



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, April 22, 2020**

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*Members of the media or the public may participate in the open session portion of this agenda by calling 1-646-749-3122, access code 912-985-453. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for any of the items on the agenda, please submit those to [planning@beloitwi.gov](mailto:planning@beloitwi.gov) by 12:00 noon on Wednesday, April 22, 2020.*

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the March 18, 2020 Plan Commission meeting  
[Attachment](#)
3. REPORTS
  - 3.a. Consideration of a Final Plat named Eagles Ridge Plat No. 4 for the property located on 1510 Townhall Road and a portion of 1452 Townhall Road  
[Attachment](#)
  - 3.b. Consideration of a Resolution approving a two-Lot Extraterritorial Certified Survey Map for the property located at 2941 W. Creedy Road in the Town of Beloit  
[Attachment](#)
  - 3.c. Consideration of a Resolution approving a one-Lot Extraterritorial Certified Survey Map for the property located at 3108 W. Creedy Road in the Town of Beloit  
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. 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.



**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, March 18, 2020**

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

Meeting was called to order by Vice-Chairperson Weeden at 7:00PM. Councilor Preuschl was present in the forum. Commissioners Weeden, Ruster, Robson and Finnegan were available on the phone. Commissioner Haynes, Faragher, and Johnson were absent.

**2. MINUTES**

**2.a. Consideration of the minutes from the March 4, 2020 Plan Commission meeting**

Julie Christensen explained that she had modified the minutes to change who called the meeting to order from "Vice-Chairperson Weeden" to "Chairperson Faragher". Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the amended minutes. Motion carried, voice vote.

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Conditional Use Permit to allow ground-floor office space in the CBD-1, Central Business District-Core, for the property located at 444 E Grand Avenue**

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

Commissioner Robson asked if the Downtown Beloit Association had any comments on the zoning change from retail to office space for 444 E Grand Ave. Ms. Christensen stated that the DBA did not have any comments. Commissioner Weeden asked how suite 103 would be accessed besides through the rear of the building. Ms. Christensen mentioned there is a stairwell in the back.

Commissioner Weeden opened and closed public hearing.

Councilor Preuschl stated his concern about suite 101 becoming office space since it faces Grand Avenue. Ms. Christensen mentioned that because this is a conditional use permit, there would need to be substantial evidence as to why this square footage of office space would be problematic. Commissioner Weeden asked if there were any proposed uses for suite 101 that will have to come back to Plan Commission for further

permits or approval. Ms. Christensen said most likely not because any type of retail and/or office use would be permitted.

Commissioner Finnegan asked Councilor Preuschl why he was concerned about this. Councilor Preuschl explained that there is a need for more retail in the downtown.

Motion made by Commissioner Finnegan and seconded by Commissioner Ruster to approve the conditional use permit, as recommended by staff. Motion carried, voice vote.

**4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen stated that City Council approved the PUD and Rezoning for the Snapper's stadium on Monday, and the street vacation for Water Street will not go to Council until April. The rezoning for the strip of path we sold to 200 E Grand Ave Development LLC was approved on Monday as well. A Final Plat for Eagles Ridge was referred but has been delayed due to lack of engineering plans. We anticipate that it will be on the next meeting agenda.

**5. ADJOURNMENT**

Motion was made by Commissioner Ruster, seconded by Commissioner Finnegan to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:21PM.

Respectfully submitted by Amber DesRoberts.



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 22, 2020

**Agenda Item:** 3(a)

**File Number:** FS-2020-01

### **General Information**

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**Applicant:** Arc Design Resources Inc.

**Owner:** Luke E. Madson (Note: New Leaf Homes has made an offer to purchase)

**Address/Location:** 1510 Townhall Road & Part of 1452 Townhall Road

**Applicant's Request:** Final Subdivision Plat No. 4 (32 buildable lots + 1 out-lot for stormwater)

### **Staff Analysis**

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**Plat Approval Process:** Arc Design Resources, Inc. has submitted the attached Final Plat of Eagles Ridge Plat No. 4 for 1510 Townhall Road and part (14 acres) of the 89.7-acre property located at 1452 Townhall Road. The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots, and may include the entire Preliminary Plat area or phases. The Preliminary Plat for Eagles Ridge Plat No. 4 was approved by the Plan Commission on February 5, 2020. Prior to that approval, the Plan Commission approved a Certified Survey Map (CSM) creating that portion of the property at 1452 Townhall Road being purchased and developed.

**Proposed Lots:** As shown on the attached plat, the applicant has proposed the extension of two existing streets: Quail Run and Hawks Pass. The plat proposes the creation of two new streets: Prairie Falcon Pass and Night Hawk Drive. The proposed plat will create 32 new single-family lots with an average lot area of 12,900 square feet. A proposed outlot along Townhall Road includes all of the existing parcel at 1510 Townhall and a portion of 1452 Townhall, and will be designed for stormwater detention. The subject property is already zoned R-1A, Single-Family Residential. The minimum lot width in the R-1A district is 70 feet, and the minimum lot area is 8,750 square feet. All of the proposed lots meet these minimums. The Final Plat substantially conforms to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.

**Proposed Public Improvements:** The proposed streets will include curb & gutter, sidewalks, water, and sewer mains. The proposed plat will extend existing dead-end streets known as

Hawk's Pass and Quail Run, and will create new streets known as Prairie Falcon Pass and Night Hawk Drive. There is one proposed outlot (Outlot 6) for temporary stormwater management. The City and developer are negotiating a Development Agreement regarding the needed infrastructure, which must be approved by the City Council before the Final Plat may be recorded. The developer is not proposing any additional parkland at this time, and will be required to pay fees in lieu of parkland dedication [Section 12.11(1) of the Subdivision Ordinance]. The proposed plat includes numerous utility easements in order to serve the new lots. The USPS has approved the applicant's proposed community mailbox locations.

**Surrounding Uses:** There are existing single-family homes zoned R-1A to the north of the subject property, and agricultural land zoned Development Holding (DH) to the east. The applicant is only purchasing part of the parent parcel for development, and the remaining southern parcel will remain in productive agricultural use. This land cannot be developed until a lift station is constructed in order to serve this area with sanitary sewer service. The land to the west of the subject property is agricultural land in the Town of Turtle within the Boundary Adjustment Area, which could be annexed for development in the future at the owner's request.

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

**Preliminary Plat Conditions:** The Preliminary Plat was approved by the Plan Commission, subject to several conditions of approval. The relevant conditions, along with staff commentary on the status of each, are as follows:

- Minimum right-of-way width may be 60 feet for Hawk's Pass, Prairie Falcon Pass, and Night Hawk Drive, provided that a 6-foot exclusive City of Beloit easement is granted on the watermain side of the street on the Final Plat.
  - *Staff comment: The Final Plat complies with the requested right-of-way widths and provides a 6-foot watermain easement to the City of Beloit.*
- The right-of-way for all dedicated dead-ends (stub streets) shall be 66 feet in width, and future phases shall comply with the Subdivision Ordinance standards.
  - *Staff comment: The stub streets referenced in this condition are not in this phase (4), but are located at the limits of future phase 5 approved as part of the Preliminary Plat but not yet proposed for development.*
- A draft of any proposed subdivision restrictive covenants shall be submitted prior to Final Plat approval.
  - *Staff comment: Draft covenants have been received from the applicant.*
- Unless waived by the USPS Postmaster for Beloit, the Final Plat shall include a designated area for a cluster mailbox delivery system.

- *Staff comment: The applicant has proposed three cluster mailbox locations to serve Plat No. 4, which have been approved by the USPS.*

**Review Agent Comments:** The City Engineer's memo is attached, which includes several requests related to Final Engineering Plans and easement descriptions, and rights. The recommended conditions below will ensure that these concerns are addressed before the Final Plat is signed, which must occur before it may be recorded with the Register of Deeds.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the Final Plat of Eagles Ridge Plat No. 4 for the properties located at 1510 Townhall Road and part of 1452 Townhall Road, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

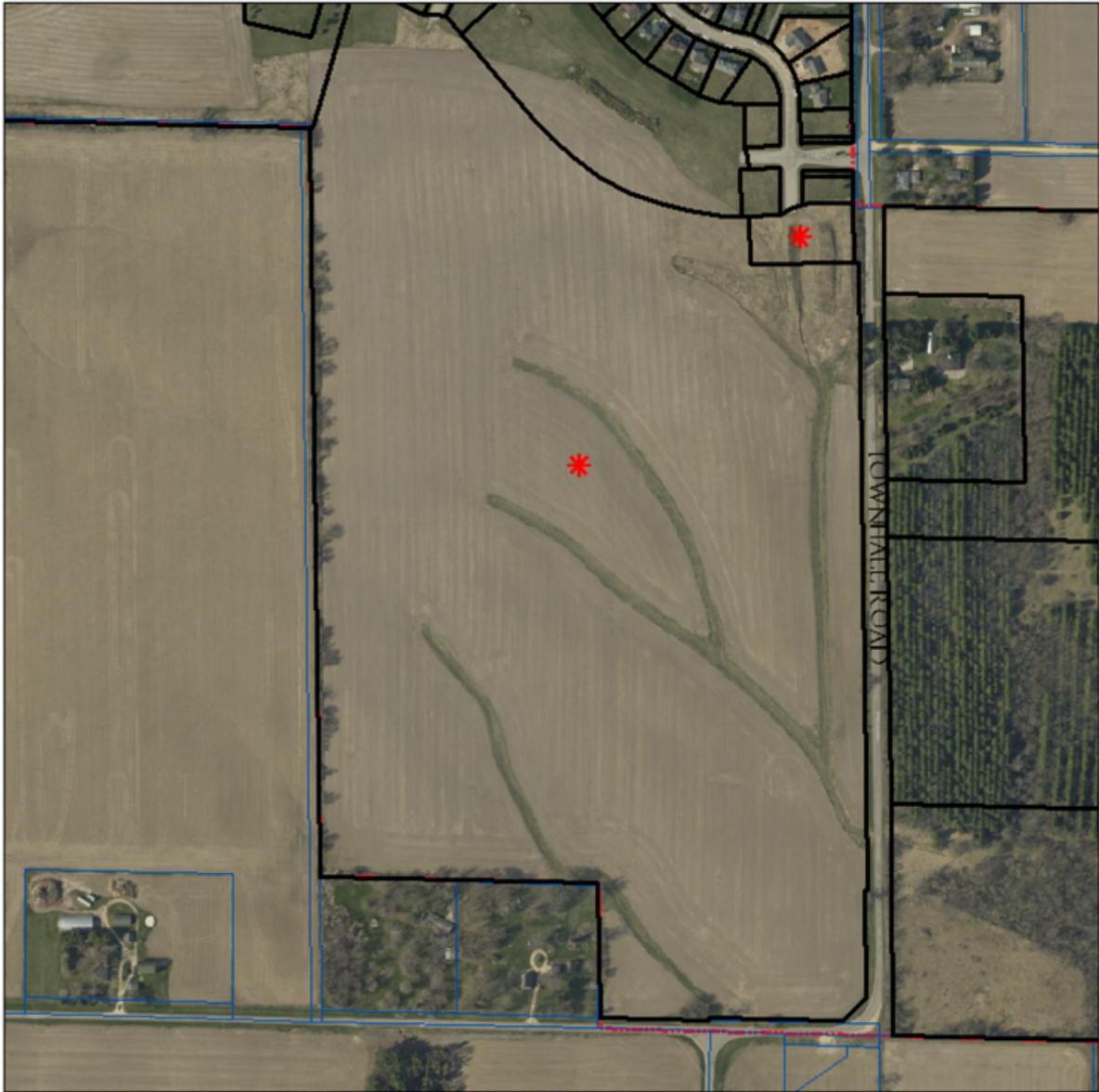
1. All of the conditions of approval of the Preliminary Plat remain in full force and effect.
2. City staff will not sign the Final Plat, which is a prerequisite for recording the plat, until a complete set of engineering plans and specifications for the public infrastructure has been approved by the City Engineer.
3. City staff will not sign the Final Plat, which is a prerequisite for recording the plat, until a Development Agreement between the City and developer has been approved by the City Council.
4. City staff will not sign the Final Plat, which is a prerequisite for recording the plat, until detailed easement descriptions and rights are included within the plat and approved by the City Engineer. Easement locations may need to be changed depending upon grading and utility locations to be evaluated as part of the engineering plans and specifications.
5. Fees in lieu of parkland dedication shall be paid by the developer prior to issuance of the first Building Permit in the subdivision. Park Improvement Impact Fees shall be paid by individual lot owners or their builders at the time of application for each Building Permit.
6. If the outlot for the stormwater pond must be enlarged due to the City Engineer's comments, staff is authorized to approve minor modifications to the lot layout.
7. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval, and shall provide City staff with a copy of the recorded plat.

**ATTACHMENTS:** Location Map, Final Plat, Engineer's Memo, and Application.

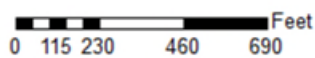
# Location Map

1452 & 1510 Townhall Road

FS-2020-01



1 inch = 421 feet



### Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: March 2020  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

## PLANNING & BUILDING SERVICES DIVISION

# EAGLES RIDGE PLAT NO. 4

BEING A SUBDIVISION OF OUTLOT 5 AS DESIGNATED UPON EAGLES RIDGE PLAT NO. 3 AND LOT 1 OF C.S.N. NO. 1, ALL BEING PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BELLEVILLE, COUNTY OF ROCK, STATE OF WISCONSIN

ARC DESIGN  
RESOURCES INC.  
1200 S. UNIVERSITY ST.  
MILWAUKEE, WI 53224  
TEL: (414) 381-1111  
WWW.ARCDESIGN.COM

VICINITY MAP



## LAND AREA TABULATION

LAND AREA	SQ. FT.	SQ. YD.
TOTAL AREA	50,800.00	1,167.50
AREA OF 1/4 ACRES	10,260.00	233.75
AREA OF 1/4 ACRES	10,260.00	233.75
AREA OF 1/4 ACRES	10,260.00	233.75
AREA OF 1/4 ACRES	10,260.00	233.75

Date of Survey: \_\_\_\_\_  
As to the Survey: \_\_\_\_\_  
Surveyed and Platted: \_\_\_\_\_  
By: \_\_\_\_\_



## LEGEND

- SET BACKS: 11.25 FEET, 15.00 FEET, 18.75 FEET, 22.50 FEET
- SET BACKS: 26.25 FEET, 30.00 FEET, 33.75 FEET, 37.50 FEET
- SET BACKS: 42.50 FEET, 46.25 FEET, 50.00 FEET, 53.75 FEET
- ◆ SET BACKS: 58.75 FEET, 62.50 FEET, 66.25 FEET, 70.00 FEET
- ◇ SET BACKS: 76.25 FEET, 80.00 FEET, 83.75 FEET, 87.50 FEET
- ◆ SET BACKS: 93.75 FEET, 97.50 FEET, 101.25 FEET, 105.00 FEET
- ◇ SET BACKS: 112.50 FEET, 116.25 FEET, 120.00 FEET, 123.75 FEET
- ◆ SET BACKS: 131.25 FEET, 135.00 FEET, 138.75 FEET, 142.50 FEET
- ◇ SET BACKS: 150.00 FEET, 153.75 FEET, 157.50 FEET, 161.25 FEET
- ◆ SET BACKS: 170.00 FEET, 173.75 FEET, 177.50 FEET, 181.25 FEET
- ◇ SET BACKS: 190.00 FEET, 193.75 FEET, 197.50 FEET, 201.25 FEET
- ◆ SET BACKS: 210.00 FEET, 213.75 FEET, 217.50 FEET, 221.25 FEET
- ◇ SET BACKS: 230.00 FEET, 233.75 FEET, 237.50 FEET, 241.25 FEET
- ◆ SET BACKS: 250.00 FEET, 253.75 FEET, 257.50 FEET, 261.25 FEET
- ◇ SET BACKS: 270.00 FEET, 273.75 FEET, 277.50 FEET, 281.25 FEET
- ◆ SET BACKS: 290.00 FEET, 293.75 FEET, 297.50 FEET, 301.25 FEET
- ◇ SET BACKS: 310.00 FEET, 313.75 FEET, 317.50 FEET, 321.25 FEET
- ◆ SET BACKS: 330.00 FEET, 333.75 FEET, 337.50 FEET, 341.25 FEET
- ◇ SET BACKS: 350.00 FEET, 353.75 FEET, 357.50 FEET, 361.25 FEET
- ◆ SET BACKS: 370.00 FEET, 373.75 FEET, 377.50 FEET, 381.25 FEET
- ◇ SET BACKS: 390.00 FEET, 393.75 FEET, 397.50 FEET, 401.25 FEET
- ◆ SET BACKS: 410.00 FEET, 413.75 FEET, 417.50 FEET, 421.25 FEET
- ◇ SET BACKS: 430.00 FEET, 433.75 FEET, 437.50 FEET, 441.25 FEET
- ◆ SET BACKS: 450.00 FEET, 453.75 FEET, 457.50 FEET, 461.25 FEET
- ◇ SET BACKS: 470.00 FEET, 473.75 FEET, 477.50 FEET, 481.25 FEET
- ◆ SET BACKS: 490.00 FEET, 493.75 FEET, 497.50 FEET, 501.25 FEET
- ◇ SET BACKS: 510.00 FEET, 513.75 FEET, 517.50 FEET, 521.25 FEET
- ◆ SET BACKS: 530.00 FEET, 533.75 FEET, 537.50 FEET, 541.25 FEET
- ◇ SET BACKS: 550.00 FEET, 553.75 FEET, 557.50 FEET, 561.25 FEET
- ◆ SET BACKS: 570.00 FEET, 573.75 FEET, 577.50 FEET, 581.25 FEET
- ◇ SET BACKS: 590.00 FEET, 593.75 FEET, 597.50 FEET, 601.25 FEET
- ◆ SET BACKS: 610.00 FEET, 613.75 FEET, 617.50 FEET, 621.25 FEET
- ◇ SET BACKS: 630.00 FEET, 633.75 FEET, 637.50 FEET, 641.25 FEET
- ◆ SET BACKS: 650.00 FEET, 653.75 FEET, 657.50 FEET, 661.25 FEET
- ◇ SET BACKS: 670.00 FEET, 673.75 FEET, 677.50 FEET, 681.25 FEET
- ◆ SET BACKS: 690.00 FEET, 693.75 FEET, 697.50 FEET, 701.25 FEET
- ◇ SET BACKS: 710.00 FEET, 713.75 FEET, 717.50 FEET, 721.25 FEET
- ◆ SET BACKS: 730.00 FEET, 733.75 FEET, 737.50 FEET, 741.25 FEET
- ◇ SET BACKS: 750.00 FEET, 753.75 FEET, 757.50 FEET, 761.25 FEET
- ◆ SET BACKS: 770.00 FEET, 773.75 FEET, 777.50 FEET, 781.25 FEET
- ◇ SET BACKS: 790.00 FEET, 793.75 FEET, 797.50 FEET, 801.25 FEET
- ◆ SET BACKS: 810.00 FEET, 813.75 FEET, 817.50 FEET, 821.25 FEET
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- ◇ SET BACKS: 870.00 FEET, 873.75 FEET, 877.50 FEET, 881.25 FEET
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- ◇ SET BACKS: 910.00 FEET, 913.75 FEET, 917.50 FEET, 921.25 FEET
- ◆ SET BACKS: 930.00 FEET, 933.75 FEET, 937.50 FEET, 941.25 FEET
- ◇ SET BACKS: 950.00 FEET, 953.75 FEET, 957.50 FEET, 961.25 FEET
- ◆ SET BACKS: 970.00 FEET, 973.75 FEET, 977.50 FEET, 981.25 FEET
- ◇ SET BACKS: 990.00 FEET, 993.75 FEET, 997.50 FEET, 1001.25 FEET

TOWN HALL ROAD

QUAIL RUN

NIGHT HAWK DRIVE

MAINE FALCON PASS

HAWKS PASS

OWNER	TRACT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
DEVELOPER	1	1,250.00	28.75
DEVELOPER	2	1,250.00	28.75
DEVELOPER	3	1,250.00	28.75
DEVELOPER	4	1,250.00	28.75
DEVELOPER	5	1,250.00	28.75
DEVELOPER	6	1,250.00	28.75
DEVELOPER	7	1,250.00	28.75
DEVELOPER	8	1,250.00	28.75
DEVELOPER	9	1,250.00	28.75
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DEVELOPER	93	1,250.00	28.75
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DEVELOPER	95	1,250.00	28.75
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DEVELOPER	98	1,250.00	28.75
DEVELOPER	99	1,250.00	28.75
DEVELOPER	100	1,250.00	28.75



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**To: Hilary Rottmann, Planner II**  
**From: Scot Prindiville, City Engineer**  
**Re: Eagles Ridge, Final Plat 4 Review**  
**Date: April 12, 2020**

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Engineering has been provided a copy of the Final Plat revised February 4, 2020 prepared by Arc Design Resources, Inc. Engineering has also been provided a copy of the final engineering plans signed and sealed on March 26, 2020. We offer the following comments:

- The east detention basin is being constructed as a bio-filter with a ponding depth of 3 feet. DNR Technical Standard 1004 allows for a maximum ponding depth in bio-filters of 12 inches or up to 18 inches if a variable stage discharge overflow weir is included. The bio-filter design must be revised to meet the technical standard.
- The developer should be advised that the City's driveway ordinance has the following provision: "all driveways shall be set away from any street intersection by a minimum distance of 20 feet as measured along the street right of way." The developer should be aware that this will be enforced when application is made for driveway permits.
- The call out for a 6' Easement exclusive to the City of Beloit should be removed and replaced with a call out for a 6' C.U.E. The following Easement Provision shall be provided on the plat:

CITY UTILITY EASEMENT (C.U.E.) PROVISIONS

THE CITY OF BELOIT, IT'S SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GRANTED A PERMANENT EXCLUSIVE EASEMENT TO SUCH AREAS DESIGNATED AS "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE FROM TIME TO TIME UNDERGROUND UTILITY FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE CITY OF BELOIT, INCLUDING ENTRY, INGRESS OR EGRESS BY THE EMPLOYEES, WORKERS, AGENTS, OR INDEPENDENT CONTRACTORS OF THE CITY. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS OF THE CITY HEREIN GRANTED. THE OWNER SHALL NOT CAUSE THE SURFACE GRADE OF SAID EASEMENT TO CHANGE BY MORE THAN 4 INCHES WITHOUT WRITTEN AUTHORIZATION OF THE CITY. FOLLOWING ANY WORK PERFORMED BY THE CITY OF BELOIT IN THE EXERCISE

OF ITS EASEMENT RIGHTS HEREIN GRANTED, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED, FOLLOWING SUCH WORK, TO BACKFILL AND MOUND ALL TRENCHES CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

- There are references on the Surveyors Certificate and Owners Certificate to State of Illinois and County of Winnebago.

In order for the developer to address the first comment above, it is possible that the developer may need to alter the size of outlot 6 to accommodate storm water. Until such time that the developer fully demonstrates that outlot 6 is of sufficient size to detain, infiltrate and treat storm water it is my recommendation that the City not approve the final plat.

**CITY of BELOIT**  
**Neighborhood Planning Division**

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

**Application for a Final Subdivision or Condominium Plat**

(Please Type or Print) File Number: FS-2020-01

1. Proposed subdivision name: Eagles Ridge Plat No. 4
2. Address of property: 1452 Townhall Road, Beloit WI 53511
3. Tax Parcel Number(s): 22830020
4. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the <sup>NE & SE</sup> Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
5. Owner of record: Luke E. Madson Phone: 608-676-5166  
8729 E Little Lane Clinton WI 53525  
(Address) (City) (State) (Zip)
6. Applicant's Name: Arc Design Resources, Inc. / Lee Sprecher  
5291 Zenith Parkway Loves Park IL 61111  
(Address) (City) (State) (Zip)  
815-484-4300 / 815-391-0396 / lsprecher@arcdesign.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
7. Present zoning classification is: R-1A
8. Is the proposed use permitted in this zoning district: Yes

9. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
- Copy of Preliminary Plat to Utility Providers:** A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
  - Covenants and Deed Restrictions:** copies of any covenants or deed restrictions.
  - Development Agreement & Fee:** a copy of a Final Draft or Approved Development Agreement;
  - Contract:** A contract for construction of required utilities and public improvements or;
  - A Bond;** guarantying the contract for construction or,
  - Letter from the City Engineer;** stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
  - Final Plat Map;** 10 copies as required by section 12.04(1) including all information required by section 12.04(2) of the Subdivision Ordinance.

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

 / Arc Design Resources, Inc. / 02-14-2020  
(Signature of applicant) (Print name of applicant) (Date)

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

Review fee: <u>\$300 plus \$15 per lot; \$100 Development Agreement Fee</u>	Amount paid: <u>\$795.<sup>00</sup></u>
Scheduled meeting date: <u>March 18, 2020</u>	
Application accepted by: <u>Drew Permygton</u>	Date: <u>2/18/20</u>



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 22, 2020

**Agenda Item:** 3.b.

**File Number:** CSM-2020-05

### **General Information**

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**Applicant:** R.H. Batterman

**Owner:** Wade W. & Debra E Sweger

**Address/Location:** 2941 W. Creedy Road

**Applicant's Request:** The applicant has proposed a 2-Lot Certified Survey Map (CSM) for 2941 W. Creedy Road in the Town of Beloit.

### **Staff Analysis**

---

**Existing Conditions:** The current use of the area covered by this CSM is row crops and a farmstead.

**Proposed Land Division:** The intent of the proposed CSM is to separate the structures from the agricultural production land. The remaining parcel is too small to leave unplatted but will continue to be row crops. Lot 1 with the home on it will be rezoned to R-1, Single Family zoning and Lot 2 will be rezoned to A-2, General Agricultural.

**Surrounding Land Use and Zoning:** To the north and south, there are agricultural uses zoned A-1, Exclusive Agriculture. To the east and west, there are residential land uses zoned A-2, General Agriculture. All surrounding properties are in the Town of Beloit subject to Town zoning.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map states these properties are just outside the long range Urban Growth Area and recommends agricultural uses for the subject properties. Land use cannot be considered when reviewing Extraterritorial CSM applications per state law.

**Municipal Utilities:** The subject properties are not currently served by municipal utilities.

**Review Agent Comments:** The proposed Certified Survey Map (CSM) was sent to the City of Beloit staff and utility contacts, and they have no comments.

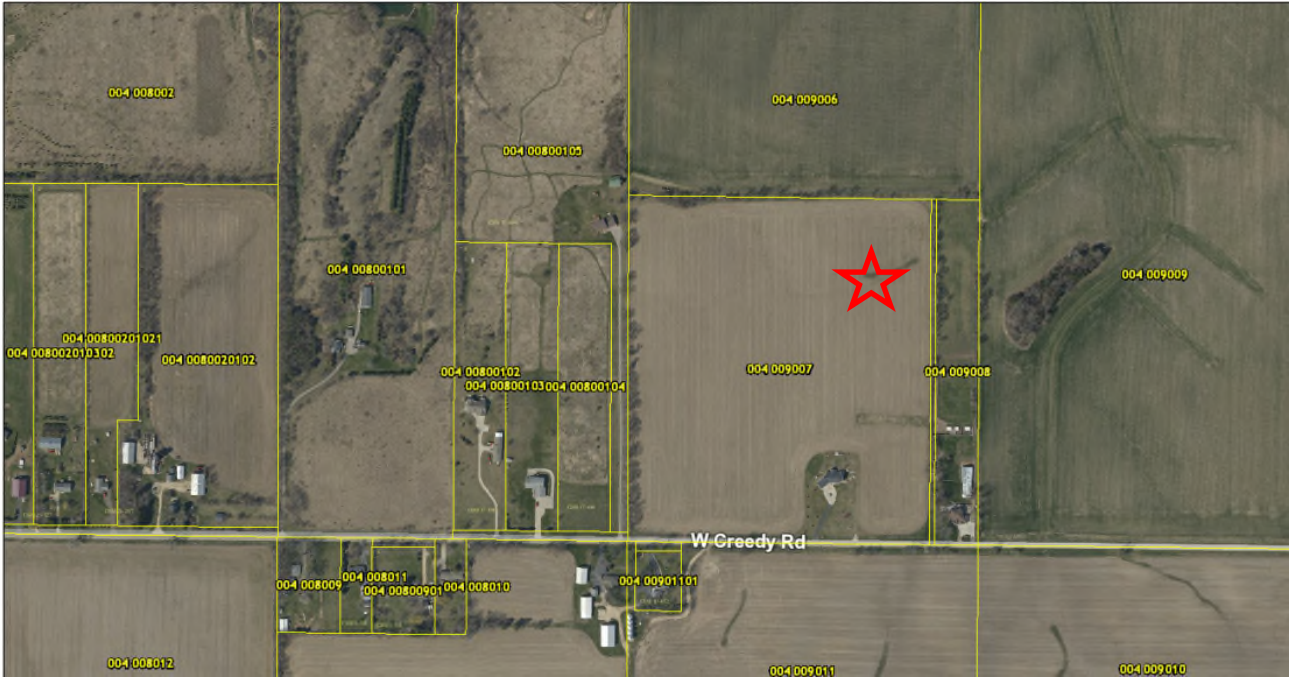
**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends approval of the attached 2-Lot Certified Survey Map (CSM) for the property located at 2941 W. Creedy Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Preliminary Certified Survey Map, Application, and Resolution.

# LOCATION MAP



LD2020\_019 (Sweger)  
Section 8 and 9  
Town of Beloit

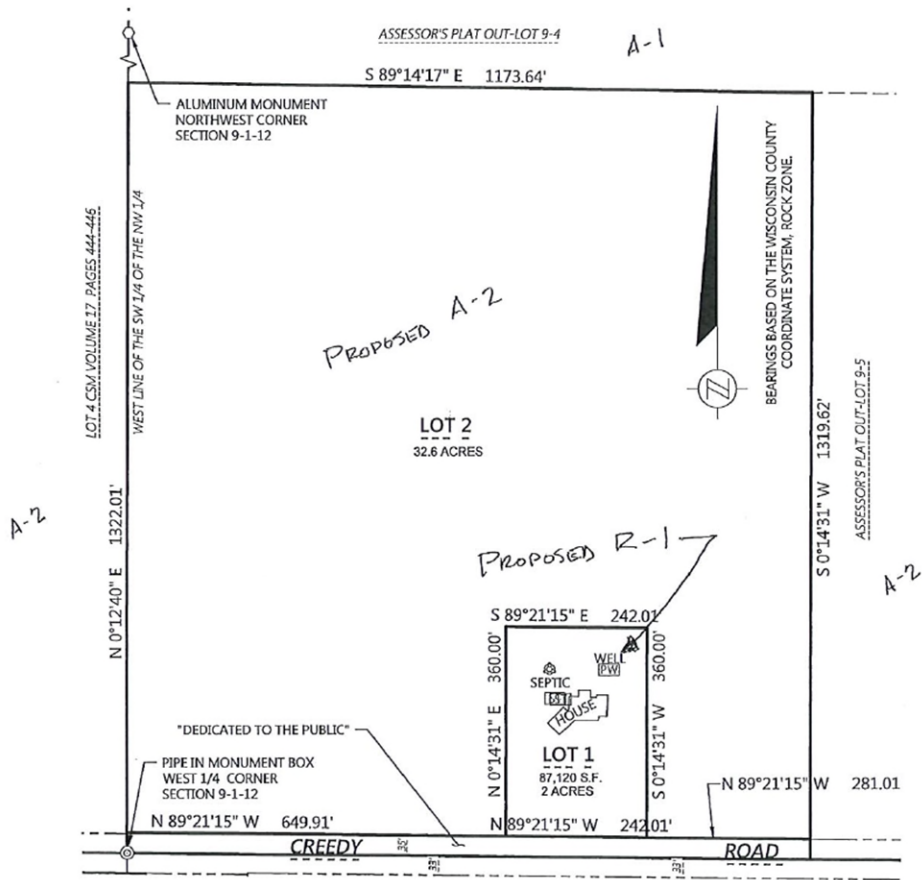
ETJ - City of Beloit





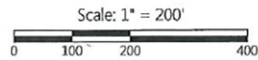
# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NW 1/4 OF SECTION 9, T. 1 N., R. 12 E.,  
OF THE 4TH P.M. ALSO BEING PART OF OUT-LOT 9-5 OF  
THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ROCK  
COUNTY, WISCONSIN.



### MONUMENT KEY

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



<p>ORDER NO: 33435 BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: XXX DATE: January 03, 2020</p>	<p>FOR THE EXCLUSIVE USE OF: Wade and Debra Sweger 2941 West Creedy Road Beloit, WI 53511</p>	<p><b>Batterman</b> engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4564 www.batterman.com</p>
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File Name: J:\33400-33499\33435 - Wade Sweger\ASRV\1918 DRAWING FILES



R.H. Batterman and Co., Inc.  
2857 Bartells Drive  
Beloit, WI 53511  
P 608.365.4464  
F 608.365.1850

March 16, 2020

Town of Beloit  
2445 S Afton Rd  
Beloit, WI 53511

Re: Letter of Intent for a 2-lot land division for Wade & Debra Sweger

Dear Karry DeVault:

We have created a Preliminary Certified Survey Map for Wade & Debra Sweger for a 2-Lot land division for a parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 9 on W Creedy Road, Parcel #6-2-80. The existing 35-acre parcel is currently zoned A-1 and the proposed 2 lot division would require changing the large remaining parcel to A-2 and the smaller lot containing the existing home and 2 acres and would be proposed as R-1 zoning.

Please place this on your next planning agenda and the subsequent Town of Beloit board meeting for consideration.

Thank you for your attention to this matter, should you have any questions please call at your earliest convenience.

On behalf of Wade & Debra Sweger,

**R. H. BATTERMAN & CO., INC.**  
Engineers - Surveyors - Planners

*Jeff Garde*

Jeff Garde, PLS  
[jgarde@rhbatterman.com](mailto:jgarde@rhbatterman.com)

[www.rhbatterman.com](http://www.rhbatterman.com)



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY  
DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
JANESVILLE, WI 53545  
TELEPHONE: (608) 757-5587  
EMAIL: PLANNING@CO.ROCK.WI.US  
WEB: WWW.CO.ROCK.WI.US



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AGENCY USE ONLY

Application Number: \_\_\_\_\_

Received By -- Date  
(MM/DD/YYYY): \_\_\_\_\_

=====

**PRELIMINARY LAND DIVISION APPLICATION FORM**

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division  
Subdivision Plat Required

Minor Land Division  
CSM for lots 35 acres or less  
Plat of Survey for lots greater than 35 acres

Transfer to Adjoining Owner  
Plat of Survey or CSM

Lot Combination  
CSM Required

- 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:  Not Applicable  Yes  No
- Land division will require a zoning change:  Yes  No

**APPLICANT INFORMATION**

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Wade W. and Debra E. Sweger			Telephone:	
Address:	2941 W. Creedy Road	City:	Beloit	State:	WI Zip: 53511
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	RH Batterman & Co.			Telephone:	
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.

**PROPERTY INFORMATION**

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line  
The dwelling and farm buildings will be divided from the parcel.  
Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location: 

Town of Beloit	SW 1/4 of NW 1/4
Section 9	Tax parcel number(s) - 6-2-80

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): 35 Ac	14. Land division area (Square feet or acres): 35 Acres	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 2	17. Future zoning of new/additional lot(s) created by land division: R1	18. Future zoning of parent lot: A2

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): N/A

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

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Wade Sweger DATE: 3-16-2020

**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-2020-05

1. Address of property: 2941 W Creedy Road
2. Tax Parcel Number(s): 6-2-80
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the      Quarter of Section 9, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Wade W & Debra E Sweger Phone: 608-751-3951  
2941 W Creedy 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 2 lot(s).
7. Total area of land included in this map: 35 Acres
8. Total area of land remaining in parent parcel: 0
9. Is there a proposed dedication of any land to the City of Beloit? Yes
10. The present zoning classification of this property is: A-1 (Town of Beloit)
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 March 19, 2020 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.

Wade Sweger / 1 / 3-16-2020  
(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>\$170</u>
Scheduled meeting date: <u>4/22/2020</u>
Application accepted by: <u>Nelony Battmann</u> Date: <u>3/15/2020</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
2941 W. CREEDY ROAD**

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

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 2941 W. Creedy Road, containing 35 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NW ¼ OF SECTION 9, T. 1 N., R. 12 E., OF THE 4<sup>TH</sup> P.M  
ALSO BEING PART OF OUT-LOT 9-5 OF THE ASSESSOR’S PLAT OF  
BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 2941 W. Creedy Road, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 22nd day of April, 2020.

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

**ATTEST:**

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



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 22, 2020

**Agenda Item:** 3.c.

**File Number:** CSM-2020-06

### **General Information**

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**Applicant:** R.H. Batterman

**Owner:** Wade W. & Debra E Sweger

**Address/Location:** 3108 W. Creedy Road

**Applicant's Request:** The applicant has proposed a 1-Lot Certified Survey Map (CSM) for 3108 W. Creedy Road in the Town of Beloit.

### **Staff Analysis**

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**Existing Conditions:** The current use of the area covered by this CSM is agricultural land with a farmstead.

**Proposed Land Division:** The intent of the proposed CSM is to create a 3-acre-lot in order to divide off the structures from the agricultural land. Both existing uses are going to be continued. Lot 1 will be rezoned to A-2 General Agriculture. The remaining agricultural (parent) parcel is so large that it does not have to be included on the proposed CSM.

**Surrounding Land Use and Zoning:** There are rural residential uses to the north, east, and west of the subject property. The properties to the north are zoned R-1, Single-Family Residential; to the east and west, land is zoned A-2, General Agricultural. To the south, there are agricultural uses zoned A-1, Exclusive Agriculture. All surrounding properties are located in The Town of Beloit and are subject to Town zoning.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map states these properties are located in the long range Urban Growth Area and recommends agricultural uses for the subject properties.

**Municipal Utilities:** The subject properties are not currently served by municipal utilities.

**Review Agent Comments:** The proposed Certified Survey Map (CSM) was sent to the City of Beloit staff and utility contacts, and they have no comments.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends approval of the attached 1-Lot Certified Survey Map (CSM) for the property located at 3108 W. Creedy Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Preliminary Certified Survey Map, Application, and Resolution.

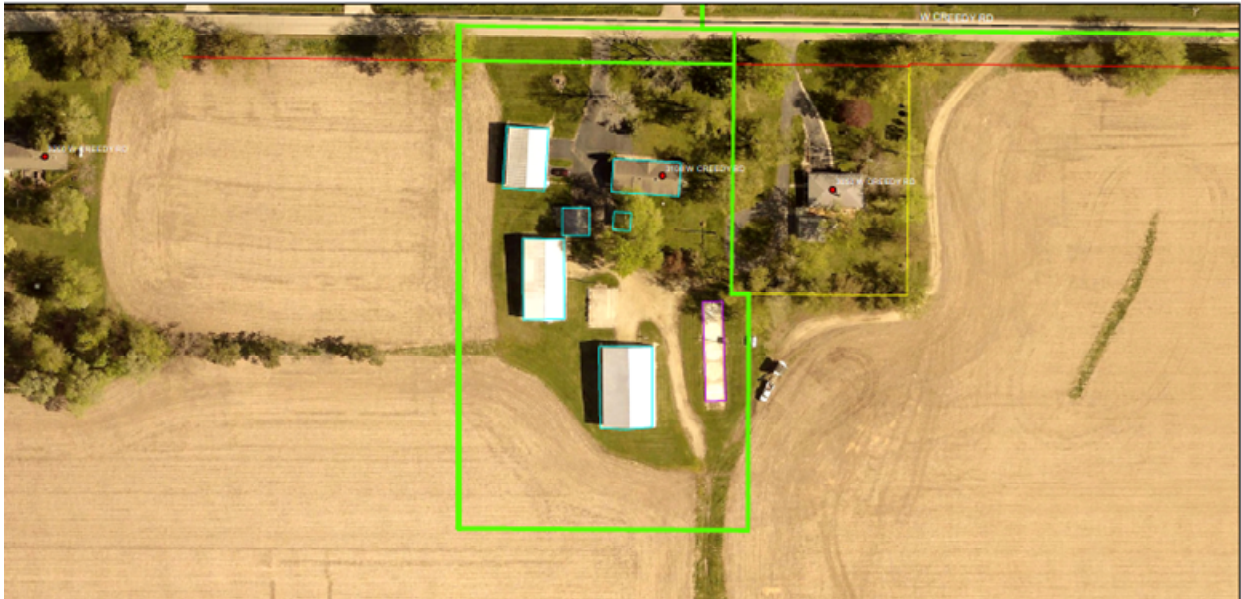


# LOCATION MAP



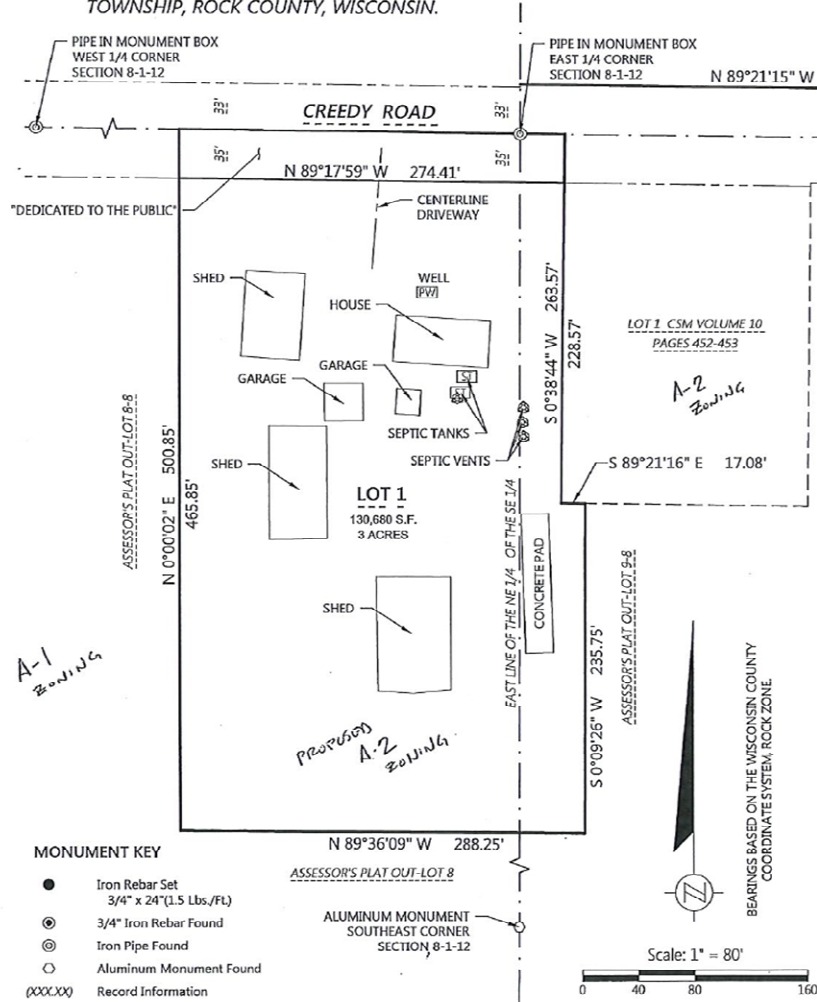
LD2020\_018 (Sweger)  
Section 8 and 9  
Town of Beloit

ETJ - City of Beloit



# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 OF THE SE 1/4 OF  
SECTION 8, T. 1 N., R. 12 E. AND PART OF THE NW 1/4  
OF THE SW 1/4 OF SECTION 9, T. 1 N., R. 12 E. OF THE  
4TH P.M. ALSO BEING OUT-LOT 8-8 AND PART OF  
OUT-LOT 9-8 OF THE ASSESSOR'S PLAT OF БЕЛОIT  
TOWNSHIP, ROCK COUNTY, WISCONSIN.



**MONUMENT KEY**

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

ORDER NO: 33435  
BOOK: SEE FILE  
FIELD CREW: XXX  
DRAWN BY: XXX  
DATE: January 09, 2020

FOR THE EXCLUSIVE USE OF:  
Wade and Debra Sweger  
2941 West Creedy Road  
BELOIT, WI 53511

**Batterman**  
engineers surveyors planners  
2857 Bartels Drive Beloit, Wisconsin 53511  
608.365.4464 www.batterman.com

File Name: A:\33400-33499\33435 - Wade Sweger\SURVEY\B-DRAWING FILES



**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-2020-06

1. Address of property: 3108 W Creedy Road
2. Tax Parcel Number(s): 6-2-74 and 6-2-83
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the      Quarter of Section 8 & 9 Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Wade W & Debra E Sweger Phone: 608-751-3951  
2941 W Creedy Road Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Baterman & 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 2 lot(s).
7. Total area of land included in this map: 153 +/- Acres
8. Total area of land remaining in parent parcel: 150 +/- acres
9. Is there a proposed dedication of any land to the City of Beloit? Yes
10. The present zoning classification of this property is: A-1 (Town of Beloit)
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 March 19, 2020 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.

Wade Sweger / WADE SWEGER / 3-16-2020  
(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>\$170 / 60</u>
Scheduled meeting date: <u>4/20/2020</u>
Application accepted by: <u>Wilony Rottmann</u> Date: <u>3/25/2020</u>





R.H. Batterman and Co., Inc.  
2857 Bartells Drive  
Beloit, WI 53511  
P 608.365.4464  
F 608.365.1850

March 16, 2020

Town of Beloit  
2445 S Afton Rd  
Beloit, WI 53511

Re: Letter of Intent for a 1-lot land division for Wade & Debra Sweger

Dear Karry DeVault:

We have created a Preliminary Certified Survey Map for Wade & Debra Sweger for a 1-Lot land division for a parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 9 and the Northeast 1/4 of the Southeast 1/4 of Section 8 on W Creedy Road, Parcel #6-2-74 and 6-2-83. The existing 153 +acre parcel is currently zoned A-1 and the proposed 1-lot division would require changing the newly created 3 acre lot containing the existing buildings to A-2 zoning.

Please place this on your next planning agenda and the subsequent Town of Beloit board meeting for consideration.

Thank you for your attention to this matter, should you have any questions please call at your earliest convenience.

On behalf of Wade & Debra Sweger,

**R. H. BATTERMAN & CO., INC.**  
Engineers - Surveyors - Planners

*Jeff Garde*

Jeff Garde, PLS  
[jgarde@rhbatterman.com](mailto:jgarde@rhbatterman.com)

[www.rhbatterman.com](http://www.rhbatterman.com)

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY  
 DEVELOPMENT AGENCY  
 51 SOUTH MAIN STREET  
 JANESVILLE, WI 53545  
 TELEPHONE: (608) 757-5587  
 EMAIL: PLANNING@CO.ROCK.WI.US  
 WEB: WWW.CO.ROCK.WI.US



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AGENCY USE ONLY

Application Number: \_\_\_\_\_

Received By -- Date \_\_\_\_\_

(MM/DD/YYYY): \_\_\_\_\_

=====

**PRELIMINARY LAND DIVISION APPLICATION FORM**

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division  
Subdivision Plat Required

Minor Land Division  
CSM for lots 35 acres or less  
 Plat of Survey for lots greater than 35 acres

Transfer to Adjoining Owner  
Plat of Survey or CSM

Lot Combination  
CSM Required

1. 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

2. Land division is consistent with Town's Comprehensive Plan -- Future Land Use Map:  Yes  No

3. 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.

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No

5. Land division will require a zoning change:  Yes  No

**APPLICANT INFORMATION**

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Wade W. and Debra E. Sweger	Telephone:	
Address:	2941 W. Creedy Road	City:	Beloit
		State:	WI
		Zip:	53511
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	RH Ballerman & Co.	Telephone:	
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.

**PROPERTY INFORMATION**

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line

The dwelling and farm buildings will be divided from the parcel.  
 Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location: **Town of Beloit** **1/4 of 1/4**  
**Section 8 & 9** **Tax parcel number(s) - 6-2-74 & 6-2-83**

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): 153 Ac	14. Land division area (Square feet or acres): 3.22 Ac	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-2	18. Future zoning of parent lot: A1

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): N/A

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

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Wade Sweger DATE: 3-16-20

**RESOLUTION  
APPROVING A ONE-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
3108 W. CREEDY ROAD**

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

**WHEREAS**, the attached one-lot Certified Survey Map for the property located at 3108 W. Creedy Road, containing 3 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NE ¼ OF THE SE ¼ OF SECTION 8, T. 1 N., R. 12 E. AND  
PART OF THE NW ¼ OF THE SW ¼ OF SECTION 9, T. 1 N., R. 12 E. OF  
THE 4<sup>TH</sup> P.M. ALSO BEING OUT-LOT 8-8 AND PART OF OUT-LOT 9-8 OF  
THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP, 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 3108 W. Creedy Road, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 22nd day of April, 2020.

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

**ATTEST:**

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