront. The intent is to renovate the existing facility and construct an addition thereto, in a two-phase construction process.

The first phase of the project will convert the existing 3,120 S.F. street level of the former church into an event venue. A raised floor area will be created along the river side of the building with new storefront glazing implemented, allowing views to the Rock River and the Riverwalk from within the building. Interior finishes will be updated, acoustical improvements will be made and support spaces for the event venue will be incorporated.

The lower level will also be remodeled as part of phase 1, improving usability of the lower level kitchen space for events and to provide a temporary office area for Visit Beloit. Lower level finishes, including the existing restrooms, will be updated. The existing wheel chair lift, serving the lower and upper levels of the church, will be removed as part of the phase 2 addition.

Phase 2 of the project will include a single-story 7,827 S.F. addition to the south, with a partial basement connecting the lower level of the church, to the new addition. A new elevator will provide accessibility to both levels and permit the movement of services between the venue space and lower level.

Visit Beloit business operations will occupy a portion of the new addition. The remaining spaces will be leased to other business tenants and/or serve as shared use spaces for all building occupants (i.e. toilet rooms and conference rooms).

Phase 2 will also include the development of the river side portion of the building, including an outdoor seating area and connecting walkways to the Riverwalk.

Materials for the new addition, as shown in the support document renderings, will be primarily brick to match the existing church façade, and black masonry and/or metal, to reflect the industrial steel ambiance of the adjacent riverfront. Large storefront windows will introduce an abundance of daylighting into the interior spaces, with circular façade accents to reflect the round window openings of St. Paul's Church.

The overall intent of this project is to assist in the transformation of Beloit's City Center while growing the capacity for Visit Beloit to serve and meet its organizational goals.

**CITY of BELOIT**  
**PLANNING & BUILDING SERVICES DIVISION**  
 100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

**Zoning Map Amendment Application Form**

(Please Type or Print) File No.: ZMA-2019-08

1. **Address of subject property:** Parts of 656 and 714 Pleasant St., Beloit, WI 53511

2. **Legal description: Lot:** 35/Pt.36 **Block:** 35 **Subdivision:** Original Plat of Beloit  
 (If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 475' feet by 0'-120' feet = 37,300 square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. **Tax Parcel Number(s):** 13534000 and part of 13520355 (being Parcel B) being part of Proposed Lot 1

4. **Owner of record:** City of Beloit Phone: 608-364-6600

100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)

5. **Applicant's Name:** Celestino Ruffini on behalf of Beloit Convention and Visitors Bureau, Inc.

25 Eclipse Center Beloit WI 53511  
(Address) (City) (State) (Zip)

608-365-4838 / \_\_\_\_\_ / celestino@visitbeloit.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. ***THE FOLLOWING ACTION IS REQUESTED:***

Change zoning district classification from: PLI to: CBD-2

All existing uses on this property are: Commercial

7. **All the proposed uses for this property are:**

Principal use(s): Mixed-Use (Institutional & Entertainment)

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_

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

- ( ) Owner
- ( ) Leasehold, Length of lease: \_\_\_\_\_
- ( ) Contractual, Nature of contract: \_\_\_\_\_
- (x) Other, explain: Applicant is seeking to purchase the property

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_

(Address) (City) (State) (Zip)

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

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

*Lois Luther* Lois Luther / 10-11-19  
 (Signature of Owner) (Print name) (Date)

*Christino Butini* Christino Butini / 10-25-19  
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff		
Filing Fee: <u>\$275.00</u>	Amount Paid: <u>275.00</u>	Meeting Date: <u>12/4/19</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Melony Kutzmann</u>		Date: <u>10/29/19</u>
Date Notice Published: <u>11/8 + 11/15</u>	Date Notice Mailed: <u>11/6</u>	

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

November 20, 2019

To Whom It May Concern:

Celestino Ruffini on behalf of Beloit Convention and Visitors Bureau has submitted an application for a Zoning Map Amendment for redevelopment of the subject properties:

### **656 Pleasant Street and part of 714 Pleasant Street.**

The applicant is seeking approval of a zoning map amendment to use the property as a headquarters for Visit Beloit and its partners along with an event space. The applicant intends on constructing a 7,827 square-foot addition to the south of the existing building in the future. The subject parcel is zoned PLI, Public Lands and Institutions. The applicant has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District to CBD-2, Central Business District-Fringe. A copy of the proposed plan is attached.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, December 4, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard at the Engineering & Utilities Building, 2400 Springbrook Court.

**City Council:** Monday, December 16, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard at the Engineering & Utilities Building, 2400 Springbrook Court.

### **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.

*For additional information, please contact Hilary Rottmann in the Planning & Building Services Division at (608) 364-6708 or [rottmanh@beloitwi.gov](mailto:rottmanh@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*



Heritage View LLC  
525 Third Street, Suite 300  
Beloit, WI 53511

Jerome C. Kinder  
604 Pleasant Street Unit 230  
Beloit, WI 53511

Pamela M. Pier  
604 Pleasant Street Unit 240  
Beloit, WI 53511

Richard W. Dexter  
604 Pleasant Street Unit 250  
Beloit, WI 53511

Richard & Lori Star  
4675 Somerset Court  
Brookfield, WI 53045

Marianna T. Porter  
604 Pleasant Street Unit 270  
Beloit, WI 53511

Mary Jo Patch Trust Agreement  
604 Pleasant Street Unit 310  
Beloit, WI 53511

Dennis & Karen Morris  
604 Pleasant Street Unit 320  
Beloit, WI 53511

Judith A. Warner  
604 Pleasant Street Unit 330  
Beloit, WI 53511

Alan & Cynthia Rehbein  
604 Pleasant Street Unit 340  
Beloit, WI 53511

Karen Knox  
604 Pleasant Street Unit 360  
Beloit, WI 53511

Lindsay Pearman  
604 Pleasant Street Unit 370  
Beloit, WI 53511

Beloit College Board of Trustees  
700 College Street  
Beloit WI 53511



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** December 4, 2019

**Agenda Item:** 4(a)

**File Number:** CSM-2019-15

### **General Information**

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**Applicant:** Greater Beloit Economic Development Corp.

**Owner:** Greater Beloit Economic Development Corp.

**Address/Location:** 1255 Gateway Blvd (including 3190, 3230, & 3310 Colley Road)

**Applicant's Request:** 1-Lot Certified Survey Map (CSM) to consolidate the parcels into one

### **Staff Analysis**

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**Background Info:** This office has received a request for review of a 1-Lot CSM for the Project W property located at 1255 Gateway Blvd, which includes the parcels previously addressed as 3190, 3230, & 3310 Colley Road. The intent of the proposed CSM is to formally combine these parcels into one buildable lot, as they've already been administratively joined by the Assessor's Office. Site plans for the proposed 1.3 million square-foot warehouse & distribution facility known as Project W are under review, and work is underway with an Early Start Building Permit, Erosion Control (Grading) Permit, and Plumbing Permit.

**Proposed Land Combination:** Proposed Lot 1 is 80.08 acres in area and includes frontage upon Gateway Blvd and Colley Road. Proposed Lot 1 includes both existing and proposed utility easements of various widths, and includes recently released drainage and utility easements along the boundaries of the previously platted lots and within a right-of-way known as Executive Road that was never constructed and vacated a decade ago.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Business Park uses for the subject property. This request supports Strategic Goal #3 by creating economic growth.

**Review Agent Comments:** The City Engineer has reviewed the preliminary CSM and noted that the Traffic Impact Analysis (TIA) for this project recommends the addition of a right-turn lane from eastbound Colley Road into the site. This turn lane is still being designed, but may require an additional or widened easement along the parcel's frontage on Colley Road

to accommodate alterations to the drainage ditch. There is an existing Development Agreement between the City of Beloit and the developer relating to required off-site traffic improvements, and therefore an additional Development Agreement is not necessary at this time. The other Review Agents have not submitted any comments.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the property located at 1255 Gateway Blvd, including the parcels previously addressed as 3190, 3230, & 3310 Colley Road, in the City of Beloit, subject to the following conditions:

1. The final CSM shall include any additional easement locations and language required by the City Engineer relating to adding a turn lane along Colley Road and the necessary grading activity to accommodate said alteration.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location & Zoning Map, Preliminary CSM, Application, and Resolution.

# Location & Zoning Map

1255 Gateway Blvd (Project W)

CSM-2019-15



1 inch = 639 feet

0 95190 380 570 Feet

## Legend

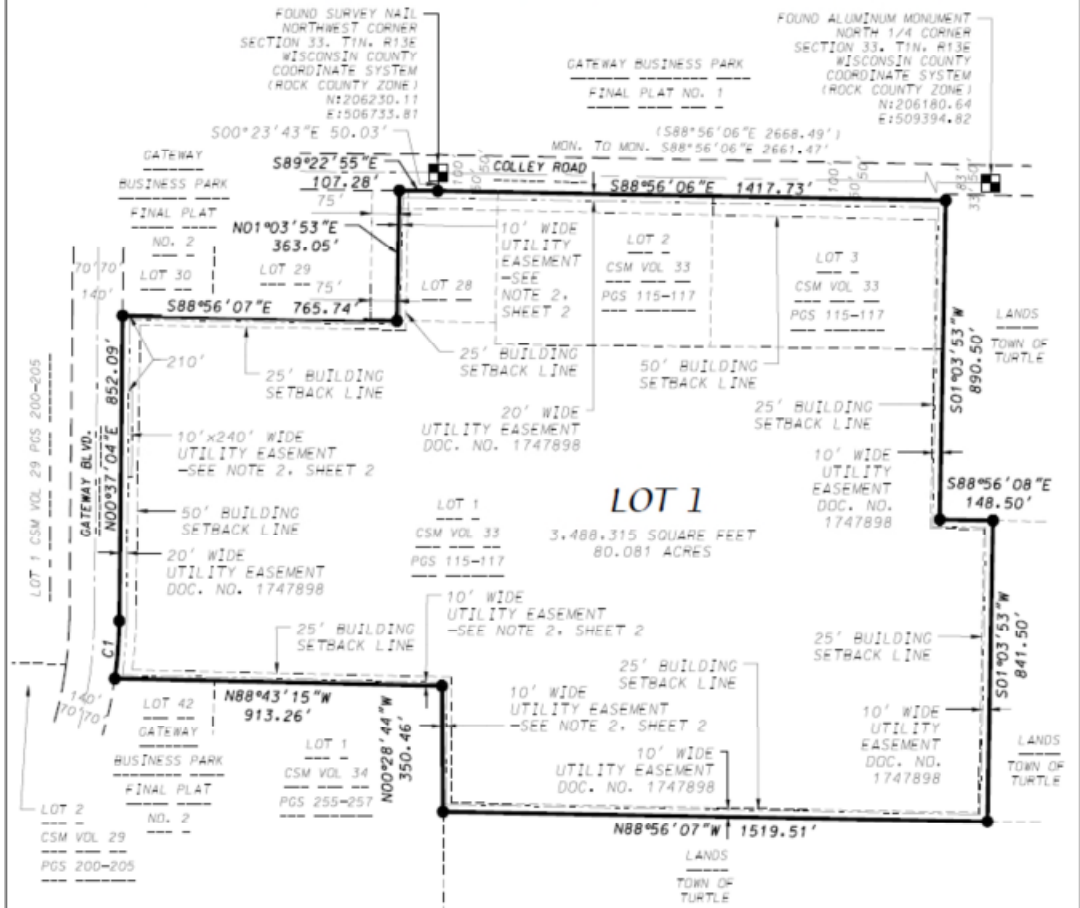
-  Parcel Poly
-  City Limits

Map prepared by: Drew Pennington, AICP  
Date: December 2019  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

# CERTIFIED SURVEY MAP

PART OF LOT 28, GATEWAY BUSINESS PARK NO. 2 AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP  
RECORDED IN VOLUME 33 OF CSM'S ON PAGES 115-117 AS DOC. NO. 1870306, LOCATED IN THE NE1/4 OF  
SECTION 32 AND THE NW1/4 OF SECTION 33, T1N, R13E, CITY OF BELLOIT, ROCK COUNTY, WISCONSIN



CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	1215.49	162.58	162.70	N04°27'01"E	07°40'10"	IN-N08°17'06"E OUT-N00°36'56"E

LEGEND

- FOUND 3/4" REBAR
- ( ) RECORDED AS INFORMATION



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
ROCK COUNTY ZONE  
THE NORTH LINE OF THE  
NW1/4 OF SECTION 33,  
T1N, R13E RECORDED AS  
S88°56'06"E

0 400  
Scale 1" = 400'

SHEET 1 OF 4

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 12, 2019  
F.N.: 19-05-129

# 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-2019-15

1. Address of property: 1255 GATEWAY BLVD
2. Tax Parcel Number(s): 2321-0400, 2321-0300, 2338-0105, AND 2338-0305
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the 32 Quarter of Section 32, Township \_\_\_\_\_ North, Range \_\_\_\_\_ East of the 4th P.M.
4. Owner of record: GREATER BELOT BEAN OBU CORP Phone: 608 364 6748  
100 STATE ST BELOIT WI 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: ANDREW JANKE  
100 STATE STREET BELOIT WI 53511  
(Address) (City) (State) (Zip)  
608 364 6748 1 608 290 2903 JANKEA@BELOITWI.COM  
(Office Phone #) (Cell Phone #) (E-mail Address)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 80.087
8. Total area of land remaining in parent parcel: 80.087
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: M-2
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.

ON FILE

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / ANDREW JANKE / 10/29/19  
(Signature of applicant) (Print 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>\$160 DP</u>
Scheduled meeting date: <u>Dec. 4, 2019</u>	* After Drainage Easement Release
Application accepted by: <u>Drew Pennington</u>	Date: <u>11/12/19</u>

**RESOLUTION  
APPROVING A ONE-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
1255 GATEWAY BLVD**

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

**WHEREAS**, the attached one-lot Certified Survey Map for the property located at 1255 Gateway Blvd, including parcels previously addressed as 3190, 3230, & 3310 Colley Road, containing 80.081 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

PART OF LOT 28, GATEWAY BUSINESS PARK NO. 2 AND LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS ON PAGES 115-117 AS DOCUMENT NO. 1870306, LOCATED IN THE NE ¼ OF SECTION 32 AND THE NW ¼ OF SECTION 33, T. 1 N., R. 13 E. OF THE 4<sup>TH</sup> P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 1255 Gateway Blvd, subject to the following conditions:

1. The final CSM shall include any additional easement locations and language required by the City Engineer relating to adding a turn lane along Colley Road and the necessary grading activity to accommodate said alteration.
2. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 4<sup>th</sup> day of December, 2019.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director