



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 17, 2021**

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Members of the media or the public may participate in the open session portion of this agenda by calling 1 (408) 650-3123, access code 492-235-597. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to planning@beloitwi.gov by 12:00 noon on Wednesday, February 17, 2021.

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the February 3, 2021 Plan Commission minutes
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a Petition for Attachment of the property located at 1945 Prairie Avenue from the Town of Turtle to the City of Beloit
[Attachment](#)
 - 3.b. Consideration of a Resolution approving an Extraterritorial Certified Survey Map for the property located at 9127 S Lathers Road in the Town of Turtle
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Final Subdivision Plat - Parkmeadow North Plat No. 4 - Action taken at the February 15 City Council meeting

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, February 3, 2021**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the January 20, 2021 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

3. REPORTS

3.a. Consideration of a Final Subdivision Plat named Parkmeadow North Plat No. 4 for the properties located at 2600 and 2605 Claremont Drive

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

Commissioner Weeden asked if on the Far East side of the plat is green space and why it doesn't go up to Northfield. Kristin, Batterman's, stated the shaded area would be represented as a storm water management easement area. From where it ends, there is a sewer easement area which extends north to Northfield that will prevent construction up to the east property line.

Motion was made by Commissioner Robson to approve the Final Subdivision Plat, seconded by Commissioner Finnegan. Motion carried, roll call vote.

4. ADJOURNMENT

Motion made by Commissioner Robson, and seconded by Commissioner Weeden. Motion carried, roll call vote. Meeting adjourned at 7:18 PM.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 17, 2021

Agenda Item: 3.a.

File Number: ANX-2021-01

General Information

Applicant: Gregory Spors

Owner: Gregory Spors

Address/Location: 1945 Prairie Avenue

Applicant's Request: The applicant has submitted a petition for attachment to the City of Beloit for his property located at 1945 Prairie Avenue in the Town of Turtle. A failing septic system is the impetus for this attachment request, as the property must be located in the City in order to connect to the City's sanitary sewer system.

Staff Analysis

Existing Conditions and Background:

1. The subject property is located within the 208 Sewer Service Area, and the City of Beloit extended sanitary sewer service to this area over a decade ago. The subject property is located in one of three Town "islands."
2. The attached Plat shows the location of the subject property on the east side of Prairie Avenue across from Janie Lane.
3. The subject property is not located within the *Boundary Adjustment Area* designated in the *Cooperative Boundary Plan between the City of Beloit and the Town of Turtle*. However, the 1999 Boundary Plan governs this property, stating "if the sanitary septic system on a property in a Town island fails and the Rock County Health Department determines that the septic system cannot be repaired or replaced, the property owner may petition the City of Beloit to attach to the City for the purpose of obtaining City sewer service."
4. The Wisconsin Department of Administration (DOA) does not need to review this attachment, as the DOA does not review attachments pursuant to a Boundary Agreement [Wis. Stat. § 66.0307(10)]. As a courtesy, a copy of the petition was provided to DOA's Municipal Boundary Review office and the Town of Turtle Clerk.
5. The Rock County Health Department has been notified of the failing septic system and

supports connections to public sewer service systems when available. A letter from the Rock County Health Department is attached.

6. When property is attached 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-1B, Single-Family Residential District, because of the size, location, and surrounding land uses of the property. A temporary classification of R-1B is consistent with the Comprehensive Plan. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.

Surrounding Land Use and Zoning: There are residential land uses to the north and west of the subject property, zoned R-1B, Single-Family Residential, located in the City of Beloit. The properties to the east and south are residential uses zoned R-1, Residential One in the Town of Turtle.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential – Urban uses for this property. This land use category is intended for existing and planned groupings of single-family detached residences that are served by public sanitary sewer and water systems. This proposed attachment is consistent with the Comprehensive Plan.

Municipal Utilities: The subject property currently does receive City water as of June of 2020. There is an existing sanitary sewer main in the Prairie Avenue right-of-way that can service this property. The owner will be responsible for the cost of installing the sewer lateral including any road repairs.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the Petition for Attachment to the City of Beloit for the property located at 1945 Prairie Avenue in the Town of Turtle and assignment of a temporary zoning district classification of R-1B, Single-Family Residential.

ATTACHMENTS: Location Map, Petition for Attachment, Plat, and Health Department Letter

Location Map



**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF БЕЛОИТ**

Address of Property: 1945 Prairie Ave, Beloit, WI

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 residential.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
<i>Gregory D. Spors</i>	Gregory D Spors	5618 South US Hwy 51 Janesville WI 53546	1/14/21

Personally came before me this 14 day of January, 2021, the above named, (day) (month) (year)

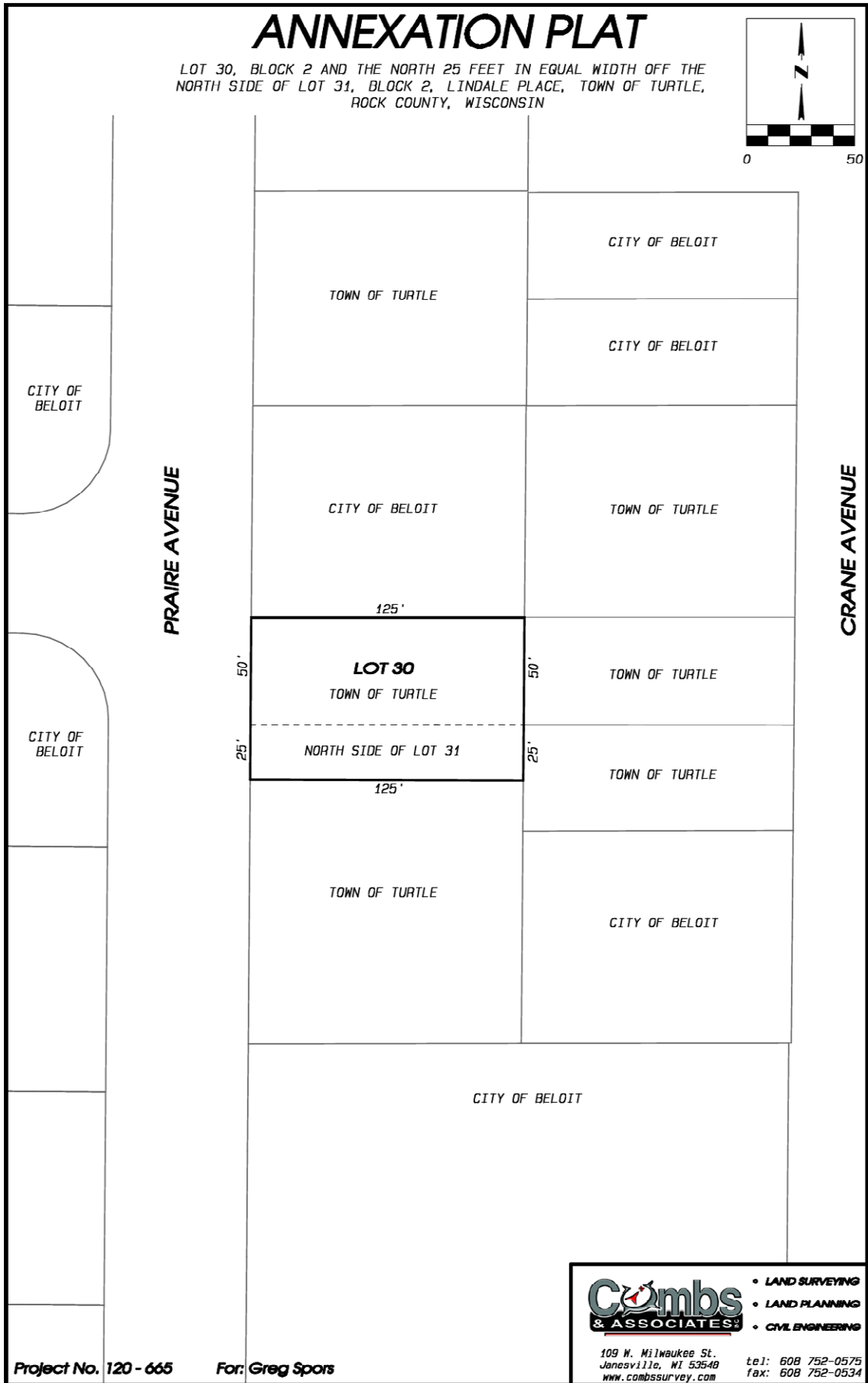
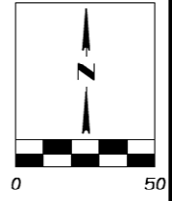
Gregory Spors to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Diane McClure
Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 11/5/24

ANNEXATION PLAT

LOT 30, BLOCK 2 AND THE NORTH 25 FEET IN EQUAL WIDTH OFF THE NORTH SIDE OF LOT 31, BLOCK 2, LINDALE PLACE, TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



Project No. 120 - 665 For: Greg Spors

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

North Office

3328 U.S. Hwy 51 N
Janesville, WI 53545-0772
Mailing Address:
PO Box 1088
Janesville, WI 53547-1088

608-757-5440
608-758-8423 (fax)



Public Health

www.co.rock.wi.us/health

South Office

61 Eclipse Center
Beloit, WI 53511

608-364-2010
608-364-2011 (fax)

November 23, 2020

GREGORY SPORS
5618 S US HIGHWAY 51
JANESVILLE, WI 53546

Re: Public Sewerage availability to property you own in the Town of Turtle Section 19, specifically described as:
1945 S COUNTY RD G
Tax ID: 038 001519
Parcel #: 6-19-524

Dear Property Owner:

A plumber recently inquired with our office regarding the installation of a new Private Onsite Wastewater Treatment System (POWTS) on the above-described property. Based on information on file at the Health Department your property is in the future public sewerage service area of the City of Beloit.

Per Section 6.123 (3)(g) of the Rock County Public Health Ordinance, our department cannot issue a sanitary permit when the municipality provides detailed written documentation verifying that connecting to public sewer meets the policy recommendations of the current 208 Water Quality Plan.

Before our Department can begin review on a Sanitary Permit application 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.**

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Elmer".

Adam Elmer, R.S.
Private Sewage Program
Rock County Public Health Department

Cc: Bill Frisbee – City of Beloit, Director of Water Resources
Rock County Environmental Health Director
Rock County Planning and Development Department



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 17, 2021

Agenda Item: 3.b.

File Number: CSM-2021-01

General Information

Applicant: Combs & Associates

Owner: Danny L Gander and Cynthia J Gander

Address/Location: 9127 S. Lathers Road

Applicant's Request: The applicant has proposed a 4-Lot Certified Survey Map (CSM) for the property located at 9127 S. Lathers Road in the Town of Turtle.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is agricultural.

Proposed Land Division: The intent of the proposed CSM is to create 4 lots, 3 for family members and one for the property owner. The owner's dwelling is adjacent to Lot 1.

Surrounding Land Use and Zoning: There are agricultural land uses to the north, east and west of the subject property, zoned AE, Exclusive Agriculture, in the Town of Turtle. The properties to the south are residential uses zoned R-R, Rural Residential, in the Town of Turtle and R-1A, Single-Family Residential in the City of Beloit.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Agricultural uses and is within the City's Long Range Urban Growth Area.

Municipal Utilities: The subject property is 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 have no comments.

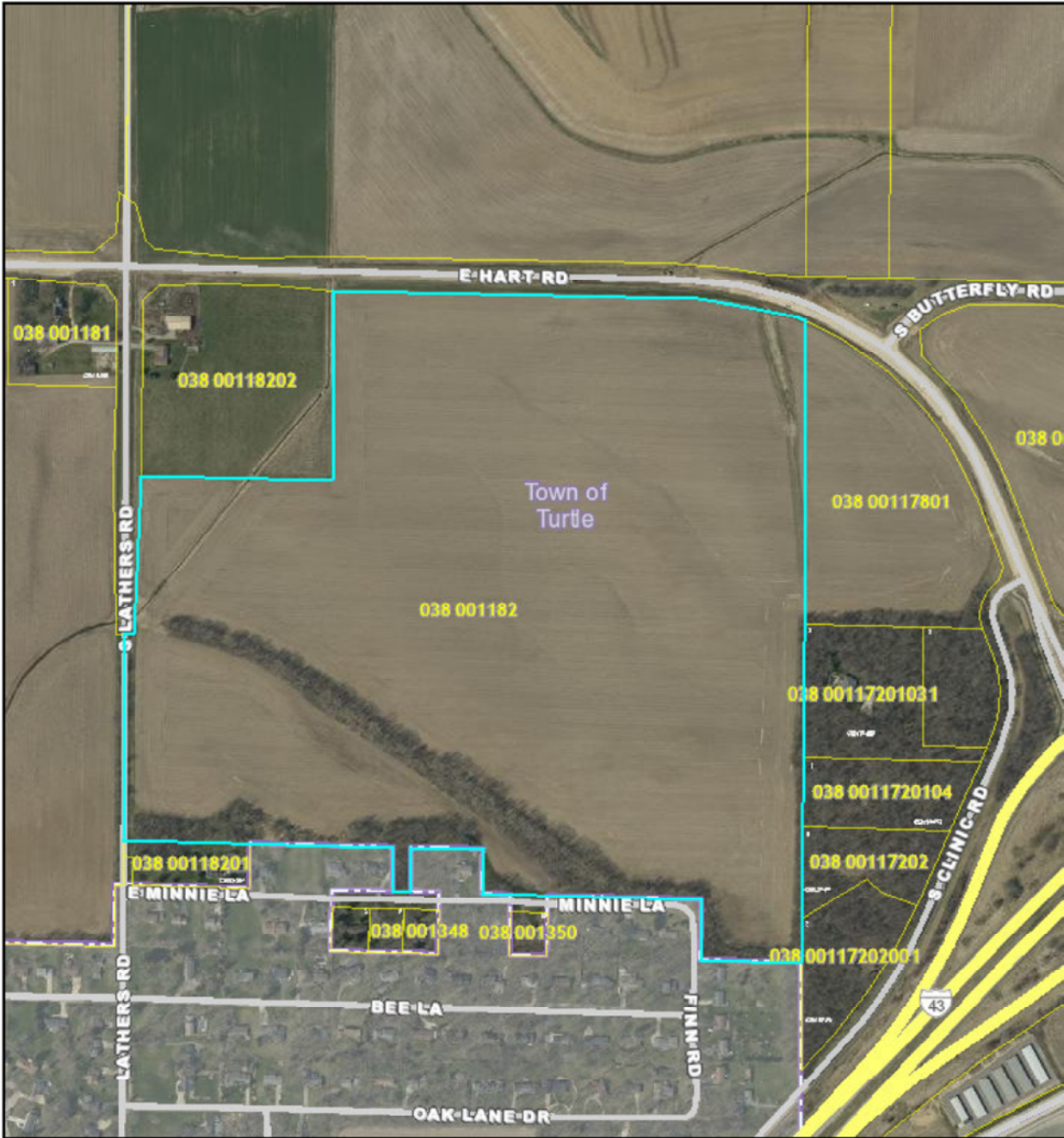
STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached 4-Lot Certified Survey Map (CSM) for the property located 9127 S. Lathers 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, 2021 and a copy provided to the Planning and Building Services Division.

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

LOCATION MAP



1/29/2021, 10:16:55 AM

1:6,693

Parcels

Override 1

Parcel Annotation Points

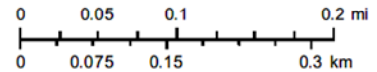
<all other values>

Cemetery

CSM Text

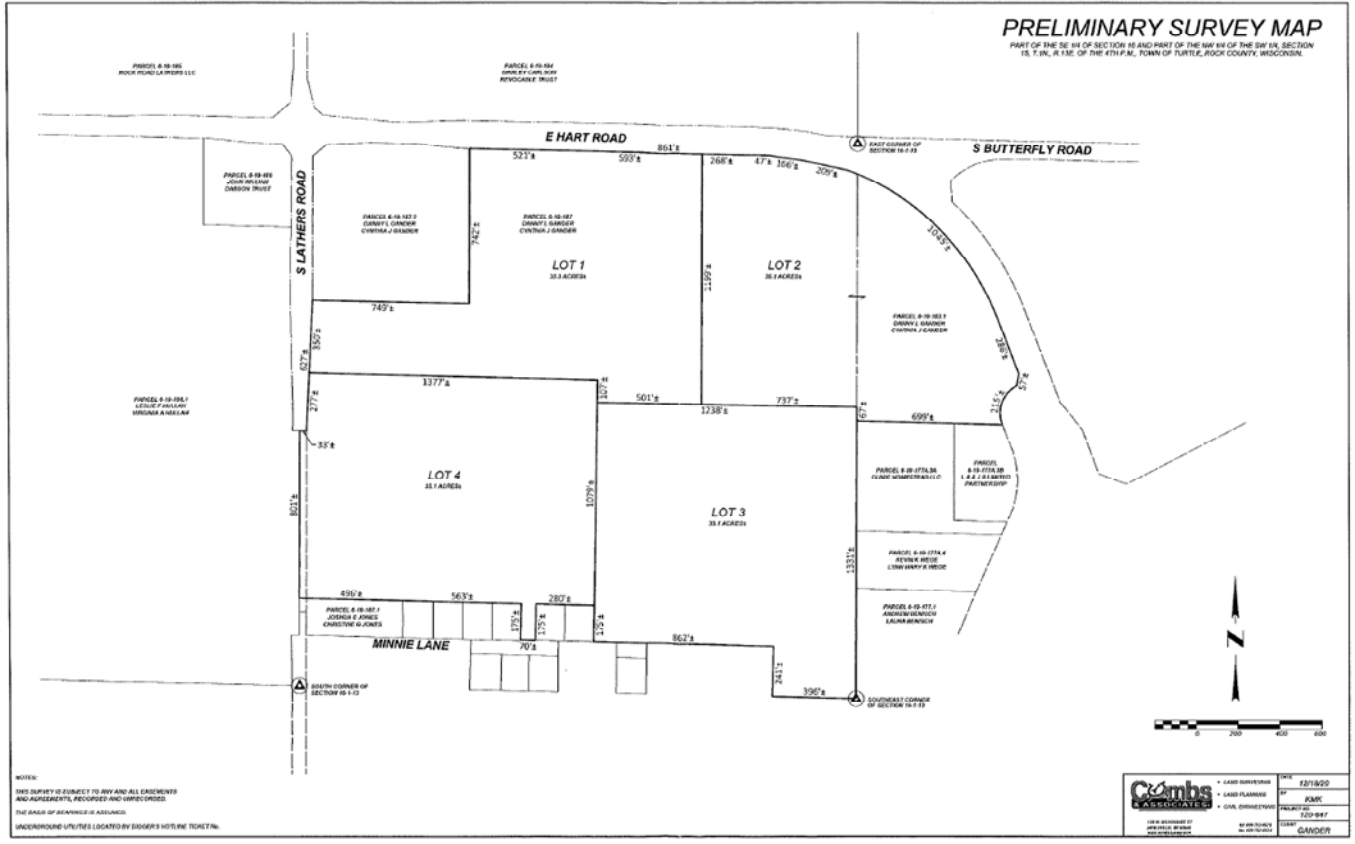
Other Roads

Subdivision Text



Rock County Land Information Office

PRELIMINARY SURVEY MAP
 PART OF THE SE 1/4 OF SECTION 18 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION
 18, T.14N., R.12E., OF THE 4TH P.M., TOWNSHIP OF TURTLE, ROCK COUNTY, WISCONSIN.



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-2021-01

1. Address of property: 9127 S LATHERS RD
2. Tax Parcel Number(s): 6-19-187 & 6-19-183.1
3. Property is located in (circle one): City of Beloit or Town of Turtle Beloit; Rock or LaPrairie
 In the ^{SE & SW} Quarter of Section 16 & 15 Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: DANNY L GANDER, CYNTHIA J GANDER Phone: 608-364-4767
9127 S LATHERS RD BELOIT WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: COMBS & ASSOCIATES, INC Phone: 608-752-0575
109 W MILWAUKEE ST JANESVILLE WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 4 lot(s).
7. Total area of land included in this map: 140.78 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? NO
10. The present zoning classification of this property is: A-E
11. Is the proposed use permitted in this zoning district: AGRICULTURE

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 1/21/21 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.

Ryan Combs (Agent), Ryan Combs 1-11-21
(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>\$190.00</u>
Scheduled meeting date: <u>Feb. 17, 2021</u>	
Application accepted by: <u><i>Donna P...</i></u>	Date: _____

RESOLUTION
APPROVING A FOUR-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 9127 S. LATHERS 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 four-lot Certified Survey Map for the property located at 9127 S. Lathers Road, containing 140.78 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 four-lot Certified Survey Map, which pertains to the following described land:

PART OF THE SE ¼ OF SECTION 16 AND PART OF THE NW ¼, SECTION 15, T. 1N., R 13E. OF THE
4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached four-lot Certified Survey Map for the property located at 9127 S. Lathers Road, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2021 and a copy provided to the Planning and Building Services Division.

Adopted this 17th day of February, 2021.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director