



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 8, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the August 18, 2021 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Ordinance No 3723 amending the Zoning District Map from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 657 Bluff Street
[Attachment](#)
 - 3.b. Consideration of Ordinance No 3724 amending the Zoning District Map from C-1, Office District, to PLI, Public Lands and Institutions District, for a portion of 1650 Lee Lane (to become part of 2600 Milwaukee Rd)
[Attachment](#)
 - 3.c. Consideration of Ordinance No 3725 amending the Zoning District Map from R-1B, Single Family Residential District, to R-2, Two-Family Residential District, for the property located at 529 Eighth Street
[Attachment](#)
 - 3.d. Consideration of a request to change the street name for Millington Road and part of Gateway Boulevard to Milwaukee Road as a result of the reconstructed I-39/90/43/Hwy 81 interchange project
[Attachment](#)
 - 3.e. Consideration of a Resolution approving an Extraterritorial Preliminary Plat of Avid Subdivision for the property located at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a Resolution approving an Extraterritorial three-lot Certified Survey Map for part of parcel number 6-2-131 on Bartells Drive in the Town of Beloit
[Attachment](#)

4.b. Consideration of a Resolution approving an Extraterritorial one-lot Certified Survey Map for property located on Ryan Parkway to combine lots 5 and 6 of Turtlerock Estates in the Town of Turtle
[Attachment](#)

4.c. Consideration of a Resolution approving an Extraterritorial one-lot Certified Survey Map for property located on E. Needham Road in the Town of Turtle
[Attachment](#)

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Update on Zoning Ordinance Amendment related to Medical Facility Uses

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.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 18, 2021

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of August 4, 2021 Plan Commission meeting

Motion was made by Commissioner Ruster, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (7-0).

3. REPORTS

3.a. Consideration of proposed Ordinance No. 3719 to create, amend, repeal various sections of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses

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

Commissioner Weeden opened the public hearing.

Tim Feeley, attorney for the Beloit Health System, provided a hand-out to the Plan Commission. He stated he believes that the Ordinance is controversial because it affects the permitted uses by right for Beloit Health Systems. It restricts the Health Systems' opportunity to expand in those locations in the future. A conditional use is not a permitted use by right and is a significant limitation to expand and develop in the future.

One of the properties with that issue is the office at 1904 Huebbe Parkway. It has always been used as a medical clinic, but since COVID, it was converted to a laboratory use to provide vaccinations and testing. Mr. Feeley stated that if it had to have a Conditional Use, it would have been required to go through the public hearing process through the Plan Commission and the City Council. This could result in the clinic not being able to provide public safety to the community.

Mr. Feeley explained that on page two of the handout he passed out, the Comprehensive Plan was last updated in 2018, and it outlines the uses allowed under the office category which includes medical centers and medical offices. He

asked why would the City want to change the permitted use to a conditional use, which would limit the facility's opportunity to expand in the future. He went on to explain that a City or Village cannot enact or amend a zoning ordinance that is in conflict with the Comprehensive Plan without going through amending the Comprehensive Plan and all the Public hearings. Current zoning and the plan are for institutional uses like medical centers and medical office buildings.

Mr. Feeley states that he does not think it is an appropriate change for the City Council and Plan Commission if the City is interested in protecting the public health and safety of the community. Beloit Health System has vested right under the Wisconsin Law, and it will negatively impact that vested use if the City decides to change those uses to Conditional Uses. Conditional Uses can be limited in terms of duration and may be denied. In addition, Mr. Feeley indicated that he does not believe the notice was sent out correctly, with a map that identifies the properties that would be affected.

Bonnie Wetter, 12228 S County Road K, Chair of the Board of Trustees for Beloit Health Systems, stated she has served on the board since 2004. She is asking the Plan Commission to oppose the new zoning amendment due to the negative impact on the Beloit Health System and the public health of the community. The Beloit Health System has put a lot of heart and energy into the city during the ongoing COVID crisis, and they provide a high level care and maintain financial stability despite seeing disproportionate levels of Medicare, Medicaid, and charity care which has lowered reimbursements from commercial insurance. The Beloit Health System has taken care of the community. The proposed new zoning ordinance restricts its ability to expand at several sites.

Tim McKeveitt, 2318 Boulder Lane, President and CEO of Beloit Health System indicated that he has been with the Beloit Health System and community for 35 years. Mr. McKeveitt asks the Plan Commission to not recommend approval of the proposed amendment and revisions to the zoning ordinance. Beloit Health System is a comprehensive health care organization providing services like emergency room care, physician offices, inpatient care, and 600 inpatients on the COVID unit over the last 18 months, surgical services, cancer, cardiology, and mental health care.

Mr. McKeveitt explained that the ordinance would make it easier for for-profit health care entities to enter the market without the obligation and costs the hospital will encourage maintaining core services like the emergency room and a dedicated COVID unit. These for-profit entities will focus on higher reimbursement commercial insurance patients and will have a negative financial effect on Beloit Health System and the ability to provide care for the entire community.

Mr. McKeveitt indicated that the Beloit Health System is a non-stock non-profit organization. The operating margin is consistent with the industry and averages

only one percent over the last several years. Beloit Health System provides care for patients regardless of their ability to pay and is challenged by having a disproportionate share of Medicare, Medicaid, and charity care at approximately 72 percent. The reimbursement compares to approximately \$35,000 for what a commercial insurance would pay for a hip replacement, and Wisconsin Medicaid pays less than \$5,000. For almost 75 percent of Beloit Health System's business, they receive reimbursement equal to 65 percent of the costs. They manage costs and count on commercial insurance which provides a greater reimbursement to offset these losses. In 2019, the Beloit Health System was shorted on reimbursements which resulted in write-offs of approximately \$700,000,000.

The proposed zoning ordinance makes it easier for for-profit entities to enter the market without the obligations to take care of all residents regardless of their ability to pay, and they will target the more lucrative patients and restrict and limit Medicare and Medicaid patients to their practice. For example, in 2019, Orthollinois saw 11 percent Medicare patients, and Beloit Health System saw 50 percent Medicare. Orthollinois did not list any charity care on the application, and the Beloit Health System gave \$27,000,000 in charity care.

There will be a financial strain on the Health System which may cause them to reduce its core services which will not be in the best interest for the Beloit community. He went on to say that when they built the cancer center, the Beloit Health System did not ask for or receive special treatment for the zoning issue. They followed the zoning ordinance in place, even though the cancer center was not specifically called out in the ordinance.

The proposed new ordinance restricts the Health System's ability to expand in several preexisting locations by changing the approval process to expand or to change the use of the facilities. As a result, they will not be able to provide the necessary primary care, specialty care, and the ability to recruit top quality physicians to the community.

An example is the Family Health Associates building, 1904 Huebbe Parkway that was converted to a COVID testing lab. Had the new zoning been in place, they would be subject to the Conditional Use permit process which may have delayed or restricted the ability to provide service to the community. At that site they provided 25,000 COVID tests, and 30,000 vaccinations.

The Beloit Health System employs a 1,600 team member, and the employees and physicians are generous and active to the community and have provided 70,000 hours of volunteer time to the public non for-profit service organizations. If forced to reduce staff due to economic challenges as a result for-profit facilities that would not be in the community's best interest. Mr. McKevevtt respectfully asked the commission to not to recommend the proposed changes to the ordinance.

Jack Wang, 1067 Ridgeview Drive, Inverness, Illinois, indicated that he has been employed by Beloit Health System since 2007, and he has been practicing since 2003. Mr. Wang sees patients from pediatrics to geriatrics and asked the commission to vote no against the proposed zoning ordinance due to its negative impact on the Beloit Health System and the community. The proposed new zoning ordinance restricts the services and ability for the Beloit Health System to expand. As a member of the Beloit Health System medical staff, he is able to see patients regardless of their ability to pay, and most of them have Medicaid and charity care. Mr. Wang stated this new ordinance makes it easier for for-profit organizations to come to the community who do not do charity care.

Bob Sage, 2288 Cobblestone Lane, Beloit, is a podiatrist at the Beloit Health System and the current president of the medical staff. Mr. Sage wants to thank the commission for letting them speak to them and is respectful of their time. Like his other colleagues said he is here to voice an objection to the zoning amendment proposed by the City staff to create the new category for medical facilities in the City. Zoning laws are created so they can be administered for the benefit of everyone, and it appears the City is looking to favor the outside developer over the facilities in the area including the Beloit Health System.

One of the consequences of this is it changes the medical clinics that are currently listed as Permitted Use by right to Conditional Uses. Mr. Sage does not think this is in the community's best interest as several of the colleagues agree. The new ordinance will make Orthollinois' proposed development a Permitted Use by right. It does not make any sense to favor for-profit entities which as a group traditionally tend to cherry pick the highest paying patients with commercial insurance without obligation to take all the patients regardless of the ability to pay.

Mr. Sage indicated that this change to the zoning laws will hamper the ability to recruit new physicians, and to keep existing physicians as uncertainty over the ability to continue surfaces. They are already battling recruiting issues, trying to get physicians to come to the area that is not located in a large city. Beloit Health System did not ask for or get special zoning treatment and did not want any special zoning treatment. All of these organizations worked with the existing zoning ordinances and input from the elected officials to build and operate at these facilities. The existing zoning laws are adequate and have allowed different health care facilities from different organizations to build and operate in the Beloit area. The city does not need to create new laws which appear inconsistent and have a hint of bias. Mr. Sage states that for those reasons, he asks the Plan Commission to deny the proposed amendment.

Eric Anthopoulos, 1670 Lee Lane, said that he has moved to Beloit recently. He is against the proposed zoning ordinance amendment. Mr. Anthopoulos stated he is

concerned about the ability to expand the service line as a right, if there is a medical need to do so, and he worries it might make it difficult or impossible to deal with Medicaid and Medicare patients.

Mr. Anthopoulos stated that he has quadrupled the number of patients since he started and has had constant communication with the leadership to expand the cancer center, if there is a need to do so. This Zoning Ordinance would complicate or jeopardize those plans. He worries as a provider that this could change their ability to recruit specialists. It is putting more obstacles in place for expansions of their clinics. This will change the ability to provide care for the people in the community. Mr. Anthopoulos asked the Plan Commission to vote no against the new Zoning Ordinance amendment.

Nummo Donald, 430 E Grand Avenue, Unit 300, stated she is here to voice her concerns and objection to the zoning amendment proposed by City Staff. Ms. Donald says she is proud to serve with a dedicated group of healthcare leaders and front-line providers who serve with dedicated passion for the community. Ms. Donald does not know why the city would consider a Zoning Ordinance that will allow OrthoIllinois to construct an Ambulatory Surgery Center.

Ms. Donald stated that this will place a conditional restriction on Beloit Health System by disabling the Beloit Clinic, UW Cancer Center, the Occupational Health, Sports Medicine, and Family Medicine Clinic. These are facilities with uses that are permitted by right under the current Zoning Ordinance. The City is now seeking to restrict Beloit Health System's use of these properties by requiring them to apply for a Conditional Use subject to continued city approval. This means the Beloit Health System's will not be able to expand, improve, or update the facilities with additional services in the future.

Erin Daniels, 5875 E Riverside Boulevard, Rockford, Illinois, Human Resources Director at OrthoIllinois, stated that they would hire local RNs, Surgical Techs, Physicians, patient services, operations, purchasing, and scheduling. OrthoIllinois Physicians are fellowship trained specialists from top programs in the country including Harvard Medical School, Cleveland Clinic, Mayo Clinic, among others.

OrthoIllinois is selective who joins their group, and that is how they maintain the high quality outcomes that OrthoIllinois has. Their surgical quality outcomes are less than one percent complication rate, and this is over 100 percent better than the national average of 2.1 percent. The physicians are actively involved with research, and they published 11 papers last year contributing to new innovation in technology. Many of them are teachers. Last year, they provided instruction for more than 110 students, and they come from all over the world and they choose to settle here.

Ms. Daniels and her husband run a dairy farm in Brodhead, Wisconsin (Hickory Hill Dairy) caring for almost 400 cows, and the milk is locally processed one mile from the farm and the cheese can be found many grocery stores. Ms. Daniels is excited that OrthoIllinois recognizes and values their people and all they have to offer and is grateful they are interested in bringing their services to the Beloit community.

Kris Johnston, 950 E Windfield Court, Beloit, MRI technologist at OrthoIllinois, indicated that she has enjoyed working there for the past 28 years, and her job is to assist the doctors with connecting the dots. Ms. Johnston explained that by understanding what is going on inside the patient the doctors can better understand and help the patient return to their everyday routines. Ms. Johnston says she takes great pride in her work and her colleagues' work, and OrthoIllinois who is her family away from her family, and has been for almost three decades.

Ms. Johnston stated they have a mission statement at OrthoIllinois, partnering with people to promote and restore active lives, and that is what they are hoping to do in Beloit, Wisconsin. OrthoIllinois are 100 percent focused on helping people. The doctors are specialists and are committed to the best practice and patient outcomes. OrthoIllinois helps tackle hunger and has given more than a half a million dollars to support child nutrition programs in Winnebago, McHenry, and Kane counties. OrthoIllinois which will operate in Beloit as OrthoWisconsin will be generous to the community too, and they will be hiring locally, focused on the same mission to help people.

Greg Kladar, 643 E Franklin Street, Rockton, Illinois, is a resident in the state line area for almost 36 years, and now works for Ringland Johnson Construction as a Vice President. Mr. Kladar's daughter was a track athlete in high school, and her sophomore year she had serious stress fracture in her leg. They went to OrthoIllinois, and the care was outstanding. Through the therapy, she was healed in six months. Mr. Kladar stated without that care, it could have been the end of her running right there, and they had a choice and OrthoIllinois gives an incredible level of care.

OrthoIllinois would be an asset for the people of Beloit to have that kind of choice. OrthoIllinois is going to be paying a lot of taxes, and he did the construction budget. Over four million dollars will be paid in good trade wages, if this is built. The dollars will be for Wisconsin employees. There are 35,370 people in Rockton and Roscoe Township from the 2020 census, and those people will come to Beloit.

Don Schreiner, 324 Roxbury Road, Rockford, Illinois, CEO for OrthoIllinois, stated that he appreciates the opportunity to speak to the Plan Commission. Since its founding over fifty years ago, OrthoIllinois has steadily grown to become one of the leading bone and joint providers in Northern Illinois. It is based on a one-stop multi-

specialty philosophy, and the certified physicians oversee every aspect of care from diagnoses to rehabilitation therapy.

OrthoIllinois is not only convenient for the patients, but it is a big cost savings up to 42 percent lower than standard hospital rates in the region. Today they offer exceptional care in expertise from their locations in Elgin, one in Algonquin, one in McHenry, and two in Rockford. Mr. Schreiner is hoping to be able to build an Ambulatory Surgery Center in Beloit operating as OrthoWisconsin. Mr. Schreiner stated they have studied the market place, and they predict to draw in 3,000 patients and their families from Northern Illinois and Southern Wisconsin to Beloit each year. He is expecting up to 30 percent of the payers to be Medicare and Medicaid.

Commissioner Weeden closed the public hearing.

Commissioner Ramsden stated that last year they had a public hearing and there was a vote. The City was supposed to accept the result and he does not support the legal maneuvers taken and that is not how the government is supposed to work. Commissioner Ramsden said that people are starting to question the motives for this ordinance and does not appreciate the process for developing this ordinance behind closed doors. Commissioner Ramsden says that it reflects poorly on our City, and he is opposed.

Commissioner Ruster asked what the office building is in Rockton that is OrthoIllinois. Mr. Schreiner stated that the office building is a rehabilitation therapy location. Commissioner Ruster asked if OrthoIllinois is serving people on Medicare and Medicaid. Mr. Schreiner says absolutely and they do now in the current surgery center, and they will have contracts with Medicare and Medicaid.

Commissioner Robson said that the City has failed to justify the need to rewrite the City Ordinance for the Ambulatory Surgery Center. Commissioner Robson stated that since November 20, 2020, the City has engaged in a haphazard process in trying to find a creative way to allow OrthoIllinois to come to Beloit, and this is the fourth attempt to have a center here. Commissioner Robson stated that this inconsistent process has caused some concern in the community, has caused confusion, and conflict.

Commissioner Robson stated there is a clash between the City of Beloit and its largest employer, Beloit Health System. This difficult process has pitted citizen against citizen during this difficult time in our lives with COVID. The cost benefit analysis on the ordinance is weak to nonexistent, and no one seems to be clamoring for an Ambulatory Surgery Center. The benefit to the City is marginal. OrthoIllinois is a for-profit medical center, and they are not taking Medicaid patients and as a result, it is a burden on the Beloit Health System.

Commissioner Robson stated that Beloit Health System has a high Medicaid population. The latest census that was released shows about 9 percent of the population has no insurance at all. Commissioner Robson asked where will the patients turn for surgical care. They would go to the Beloit Health System, based on no insurance, charity care, and they are a community organization. The City has no obligation to provide such a use in the City.

Commissioner Robson says that as the ordinance is written, there are obstacles that have been put in front of Beloit Health System with their ability to provide services and expand their facilities. Commissioner Robson stated that the community does not need a for-profit Ambulatory Surgical Care center, and for that reason she is voting no.

Commissioner Anderson said there are two key issues that have come up that he has seen in the emails for the opposition of the Ambulatory Surgery Center, such as the impact on the existing facilities ability to expand and the fairness of profit vs no profit business models. Commissioner Anderson stated that both models exist throughout the country, and comments indicate that the nonprofit structure should be the only appropriate structure in Beloit. Commissioner Anderson said that as a banker, he cannot stop a credit union from opening next door that does not pay taxes.

Commissioner Anderson asks if they can find a way to solve problem one related to the existing impact on the facilities, and if they could change the zoning on the existing facilities have those uses permitted by right.

Councilor Preuschl says they were all there at the November meeting back in 2020, listening to lawyers and propositions that the Plan Commission did not hear prior to that meeting, and the meeting concluded with (3-3) with no decision which fell to being a non-recommendation. Councilor Preuschl stated he was not sure how he felt about it at the end of the meeting, and he was undecided and saw valid points on both sides.

Councilor Preuschl mentioned that staff already knew before the meeting that neither the State of Wisconsin nor the City of Beloit Ordinances had any language relating to the establishment of the Ambulatory Surgery Center. Councilor Preuschl said the next day he talked with the City Manager about whether they should allow nonprofit or for-profit, and he was concerned more about the City of Beloit being dragged into a legal battle, and having to use the limited resources to fight a battle that they did not ask for. Councilor Preuschl states that this is a market-driven business, and whether it is Orthollinois or some entity from upper Wisconsin, as long as our current language remains, the debate will continue and will come back to visit us again. Councilor Preuschl stated this topic will be brought up again if

another developer wants to bring an Ambulatory Surgery Center to Beloit. City Staff looked at all businesses and did their job with a solution to allow all employers a fair shot, and that is what the Plan Commission is dealing with here tonight.

Commissioner Finnegan said that the Plan Commission is voting on a Zoning Ordinance, and not voting whether it is for-profit or non-profit. Commissioner Finnegan stated he believes there is a market for this or Orthollinois would not be here tonight. Commissioner Finnegan said that he talked with someone who is in that health field, and that person has been in that for year and it is the most cutthroat business out there. Commissioner Finnegan indicated that we should leave the C-1 zoning as it is.

Commissioner Ruster said that the area they are looking in putting the Ambulatory Surgical Center is at the Freeman property, and that is residential back there and she is uncomfortable with having a facility back there.

Commissioner Toral asked what the difference was between State licensing and local Zoning and if it was consistent with the Wisconsin Federal law. Rachel Snyder, stated that state laws or licensing regulate how businesses operate. Local zoning ordinances regulate where an activity can take place.

Commissioner Weeden said there is an issue as to where we stand as the community, and we did not get to this point by building walls around the City of Beloit. Commissioner Weeden stated Beloit's history is full of businesses, educational institutes, and financial institutions that moved aggressively in to areas where there was a need, and they did not stop and put walls around the City. Commissioner Weeden mentioned that if you do not accommodate growth, development, and new ways of doing things, then you will be left behind.

Commissioner Weeden says that there are two key issues: one being the impact on the current Beloit Health System facilities, and the other is the competitive nature that is a much larger issue than what the Plan Commission is responsible for. Commissioner Weeden stated that Plan Commission is not here to solve all the issues in the health system such as reimbursements, and they have to do what they can do to benefit the community.

Commissioner Weeden asked about a few amendments on the chart in Section 3 of the Ordinance. If they changed the designation for C-1 from Conditional to Permitted, what impact would that have on existing clinics that are operated by the Beloit Health System? Ms. Christensen stated it would make the Beloit Clinic, the facility across the street which is a laboratory for COVID, Occupational Health, and Beloit Cancer Center Permitted Uses, like they are now under the current Ordinance. They would be allowed to expand, as long as they follow the site plan review process.

Commissioner Weeden suggested changing the designation for CBD-1 on the table in Section 3 from a Conditional Use to a Permitted Use. Commissioner Weeden explained that we would still require ground-floor offices to get a Conditional Use Permit, but then the upper floors which could be filled with doctor and dentist offices would be permitted.

Ms. Christensen stated she did not think that change through. Since ground floor office spaces require a Conditional Use Permit, we made all medical facilities conditions. Making it a Permitted Use still gives the ability to have the ground floor office spaces to be conditional, and would allow medical office spaces on the upper floors.

Commissioner Finnegan moved to approve the Zoning Ordinance Amendment, seconded by Commissioner Anderson.

Commissioner Weeden moved to make two amendments in the table in Section 3 of the proposed Ordinance, changing the designation from Conditional to Permitted for the C-1 and CBD-1 districts. It was seconded by Commissioner Finnegan. Motion carried, roll call vote (5-2).

Commissioner Robson stated that she knows that Plan Commission cannot fix the entire Health Care System, but what Plan Commission can do in Beloit, Wisconsin is help Beloit grow. Commissioner Robson stated that the Ambulatory Surgical Center is not going to help grow Beloit. Commissioner Robson stated that the property that the Ambulatory Surgical Center is looking at would be beautiful for condos, high end executive ranches, and patio homes. That is what will grow Beloit where people will live here.

Commissioner Robson stated that the for-profit medical facilities do not take Medicare, and they limit Medicaid as well and not sure if Orthollinois is even taking Medicaid. Commissioner Robson thinks the Ambulatory Surgical Center will be detrimental to Beloit.

Commissioner Finnegan stated that Mr. Schreiner told Plan Commission that they would take up to 30 percent Medicaid, so basically Commissioner Robson thinks he was lying to Plan Commission. Commissioner Finnegan stated that Plan Commission is looking at a Zoning Ordinance that could have more impact than just Orthollinois and Beloit Health Systems, and there are other medical facilities that would like to possibly come to Beloit.

Commissioner called the vote. The motion, as amended, passed with a vote of 4-3.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for September 8, 2021.

5. **ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Ruster to adjourn the meeting. Motion carried, roll call vote (5-0). Meeting adjourned at 8:30pm.

Timothy Weeden, Chairman



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 3.a.

File Number: ZMA-2021-08

General Information

Applicant: Jamison Geiger, on behalf of the United Church of Beloit

Owner: United Church of Beloit

Address/Location: 657 Bluff Street

Applicant's Request: Amend the Zoning District Map from C-1, Office District to PLI, Public Lands and Institutions District

Staff Analysis

Project Summary: Jamison Geiger, on behalf of the United Church of Beloit, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands and Institutions District, for the property located at 657 Bluff Street.

Request Details: The application identifies worship and church ministries as the principal uses and community ministries as the secondary use. PLI is a special purpose zoning classification that is intended to accommodate major public and quasi-public uses such as schools, religious institutions, community services, day care centers, libraries, etc. The subject property is a 1.09-acre property at the corner of Bluff Street and St. Lawrence Avenue that includes the church building, off-street parking lot, and three driveways.

Surrounding Uses: There are single-family homes which are part of a large R-1B district to the north and east of the subject property. There is a multifamily residential building and office to the west, both of which are zoned C-1, Office. Grinnell Hall Senior Center, also zoned C-1, lies to the south of the subject property.

City of Beloit Comprehensive Plan: The Comprehensive Plan recommends Office uses for the subject property. This designation includes institutional uses. Therefore, this proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

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

1. **The existing use of property within the general area of the subject property.**

PLI is a special purpose zoning district that allows public and institutional uses that, by their nature, are intended to be embedded within established neighborhoods. The applicant intends to continue their institutional and community service uses, which are permitted by-right in the PLI district. The requested PLI zoning is compatible with the nearby R-1B and C-1 districts.

2. **The zoning classification of property within the general area of the subject property.**

The proposed PLI, Public Lands and Institutions classification is compatible with the surrounding single-

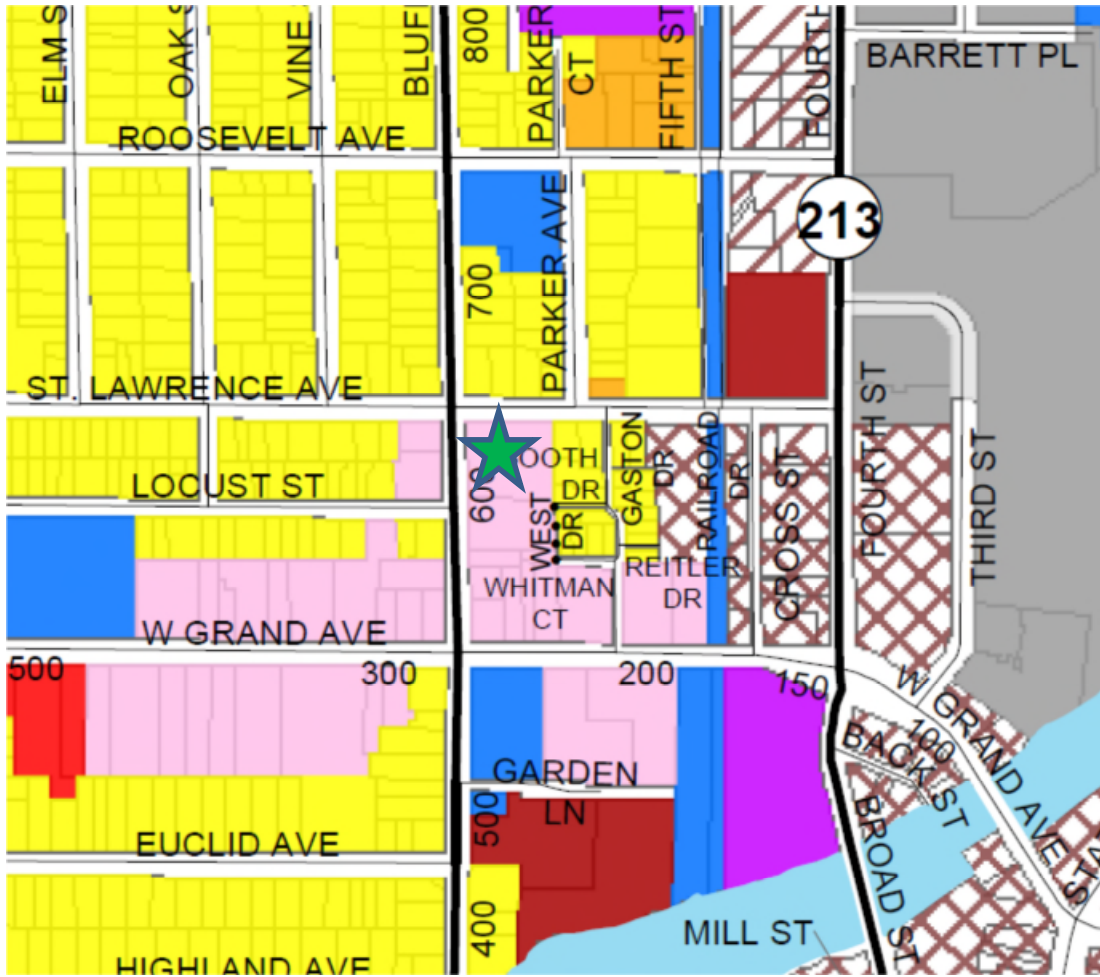
family and C-1 zoning districts. There are numerous churches zoned PLI along the Bluff Street corridor.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
Under the current C-1 zoning district classification, religious institutions are permitted by-right but community service uses require a Conditional Use Permit (CUP). Although the subject property is suitable for the uses permitted under the existing zoning, the applicant is seeking PLI zoning to ensure that their community ministry uses are clearly permitted by-right. The PLI zoning would allow transitional living uses that are prohibited under the C-1, Office District, zoning.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property was one of four parcels (631-657 Bluff Street) that were rezoned from R-1B, Single-Family Residential to C-1, Office District in 2016 to facilitate the rehabilitation and occupancy of the historic apartment building located at 640 Bluff Street, which was done through a CUP in the C-1 District.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands and Institutions District, for the property located at 657 Bluff Street.

ATTACHMENTS: Zoning Map, Application, Public Notice, and Mailing List.



City of Beloit Zoning Map

- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- MRO, Milwaukee Road Overlay District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential Distr.
- R-4, Moderate-Density Multi-Family District

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

AUG 04 REC'D

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-2021-08

1. Address of subject property: 657 Bluff Street

2. Legal description: Lot: _____ Block: _____ Subdivision: _____

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 13530330

4. Owner of record: United Church of Beloit Phone: _____

657 Bluff St. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Jamison Geiger

431 Wisconsin Ave Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1 847-858-0511 (Cell Phone #) 1 Jamisongeiger@gmail.com (E-mail Address)

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

Change zoning district classification from: C-1 to: PLI

All existing uses on this property are: _____

7. All the proposed uses for this property are:

Principal use(s): Worship and Church Ministries

Secondary use(s): Community Ministries

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: _____
 Other, explain: I Am current Chp. of The Finance and Facilities
Board for The United Church of Beloit

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
 Name(s): JAMISON GEIGER Phone: 847-858-0511
431 Wisconsin Ave Beloit WI 53511
(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.

Jamison Geiger / JAMISON GEIGER / 7-20-21
(Signature of Owner) (Print name) (Date)
Jamison Geiger / JAMISON GEIGER / 7-20-21
(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: \$275.00	Amount Paid: <u>\$275.⁰⁰</u>	Meeting Date: <u>Sept. 8, 2021</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>AUG 04 REC'D</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 20, 2021

To Whom It May Concern:

Jamison Geiger, on behalf of the United Church of Beloit, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the property located at **657 Bluff Street**. The application identifies worship and church ministries as the principal uses and community ministries as the secondary use. PLI is a special purpose zoning classification that is intended to accommodate major public and quasi-public uses such as schools, religious institutions, community services, day care centers, libraries, etc.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, September 8, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, September 20, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

Neil Kerwin
623 Bluff St
Beloit, WI 53511

Douglas A. Cash
PO Box 1317
Beloit, WI 53512-1317

Walker Properties, LLC
315 Parker Dr
Janesville, WI 53545

Masonic Temple
229 W Grand Ave
Attn: Trustees Morningstar
Beloit, WI 53511-6110

WEP Enterprise, LLC
1313 Eleventh St
Beloit, WI 53511

Premier Grand Avenue Beloit LLC
c/o Calvin Akin Agent
3120 Gateway Rd
Brookfield, WI 53045

Stanley Kowalczyk
Beverly J. Kowalczyk
8136 S Kemmerer Rd
Clinton, WI 53525

WEP Enterprise, LLC
1313 Eleventh St
Beloit, WI 53511

Blackwell Wisconsin Property Rev Trust
735 Lynwood Ave
Mountain View, CA 94043

WEP Enterprise, LLC
1313 Eleventh St
Beloit, WI 53511

Miriam Alvarez Gutierrez
631 Gaston Dr
Beloit, WI 53511

Mark A. Glazer
PO Box 932
Highland Park, IL 60035

GusMac,, LLC
PO Box 1364
Beloit, WI 53512

Brown/Manning-Brown
Investments/Properties, LLC
1127 Ridgeway St
Beloit, WI 53511

Kim A Howarth Howswork, LLC
354 Seymour Ct
Elkhorn, WI 53121-4236

Richard J. Scully
Jennifer D. Scully
3644 S Tracey Rd
Janesville, WI 53548

Mauricio Flores
315 Locust St
Beloit, WI 53511

Miguel A. Cepeda et al
PO Box 706
South Beloit, IL 61080-3038

Barry Bovee
Becky Bovee
325 Locust St
Beloit, WI 53511-5312

Garrett W. Bapp
2416 N 12th St
Broken Arrow, OK 74012-9252

Bluff St Investments, LLC
PO Box 510408
Milwaukee, WI 53203

Leon J. Foxen Sr
Wilma J. Foxen Sr
10703 S Hickory Ct
Beloit, WI 53511-3853
United Church of Beloit
657 Bluff St
Beloit, WI 53511

Albert H. Miller
Kimberly A. Miller
228 St Lawrence Ave
Beloit, WI 53511
J A. Fagerstrom
654 Bluff St
Beloit, WI 53511-6156

American Legion Post #48
236 St Lawrence Ave
Beloit, WI 53511-5358
Adan A. Rodriguez et al
835 Vine St
Beloit, WI 53511

Eugene G. Kolodzinski III
326 St Lawrence Ave
Beloit, WI 53511

Laurie A. Tuttle
227 St Lawrence Ave
Beloit, WI 53511

Benjamin H. Hudson
239 St Lawrence Ave
Beloit, WI 53511

Wisconsin Investment Homes, LLC
PO Box 2571
Janesville, WI 53547

Ignacio Dominguez
Elizabeth Dominguez
708 Parker Ave
Beloit, WI 53511

Christopher J. Gallagher
259 St Lawrence Ave
Beloit, WI 53511

Nancy M. Brusven
35W472 Elmwood Ave
St Charles, IL 60174-6530

Susan J. Leonard
714 Bluff St
Beloit, WI 53511-5351

Jerrick A. Hakim
1312 Vine St
Beloit, WI 53511

Jennifer Michele Erdman
729 Bluff St
Beloit, WI 53511

Amy F. Vowell
707 Parker Dr
Beloit, WI 53511

Shawn D. Townsend
2860 S Riverside Dr
Beloit, WI 53511

Baltazar Giles
Jassica Flores
716 5th St
Beloit, WI 53511

Phillip Fonfara
323 St Lawrence Ave
Beloit, WI 53511

Gerald Reigle
Linda Reigle
717 Parker Ave
Beloit, WI 53511

Chelsea WindmoellerSchmit
720 Bluff St
Beloit, WI 53511

Ildefonso T. Xique
720 Parker Ave
Beloit, WI 53511

Joan E. Davisson
c/o Jasin Davisson
1038 S Paddock Rd
Beloit, WI 53511

Darian P. Snow
Angela R. Snow
911 Park Ave
Beloit, WI 53511

Deja Staggs et al
c/o Deja Staggs Staggs
731 Loomis Dr
Rockton, IL 61072

Ildefonso T. Xique
Blanca Montes Tello
720 Parker Ave
Beloit, WI 53511

Lonnell Derring
920 Park Ave Apt 111
Beloit, WI 53511

Sandra K. Hintz
720 Fifth St
Beloit, WI 53511

Edward A Laughlin Rentals, LLC
121 Dayton Row
Madison, WI 53703



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 3.b.

File Number: ZMA-2021-09

General Information

Applicant/Owner: School District of Beloit

Address/Location: Part of 1650 Lee Lane/2600 Milwaukee Road

Applicant's Request: Amend the Zoning District Map from C-1, Office District, to PLI, Public Lands and Institutions District

Staff Analysis

Project Summary: The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to PLI, Public Lands and Institutions District, for a portion of the property located at 1650 Lee Lane/2600 Milwaukee Road.

Request Details: The land that is subject to this request includes the track and field for Fruzen Intermediate School, which was constructed on land owned by Beloit Health System at 1650 Lee Lane. The attached Plat of Survey was recently commissioned to legally describe a 4.862-acre parcel that includes the track and field property, so that it could be conveyed to the School District of Beloit's property at 2600 Milwaukee Road. The Plat of Survey was approved contingent upon parcel "A", the track and field portion of the property, being rezoned to PLI so that it can be attached to the adjacent Fruzen Intermediate School parcel at 2600 Milwaukee Road, which is already zoned PLI. Parcel "A" cannot be a stand-alone parcel as a Plat of Survey can only be used to convey property between adjacent owners.

Surrounding Uses: The track and field parcel proposed to be rezoned is surrounded by Beloit Health System-owned land that will remain zoned C-1, Office District, on the north and east sides. Serta Mattress (zoned Manufacturing) lies to the south, and the Fruzen School parcel to which the parcel will be attached lies to the west.

City of Beloit Comprehensive Plan: The Comprehensive Plan recommends Community Commercial uses for the subject property, which is mainly intended to guide future redevelopment along Lee Lane and is not applicable to a lot line adjustment.

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

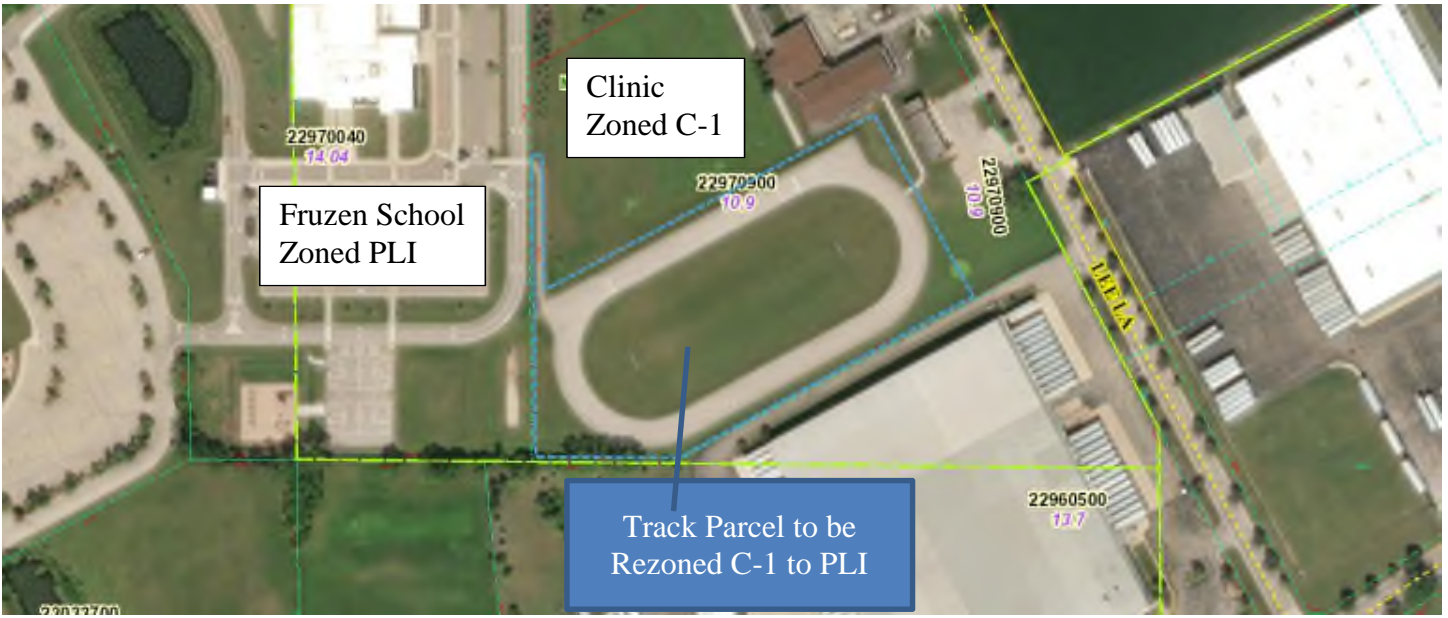
1. **The existing use of property within the general area of the subject property.**
PLI is a special purpose zoning district that allows public and institutional uses like schools and religious organizations. The applicants are not proposing a change in land use, as the subject land has been used as a track and field for the school through a shared use agreement since the opening of Fruzen Intermediate School.
2. **The zoning classification of property within the general area of the subject property.**
The proposed PLI, Public Lands and Institutions classification, is consistent with the surrounding zoning classifications and will expand the size of the existing PLI district covering the Fruzen campus.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is suitable for the uses permitted in the C-1 District, but was part of a land swap between the School District and Beloit Health System.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The land that is now the Fruzen Intermediate School campus was assembled, rezoned to PLI, and developed in 2013-2014.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to PLI, Public Lands and Institutions District, for a portion of the property located at 1650 Lee Lane/2600 Milwaukee Road.

ATTACHMENTS: Location Map, Plat of Survey, Application, Public Notice, and Mailing List.

Location and Zoning Maps



Legend

Zoning Districts

<all other values>

Classification

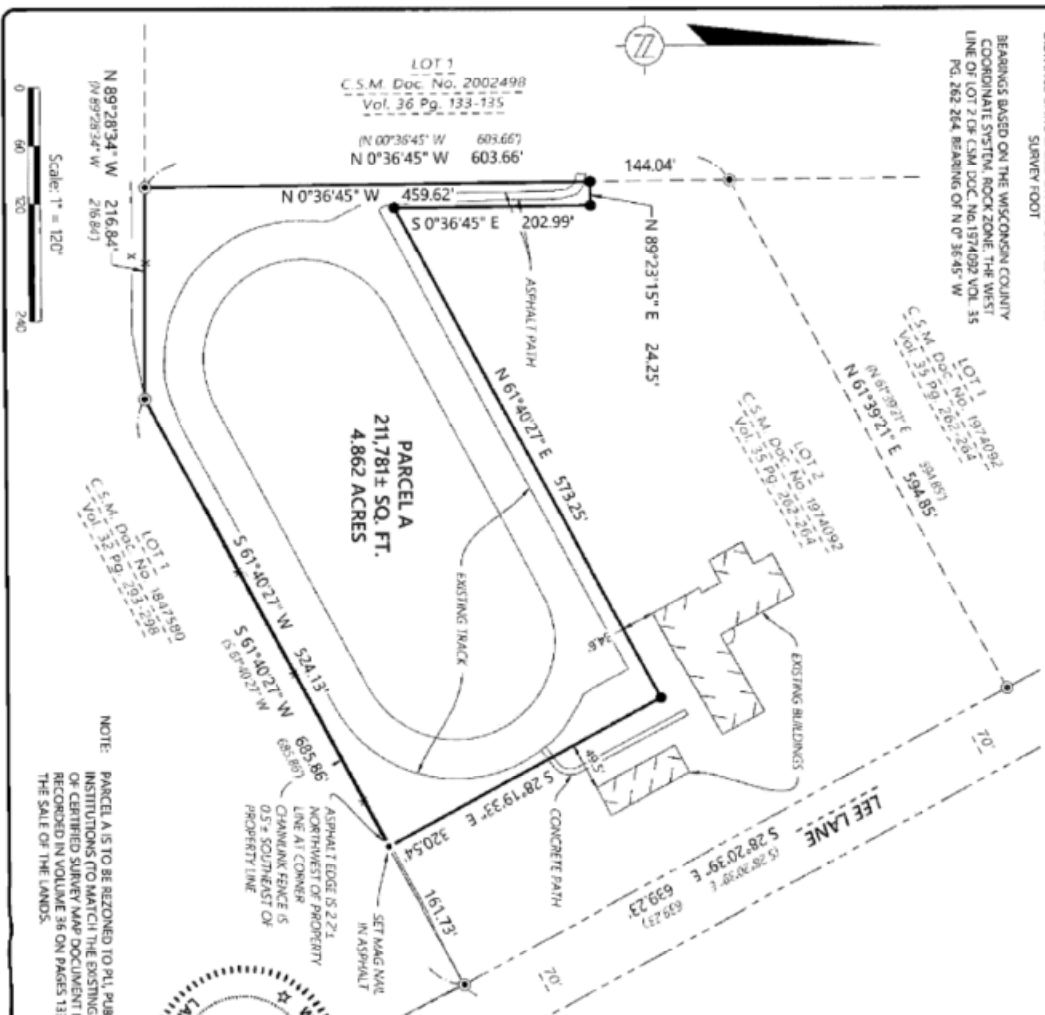
R-1A
R-1B

	R-2		C-3		M-1
	R-3		CBD-1		M-2
	R-4		CBD-2		DH
	C-1		MRO		PLI
	C-2		PUD		WPO

PLAT OF SURVEY
 PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1974092 AS RECORDED IN VOLUME 35 ON PAGES 262-264 OF CERTIFIED SURVEY MAPS, BEING
 PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., CITY OF BELLOIT, ROCK COUNTY, WISCONSIN.

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE, THE WEST LINE OF LOT 2 OF C.S.M. DOC. NO. 1974092 VOL. 35 PG. 262-264 BEARING OF N 0° 36' 45" W



NOTE: PARCEL A IS TO BE REZONED TO PLU PUBLIC LANDS & INSTITUTIONS TO MATCH THE EXISTING ZONING OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2002498 RECORDED IN VOLUME 36 ON PAGES 131-133 FOLLOWING THE SALE OF THE LANDS.



LEGAL DESCRIPTION (PARCEL A):
 A PARCEL OF LAND LOCATED IN THE CITY OF BELLOIT BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1974092 AS RECORDED IN VOLUME 35 ON PAGES 262-264 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE 4TH P.M., CITY OF BELLOIT, ROCK COUNTY, WISCONSIN.
 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF ACREAGE, LOT 2; THENCE NORTH 07° 36' 45" WEST FOR A DISTANCE OF 459.62 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 89° 23' 15" EAST FOR A DISTANCE OF 24.25 FEET; THENCE SOUTH 07° 36' 45" EAST FOR A DISTANCE OF 202.99 FEET; THENCE NORTH 61° 40' 27" EAST FOR A DISTANCE OF 573.25 FEET; THENCE SOUTH 28° 19' 33" EAST FOR A DISTANCE OF 320.54 FEET TO THE SOUTHEASTERN LINE OF SAID LOT 2; THENCE SOUTH 61° 40' 27" WEST 524.13 FEET ALONG SAID SOUTHWESTERN LINE TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89° 23' 15" WEST 216.84 FEET ALONG THE SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 4.862 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
MONUMENT KEY
 ① 3/4" Iron Rebar Found
 (xxx) Record Information
 ● Iron Rebar Set
 3/4" x 24" (1.5 lbs./ft.)
 ● Mag Nail Set

- LEGEND**
- Existing Right-of-Way
 - Existing Boundary Line
 - - - Existing Adjacent Property
 - - - Existing Fence
 - ⊙ Existing Storm Manhole

NOTE: THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND TO AN ADJOINING PROPERTY OWNER SPECIFICALLY, IT IS THE INTENT FOR PARCEL A HEREON TO BE COMBINED WITH LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 2002498, RECORDED IN VOLUME 36 ON PAGES 133-135.
 IT IS NOT THE INTENT OF THIS SURVEY TO CREATE ANY SEPARATE BUILDABLE LOT. PARCEL A CANNOT BE SOLD AS A SEPARATE BUILDING SITE.

Approved by the Planning and Building Services of the City of Beloit, this 15th day of June, 2021.
Michelle A. Bettigole
 Rock County Treasurer

Kristin J. Belongia
 Kristin J. Belongia, PLS
 Wisconsin Professional Land Surveyor S-2943
 State of Wisconsin } ss
 County of Rock }
 I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat shown hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
 Given under my hand and seal this 08th day of June, 2021 at Beloit, Wisconsin.
 Last day of field work June 8th, 2021

ORDER NO: 33931	FOR THE EXCLUSIVE USE OF: KIEL ZILMER 330 EAST KILBOURN AVENUE, SUITE 1250 MILWAUKEE, WI 53202	PLAT OF SURVEY	 engineers surveyors planners 2857 Barlett Drive Beloit, Wisconsin 53511 608.355.4461 www.batterman.com
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1:10, NATA, 25.02.2022 2450018801, 100 28 1/4 SURVEY, P-18 DRAWING FILES

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-2021-09

1. Address of subject property: 1650 Lee Lane, Beloit, WI 53511

2. Legal description: Lot: 2 Block: _____ Subdivision: _____

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = 211,781 square feet.

If more than two acres, give area in acres: 4.862 acres.

3. Tax Parcel Number(s): Parcel A of 206-22970900

4. Owner of record: School District of Beloit Phone: 608-361-4011

1500 Fourth Street

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: School District of Beloit / Jo Ann Armstrong

1500 Fourth Street

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

608-361-4011

(Office Phone #)

/ (Cell Phone #)

jarmstrong@sdb.k12.wi.us

(E-mail Address)

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

Change zoning district classification from: C1 to: PLI

All existing uses on this property are: Track use by students and staff for public education

7. All the proposed uses for this property are:

Principal use(s): Track use by students and staff for public education

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: _____
- Other, explain: _____

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

Name(s): Jo Ann Armstrong Phone: 608-361-4011
 1500 Fourth Street Beloit WI 53511
 (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.

 Jo Ann Armstrong / School Distr.ct of Beloit / 8/2/2021
 (Signature of Owner) (Print name) (Date)

 (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>Sept. 8, 2021</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Dore Pennington</u>	Date: <u>8/6/21</u>
Date Notice Published: _____	Date Notice Mailed: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 20, 2021

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for a part of the property located at 1650 Lee Lane/2600 Milwaukee Road. The land that is subject to this request includes the track and field for Fruzen Intermediate School, which was constructed on land owned by Beloit Health System. A Plat of Survey was recently commissioned to legally describe a 4.862-acre parcel that includes the track and field property, so that it could be conveyed to the School District of Beloit. The subject property will be attached to the Fruzen Intermediate School parcel, which is already zoned PLI.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, September 8, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, September 20, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

JoAnn Armstrong
School District of Beloit
1500 Fourth Street
Beloit, WI 53511

Tom McCawley
Beloit Memorial Hospital
1969 W. Hart Rd
Beloit, WI 53511

S&J Investment, LLC
2676 Milwaukee Rd
Beloit, WI 53511

Phoenix JCR Beloit Industrial Investors
401 E. Kilbourn Ave Ste 201
Milwaukee, WI 53202

SSB Manufacturing Company
1500 Lee Lane
Beloit, WI 53511

Office Parkway Properties, LLC
1525 Office Park Lane
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 3.c.

File Number: ZMA-2021-10

General Information

Applicant: Wilfrido and Jennifer Aldama

Owner: Wilfrido and Jennifer Aldama

Address/Location: 529 Eighth Street

Applicant's Request: Amend the Zoning District Map from R-1B, Single-Family Residential District, to R-2, Two-Family Residential District

Staff Analysis

Project Summary: Wilfrido and Jennifer Aldama have submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to R-2, Two-Family Residential District, for the property located at 529 Eighth Street.

Request Details: The applicants recently purchased the subject property and would like to use the existing structure as a two-family dwelling. The subject property lost its nonconforming status as a duplex more than a decade ago on July 11, 2011 (see the attached letter). The subject property may be used as a single-family dwelling – rental or owner-occupied. The Future Land Use Map of the City's Comprehensive Plan recommends single-family residential uses and zoning. Therefore, Planning staff has advised the applicant that staff will be recommending denial of their application.

Surrounding Uses: The subject property is surrounded by mixed residential uses within a large R-1B, Single-Family Residential District to the north, west, and south. The subject property is two parcels away from the commercial district at Eighth Street and W. Grand Avenue. All properties with more than one unit in the surrounding R-1B district are legal nonconforming uses that will eventually need to comply with the single-family zoning classification. Beloit Auction Services lies to the east and is zoned C-2, Neighborhood Commercial. There are no R-2 districts nearby, as this and other neighborhoods were intentionally downzoned to Single-Family Residential between 1999-2001 in an effort to reduce density and promote homeownership. The City has grant funding available to assist property owners with single-family conversions.

City of Beloit Comprehensive Plan: The Comprehensive Plan recommends Single-Family

Residential-Urban uses and single-family zoning for the subject property. **Therefore, this proposed Zoning Map Amendment is not consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.** Planning staff recommends retaining the R-1B classification to achieve long-term policy goals of density reduction and homeownership.

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

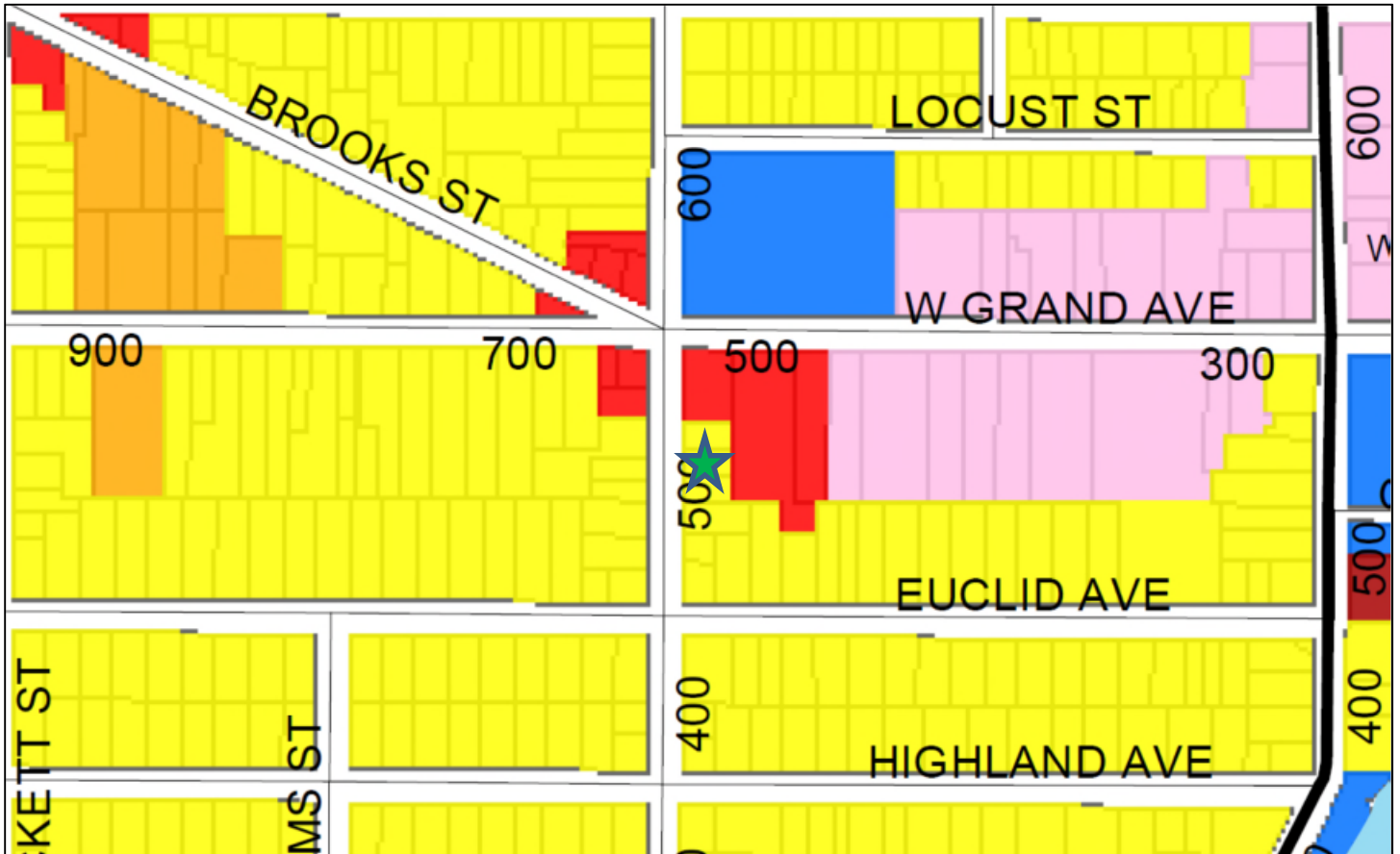
1. **The existing use of property within the general area of the subject property.**
The surrounding neighborhood consists of mostly single-family dwellings, with some remaining nonconforming duplexes and multifamily dwellings.
2. **The zoning classification of property within the general area of the subject property.**
Since there are no adjacent or nearby R-2 properties, rezoning the subject property would constitute unlawful spot zoning and should be avoided. The subject property should remain R-1B to achieve long-term policy goals of density reduction and homeownership.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is perfectly suitable for single-family residential uses. The applicants can use the property as a single-family dwelling, and funding is available to assist with structural changes.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property is located in an established neighborhood, with the most recent redevelopment being the expansion of Hackett Elementary School. In June of this year, both the Plan Commission and City Council denied an application to allow a liquor store at the nearby commercial property at 550 W. Grand Ave due to likely negative impacts upon the neighborhood and elementary school.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **DENIAL** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to R-2, Two-Family Residential District, for the property located at 529 Eighth Street, based upon the above Findings of Fact and the City's adopted Comprehensive Plan.

ATTACHMENTS: Location Map, Application, Loss of Nonconforming Status Letter (2011), Public Notice, and Mailing List.

Location & Zoning Map



City of Beloit Zoning Map

- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- MRO, Milwaukee Road Overlay District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential District
- R-4, Moderate-Density Multi-Family District

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-2021-10

1. Address of subject property: 529 8th Street, Beloit, WI 53511

2. Legal description: Lot: Block: _____ Subdivision: _____

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 50 feet by 98 feet = 4,900 square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 206 13560505

4. Owner of record: Wilfrido & Jennifer Aldama Phone: (608) 718-4113

3179 S High Crest Rd. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Wilfrido & Jennifer Aldama

3179 S High Crest Rd Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) / (608) 718-4113 / jenniferaldama7@gmail.com
(Cell Phone #) (E-mail Address)

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

Change zoning district classification from: Single family^{R-1B} to: duplex^{R-2}

All existing uses on this property are: duplex 2003/2004, now
single-family 2004 - present.

7. All the proposed uses for this property are:

Principal use(s): Renting this property as duplex, property
has built in double furnace, kitchen, living room, etc.
in upper & lower level not connected to one
another

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: _____
- Other, explain: _____

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

Name(s): Jennifer & Wilfrido Aldama Phone: (208) 718-4613
3779 S High Crest Rd Beloit WI 53511
(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.

Jennifer Aldama / Jennifer Aldama / 17/22/21
(Signature of Owner) (Print name) (Date)

_____/_____/_____
(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: \$275.00 Amount Paid: \$275.⁰⁰ Meeting Date: Sept. 8, 2021
 Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
 Application accepted by: Dave Pungthorn Date: 8/16/21
 Date Notice Published: _____ Date Notice Mailed: _____



City of
BELOIT, Wisconsin
Division of Neighborhood Planning

July 11, 2011

Federal National Mortgage Association
PO Box 650043
Dallas, Texas 75265

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

Re: Loss of Nonconforming Status – 529 Eighth Street

To Whom It May Concern:

The above-referenced property is located in an R-1B, Single-Family Residential (Zoning) District. The R-1B District is primarily intended to accommodate single-family detached dwellings. Previous use of this property as a duplex constituted a legal nonconforming use of the property.

Our records indicated that the above-referenced property has been vacant for more than twelve (12) months. According to Section 9.2 of the Zoning Ordinance, which adopts and incorporates Section 62.23(7)(h) of Wisconsin Statutes, once a nonconforming use is discontinued for a period of 12 months, any future use of the building and premises must conform to the Zoning Ordinance.

Therefore, all future use of the above-referenced property must conform to the Zoning Ordinance. Single-family dwellings are permitted in the R-1B district. The current real estate listing for this property, which states that the property can be used as a duplex, is inaccurate and should be revised.

Please keep in mind that the structure is declared unfit for human habitation, occupancy or use as of May 11, 2010 per 7.22 of the City of Beloit's Property Maintenance Code. In order for human habitation, occupancy or use of the structure to resume the conditions of the premises must be corrected and meet the approval of the housing inspector as outlined in the Notice of Declaration. Citations will be issued to any occupants or tenants should such human habitation, occupancy or use occur.

Once this property has been brought into compliance with the Zoning Ordinance and Property Maintenance Code, please contact the City Assessor's Office at (608) 364-6670 to schedule a walk-through. If you have questions about the contents of this letter, contact the Neighborhood Planning Division at (608) 364-6700. You have the right to appeal this determination in accordance with Section 2-1000 of the Zoning Ordinance.

Sincerely,

Julie Christensen
Community Development Director

c: City Attorney's Office (TC, EK)
Division of Housing Services (TC, HH)
Assessor's Office (DM, NW)
Treasurer's Office (LM, DD)
Operations (JP, LB)
File, Property

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 20, 2021

To Whom It May Concern:

Wilfrido and Jennifer Aldama have submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to R-2, Two-Family Residential District, for the property located at **529 Eighth Street**. The subject property lost its nonconforming status as a duplex more than a decade ago. The applicants recently purchased the subject property and would like to use it as a duplex again.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, September 8, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, September 20, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

Arthur P. Johnson
c/o Wisconsin Property Managers
12 S Pontiac Dr
Janesville, WI 53545

Kyle A. Schliem
1231 Royal Oaks Dr
Janesville, WI 53548

Saul Tinoco Gonzalez
511 Eighth St
Beloit, WI 53511

Donna L. Miller
Cynthia M. Maum
529 Euclid Ave
Beloit, WI 53511

Federico Sanchez
516 Eighth St
Beloit, WI 53511

Jose L. Pacheco
Arecely Pacheco
1155 Clarence Ave
Oak Park, IL 60304
Jorge Canales
2117 Southside Dr
Montebello, CA 90640

Gruber Homes, LLC
PO Box 106
Albany, WI 53502

Muhamet Grajevci
3841 Lucey St
Janesville, WI 53511

Mohamed Abdelrahim
411 Saint Lawrence Ave
Beloit, WI 53511

For HIM, Inc
PO Box 41
Beloit, WI 53512-0041

Tamara Putnam
1455 Mckinley Ave
Beloit, WI 53511

Dennis I. Simplot
Ann Simplot
521 Euclid Ave
Beloit, WI 53511

Tina Thevenot
Tasha Thevenot
539 Euclid Ave
Beloit, WI 53511

Leonard J. Zimmerman
717 Euclid Ave
Beloit, WI 53511

Sanchez Rentals, LLC
PO Box 553
Beloit, WI 53512-0553

Esperanza Sanchez
533 Eighth St
Beloit, WI 53511

New Apostolic Church National
Organization of
3753 N Troy St
Chicago, IL 60618

Beloit Auction & Realty, Inc
534 W Grand Ave
Beloit, WI 53511

R M R Rentals, LLC
1425 E Williams Dr
Beloit, WI 53511

Lauro L. Benitez
555 Euclid Ave
Beloit, WI 53511

Breanna M. Johnson
551 Euclid Ave
Beloit, WI 53511

Maurice J. Cooper
527 Euclid Ave
Beloit, WI 53511

Zeydy A. Gonzalez-Hernandez
511 Eighth St
Beloit, WI 53511

Nancy Sanchez
725 1/2 Euclid Ave
Beloit, WI 53511

Ss Property Rentals, LLC
W2484 County Rd C
Albany, WI 53502-9338

Roger Plante
530 Eighth St
Beloit, WI 53511

Neighborhood Housing Services of Beloit,
Inc
520 W Grand Ave
Beloit, WI 53511

School District of Beloit
1500 Fourth St
Beloit, WI 53511

Onelia Izaguirre
PO Box 672
Beloit, WI 53512-0672



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 3d

File Number: RPB-2021-07

General Information

Applicant: City of Beloit Engineering Division

Address/Location: Milwaukee Road/State Highway 81 East of I-39/90 (Under Construction)

Applicant's Request: Proposed Street Name Change for Millington Road and Part of Gateway Boulevard to Milwaukee Road

Staff Analysis

Overview: The Engineering Division has proposed a street name change for Millington Road and part of Gateway Boulevard to Milwaukee Road as a result of the reconstructed I-39/90/43/Highway 81 interchange project. This project extended Milwaukee Road (State Highway 81) to the east of the interstate into the Gateway Business Park, thereby eliminating the local public street known as Millington Road that previously provided access to the Kerry campus.

Request Details: As shown on the attachments, the new Milwaukee Road/State Hwy 81 is a four-lane divided arterial roadway that will include a reconstructed T-intersection with Gateway Boulevard. Whereas Gateway Boulevard previously ran to the north from the WI-IL line and curved east to the Hart Road roundabouts at I-43, Gateway Boulevard will now terminate at the new T-intersection with Milwaukee Road/State Hwy 81. The portion of Gateway Boulevard between the new T-intersection and the Hart Road roundabouts at I-43 must be renamed from Gateway Boulevard to another name due to the change in direction of the roadway. City staff is recommending that this segment be named Milwaukee Road as it will connect with the existing Milwaukee Road. This portion of Milwaukee Road will also be State Highway 81.

Two private property owners (four parcels) in the City and one private property owner in the Town of Turtle will be affected and have been notified. Millington Road previously provided local access to the Kerry campus, and has been eliminated as a public street due to the expanded Milwaukee Road/State Highway 81. Since Kerry's facility is their global headquarters and a name change would have significant ramifications, their private driveway will retain a mailing address of Millington Rd. The standards for street naming are outlined in Section 12.07(4) of the Subdivision Ordinance and are referenced in the City Engineer's name change request memo. The above-referenced roadway improvements are being funded by WisDOT.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the requested street name change for Millington Road and part of Gateway Boulevard to Milwaukee Road as shown on the attachments.

ATTACHMENTS: Engineer's Memo, Location Map, and Map of Affected Parcels.

PUBLIC WORKS DEPARTMENT

July 30, 2021

Drew Pennington, AICP
Director of Planning & Building Services
City of Beloit
100 State Street
Beloit, WI 53511

*RE: Street Name Change
Millington Road and Gateway Boulevard to Milwaukee Road*

Mr. Pennington:

Please allow this letter to serve as a formal written application pursuant to Chapter 12.07(4) of City code to rename streets. This application is to rename a portion of Millington Road and Gateway Boulevard to Milwaukee Road. The exact location is indicated in the attached exhibit.

This application is supposed to address each standard listed in Chapter 12.07(4)(d) of City code. These standards are addressed as follows:

- 1. Any notable geologic, geographic, cultural, biographical, historical, botanical, horticultural, scientific or other factors or events associated with the area served by the street.*
None of these factors are relevant.
- 2. The appropriateness of honoring or showing gratitude to a person, group or event deserving of recognition within the local community served by the street or the greater Beloit region.*
The original street names were not honoring or showing gratitude to any individuals or groups.
- 3. The desirability of maintaining a single name for the entire length of any particular street.*

This is the reason for these street name changes. Without these changes a vehicle driving eastbound on Milwaukee Road from Menards would drive down Milwaukee Road, Millington Road and

Gateway Boulevard without making any turns before arriving at the East Hart Road roundabout.

4. *The potential impact and inconvenience upon residents of an existing street whose name is proposed to be changed.*

This street name change will affect six parcels. The parcels with buildings that will be affected are CCI's corporate office, the house with a current address of 3870 Gateway Boulevard and the self storage facility located on Gateway Boulevard in the Town of Turtle. Attached is a map indicating these six parcels. We have worked with Kerry to allow their address to remain a Millington address which is off of a private driveway that will maintain the Millington Road name. We believe the importance of the third standard outweighs the inconvenience to the parcels identified under this fourth standard.

5. *Existing street names shall be projected wherever possible.*

This standard is not relevant.

Please note that we have previously sent letters to the affected property owners in the City of Beloit notifying them of the pending change. We also reached out verbally to the Town of Turtle's Engineer to notify them. A copy of each of those letters is attached.

If you have any questions, or need any additional information, feel free to contact me at (608) 364-6696.

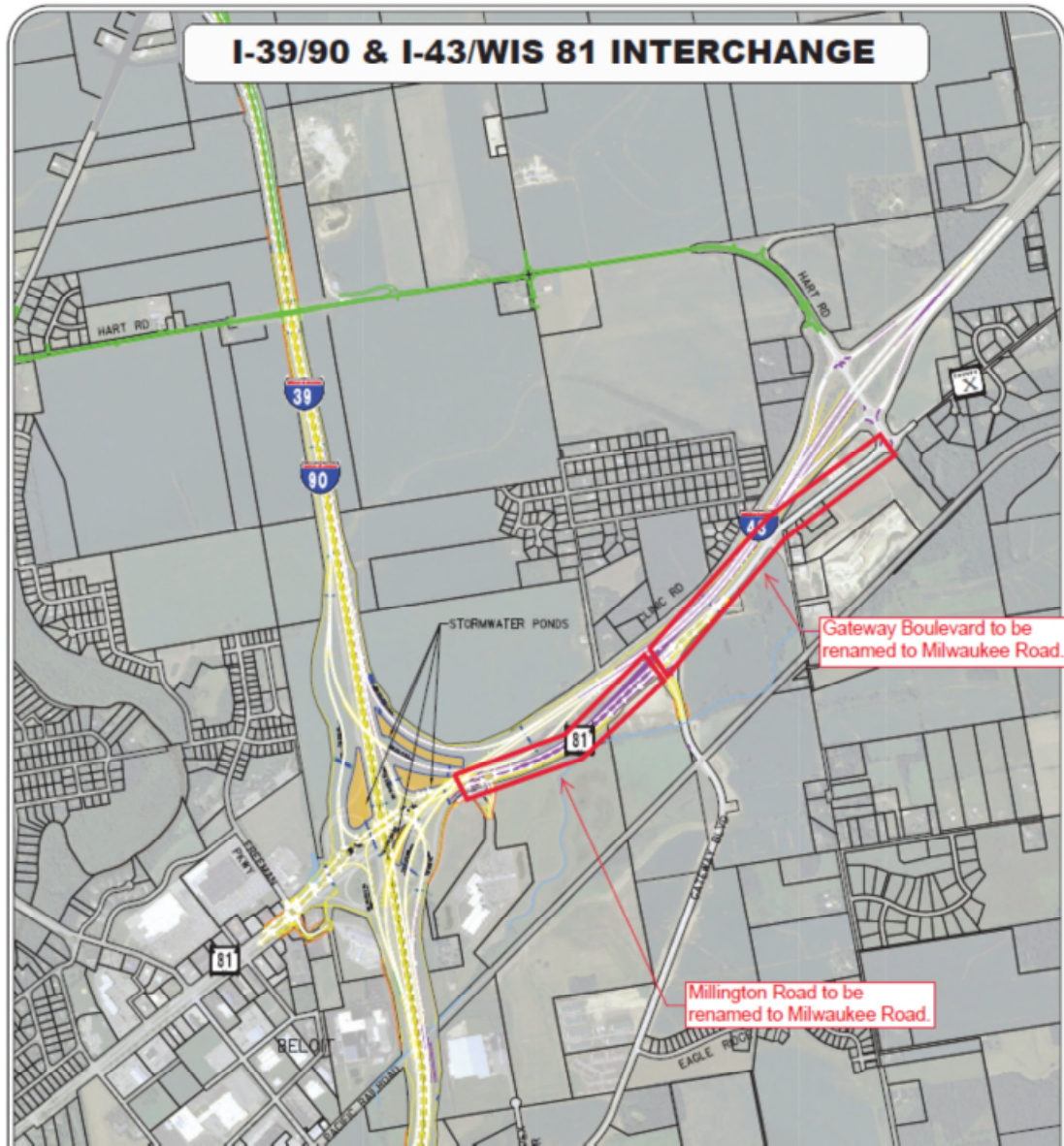
Sincerely,



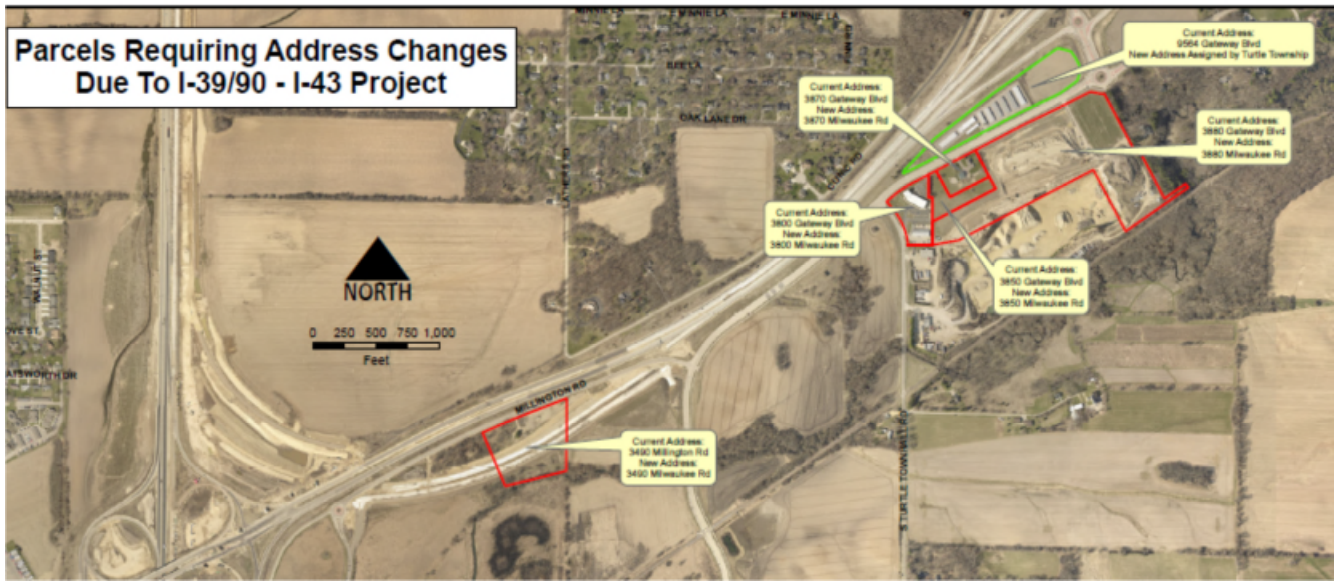
Scot Prindiville, P.E.
City Engineer/Deputy Public Works Director

Cc: File

I-39/90 & I-43/WIS 81 INTERCHANGE



Parcels Requiring Address Changes Due To I-39/90 - I-43 Project



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 3.e.

File Number: PS-2021-04

General Information

Applicant: Backyard Properties of Rock County, LLC

Owner: Lloyd and Patricia Majeed

Address/Location: Northeast Corner of Wisconsin Ave & Henderson Ave (Parcel No. 6-2-315) in Town of Beloit

Applicant's Request: Preliminary Subdivision Plat (7 lots)

Staff Analysis

Proposed Lots: Backyard Properties of Rock County, LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Avid Subdivision, which includes the vacant 8.36-acre parcel located at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit. As shown on the attached plat, the applicant has proposed the creation of seven lots, including five buildable single-family lots along Wisconsin Avenue. This property is subject to Town of Beloit zoning and rezoning applications are pending with the Town. Both plats are located beyond the City limits but within the City's extraterritorial plat review jurisdiction. Both subdivisions will be served by public water (City Water Utility) and sewer (Town Sewer Service Area).

Platting Process: Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. The City cannot regulate land use beyond the City limits, nor require the dedication of or improvement of land with public improvements. The applicant notes that proposed Lots 1-5 are proposed for single-family zoning, while proposed Lot 6 will remain A-2, General Agricultural District. Proposed Lot 7 is proposed for light industrial zoning.

Surrounding Uses: There are commercial uses and zoning to the north in the City of Beloit along Cranston Road. There are industrial uses in both the Town and City to the east (Avid Pallet). There are single-family residential dwellings and residential zoning to the west and south in the Town of Beloit. The City does not exercise extraterritorial zoning jurisdiction and cannot deny extraterritorial plats on the basis of land use.

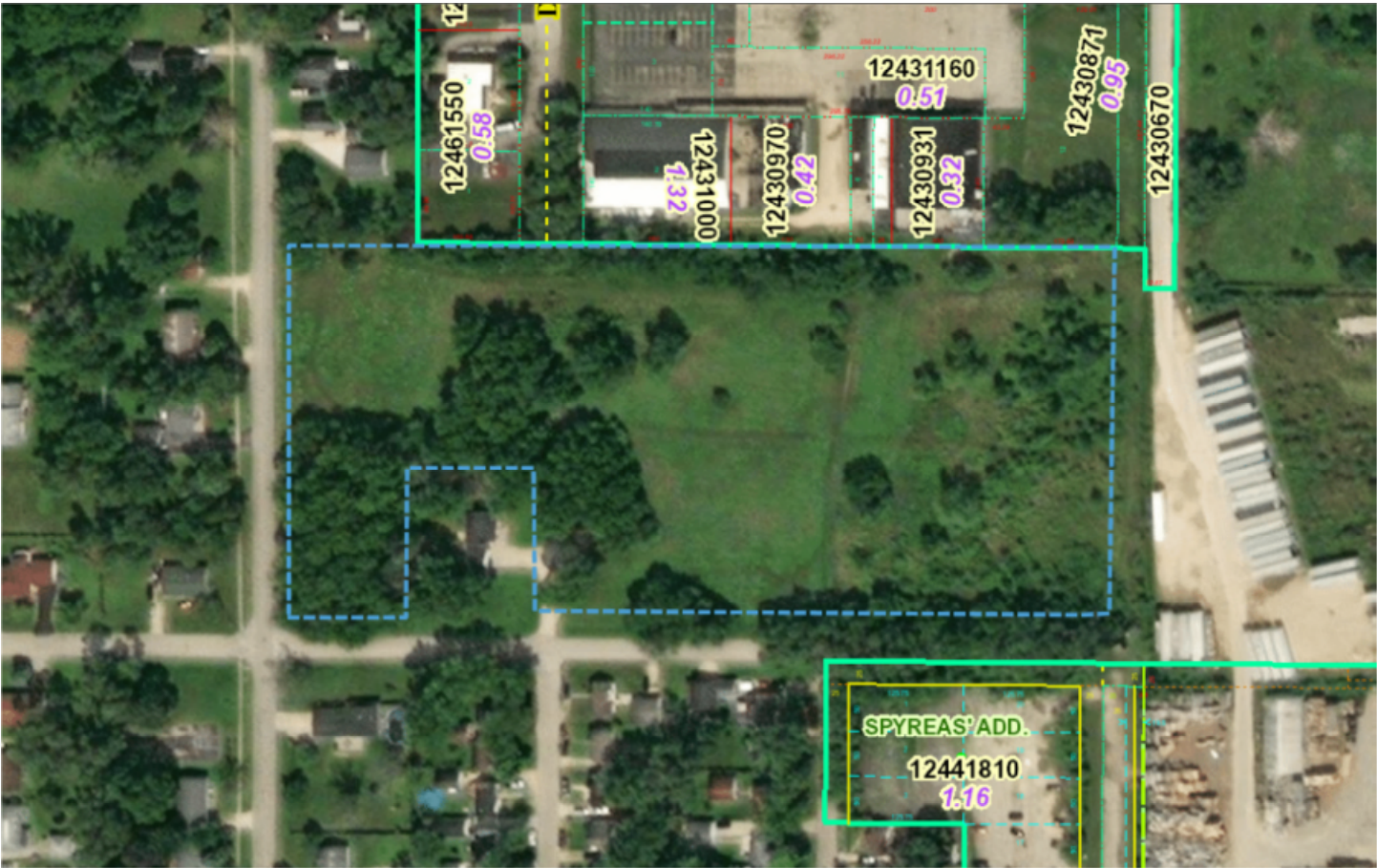
City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the City's Comprehensive Plan recommends Planned Mixed Uses of the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

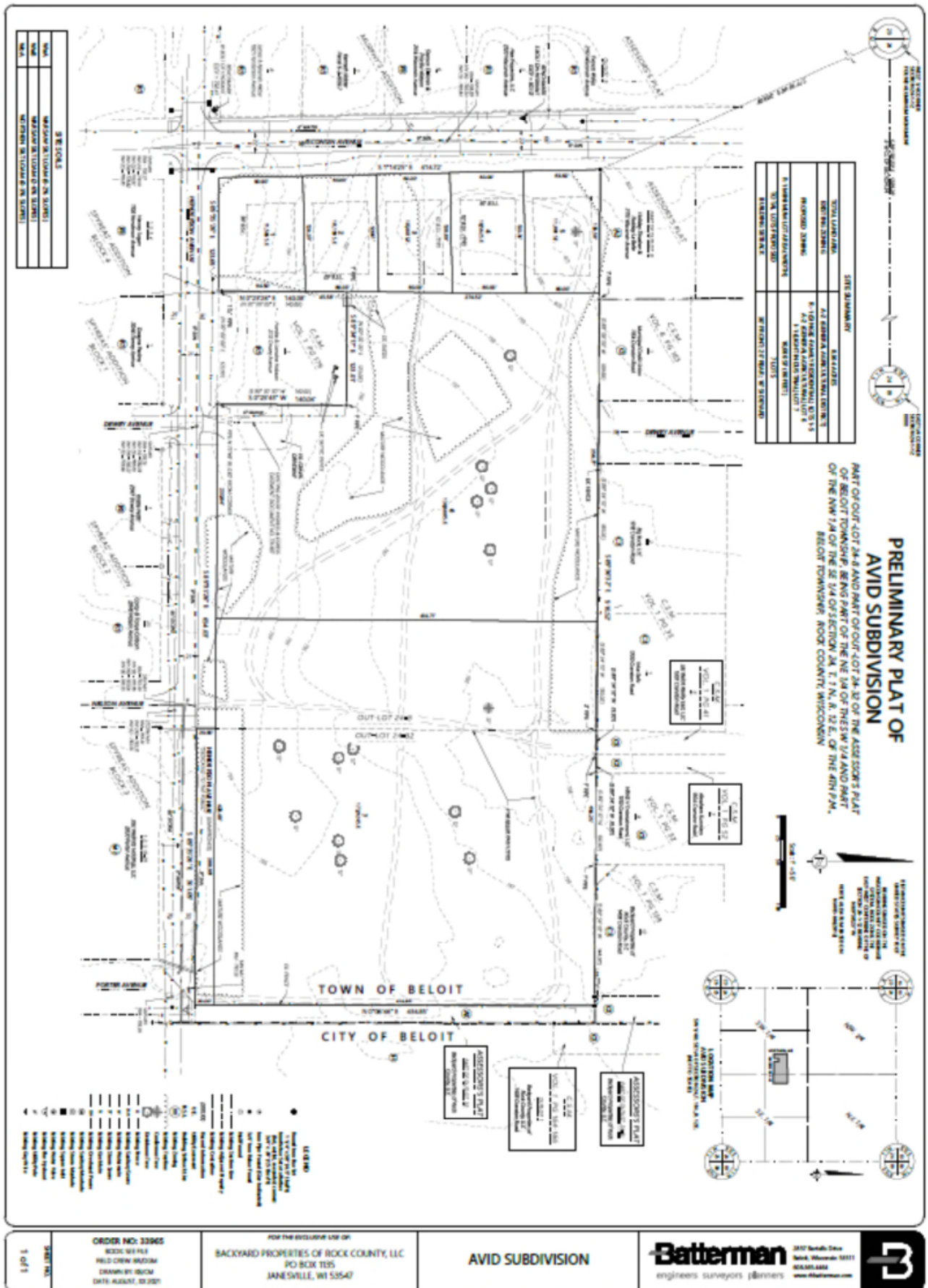
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the Preliminary Plat of Avid Subdivision in the Town of Beloit, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning and Building Services may approve minor changes administratively.

ATTACHMENTS: Location Map, Preliminary Plat, Application, Public Notice, and Resolution.





PROJECT NO.	2017-001
DATE	AUGUST 22, 2017
DRAWN BY	BUCM
CHECKED BY	BUCM
SCALE	AS SHOWN
SHEET NO.	1 OF 1

SITE SUMMARY	
TOTAL LOTS:	16 LOTS
TOTAL ACRES:	4.2 ACRES
ZONING:	R-1
OWNER:	BACKYARD PROPERTIES OF ROCK COUNTY, LLC
DATE:	AUGUST 22, 2017
SCALE:	AS SHOWN

PRELIMINARY PLAT OF AVID SUBDIVISION

MAT OF OUR LOT 24 AND PART OF OUR LOT 24.32 OF THE ASSessor'S PLAT OF BELoit TOWNSHIP, BEING PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, T.1 N., R. 12 E., OF THE 4TH P.M., BELoit TOWNSHIP, ROCK COUNTY, WISCONSIN

LEGEND

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ORDER NO: 23965 NICKI WEAVER WILD CROWN DESIGN DRAWN BY: BUCM DATE: AUGUST 22, 2017	FOR THE EXCLUSIVE USE OF: BACKYARD PROPERTIES OF ROCK COUNTY, LLC PO BOX 1035 JANEVILLE, WI 53547	AVID SUBDIVISION	 2017 Northville Drive Mount Pleasant, WI 53121 920.361.8242 www.batterman.com
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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 Preliminary Subdivision Plat

(Please Type or Print) File Number: _____

1. **Proposed subdivision name:** Avid Subdivision

2. **Address of property:** Vacant (NE corner of Wisconsin Avenue and Henderson Avenue)

3. **Tax Parcel Number(s):** 6-2-315

4. **Property is located in (circle one):** City of Beloit or Town of: Turtle; Beloit Rock or LaPrairie
In the SW/SE **Quarter of Section** 24 **, Township** 1 **North, Range** 12 **East of the 4th P.M.**

5. **Owner of record:** Loyd L & Patricia A Majeed Phone: _____

<u>2034 S. Mound Avenue,</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)

6. **Applicant's Name:** Backyard Properties of Rock County, LLC (Kevin Hendricks)

<u>PO Box 1135</u>	<u>Janesville</u>	<u>WI</u>	<u>53547</u>
(Address)	(City)	(State)	(Zip)

<u>/ 608-358-2996</u>	<u>/ kevinhendricks7@gmail.com</u>
(Office Phone #)	(E-mail Address)

7. **The present zoning classification is:** A-2

8. **All existing uses on the property are:** Vacant

9. **Proposed future zoning classification(s) is (are):** R-1, A-2 and I-1

10. **Proposed future uses of the property are:** Residential and future development.

11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist;** as required for all major subdivision plats by section 12.02(1).
- Pre-application meeting;** a pre-application meeting was held on August 5th, 2021 with City of Beloit Staff as per section 12.02(2).
- Site Assessment Report;** if required as per section 12.02(5) of the Subdivision Ordinance.
- Concept Plan;** as required by section 12.02(6) of the Subdivision Ordinance.
- Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
- Preliminary Plat Map;** 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 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.

(Signature of applicant)	(Name of applicant)	(Date)

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

Review fee: \$500 plus \$15 per lot Amount paid: \$605

Scheduled meeting date: _____

Application accepted by: _____ Date: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

August 26, 2021

To Whom It May Concern:

Backyard Properties of Rock County, LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Avid Subdivision, which includes the vacant 8.36-acre parcel located at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit. As shown on the attached plat, the applicant has proposed the creation of 7 lots, including 5 buildable single-family lots along Wisconsin Avenue. This property is subject to Town of Beloit zoning and rezoning applications are pending. A map is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, September 8, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

**RESOLUTION
APPROVING AN EXTRATERRITORIAL PRELIMINARY PLAT
OF AVID SUBDIVISION IN THE TOWN OF BELOIT**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on September 8, 2021 regarding the 7-Lot Preliminary Plat of Avid Subdivision for parcel number 6-2-315 at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit within the City's extraterritorial jurisdiction.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Avid Subdivision for parcel number 6-2-315 at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 8th day of September, 2021.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen, Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 4.a.

File Number: CSM-2021-09

General Information

Applicant: R.H. Batterman and Co., Inc., on behalf of the Town of Beloit (Buyer)

Owner: William Wieland and Mary Frey

Address/Location: Part of Parcel No. 6-2-131 on Bartells Drive in the Town of Beloit

Applicant's Request: Three-lot Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to create three new lots from part of parcel number 6-2-131 on Bartells Drive in the Town of Beloit. The subject property is a large and complex agricultural parcel that is bisected by railroad tracks and the new extension of Bartells Drive to Philhower Road, and has three different zoning classifications. The proposed lots surround Beloit Turner's new Garden Prairie Intermediate School. The Town of Beloit is under contract to purchase the proposed lots from the owners for future development. Proposed Lot 1 consists of 41 acres (zoned A1) to the north of the Garden Village subdivision and west of the railroad tracks. Proposed Lot 2 is 2 acres (zoned A1) between the railroad tracks and Bartells Drive. Proposed Lot 3 is 24.5 acres (zoned A1 & R1) on the east side of Bartells Drive and immediately north of the new school campus.

Surrounding Land Use and Zoning: The unmapped remainder (76 acres) of the parent parcel includes Agricultural (A1), Residential (R1), and Industrial (I1) zoning classifications along Philhower Road. The adjacent subdivisions (Blackhawk Run, Turner Estates, and Garden Village) as well as the school campus all have residential zoning classifications.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Planned Neighborhood uses for the subject property. According to state law, land use cannot be considered when reviewing Extraterritorial CSM applications.

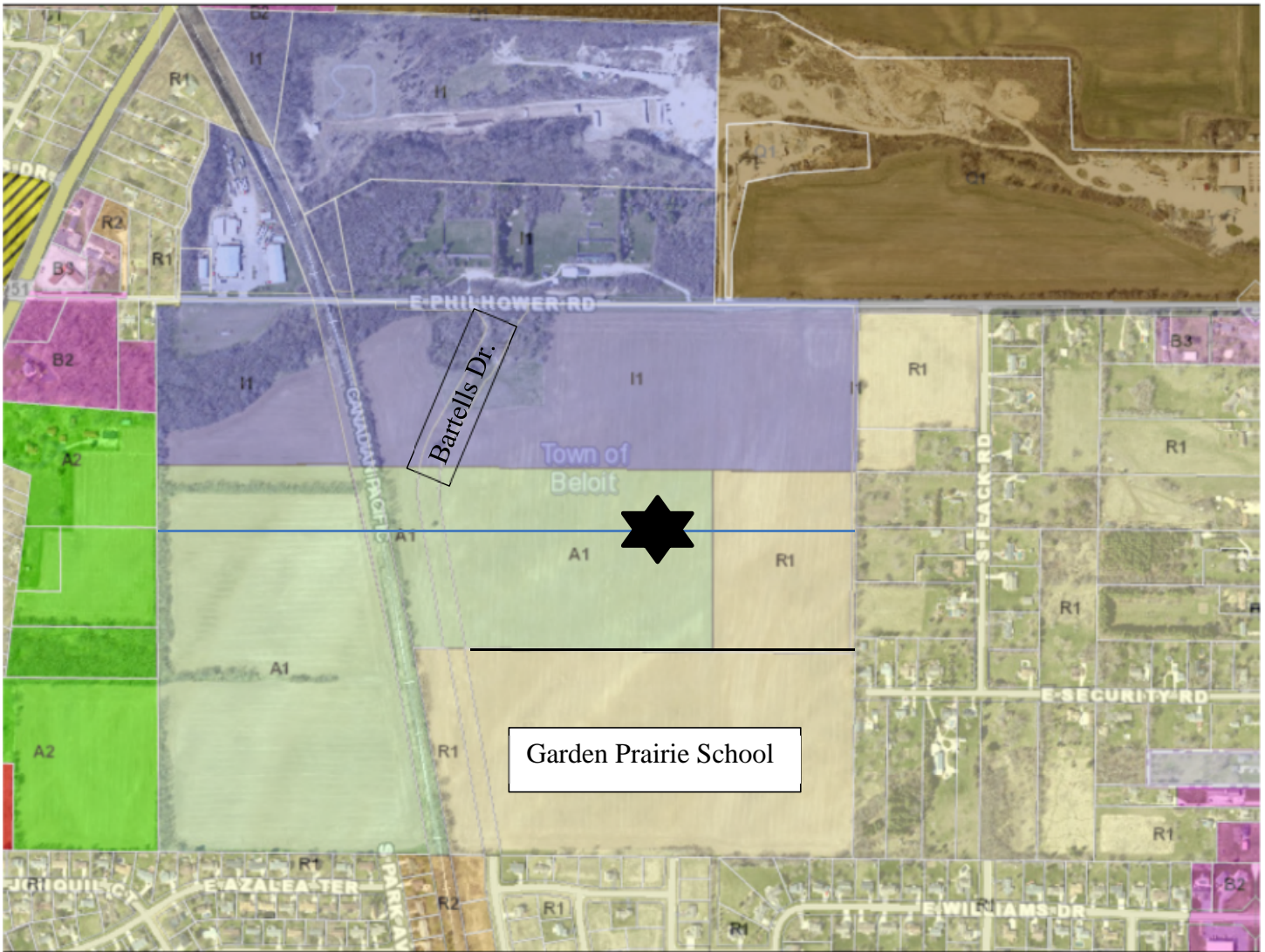
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached three-lot Certified Survey Map (CSM) for part of parcel number 6-2-131 on Bartells Drive in the Town of Beloit, subject to the following condition:

1. 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: Zoning Map, Certified Survey Map, Application, and Resolution.

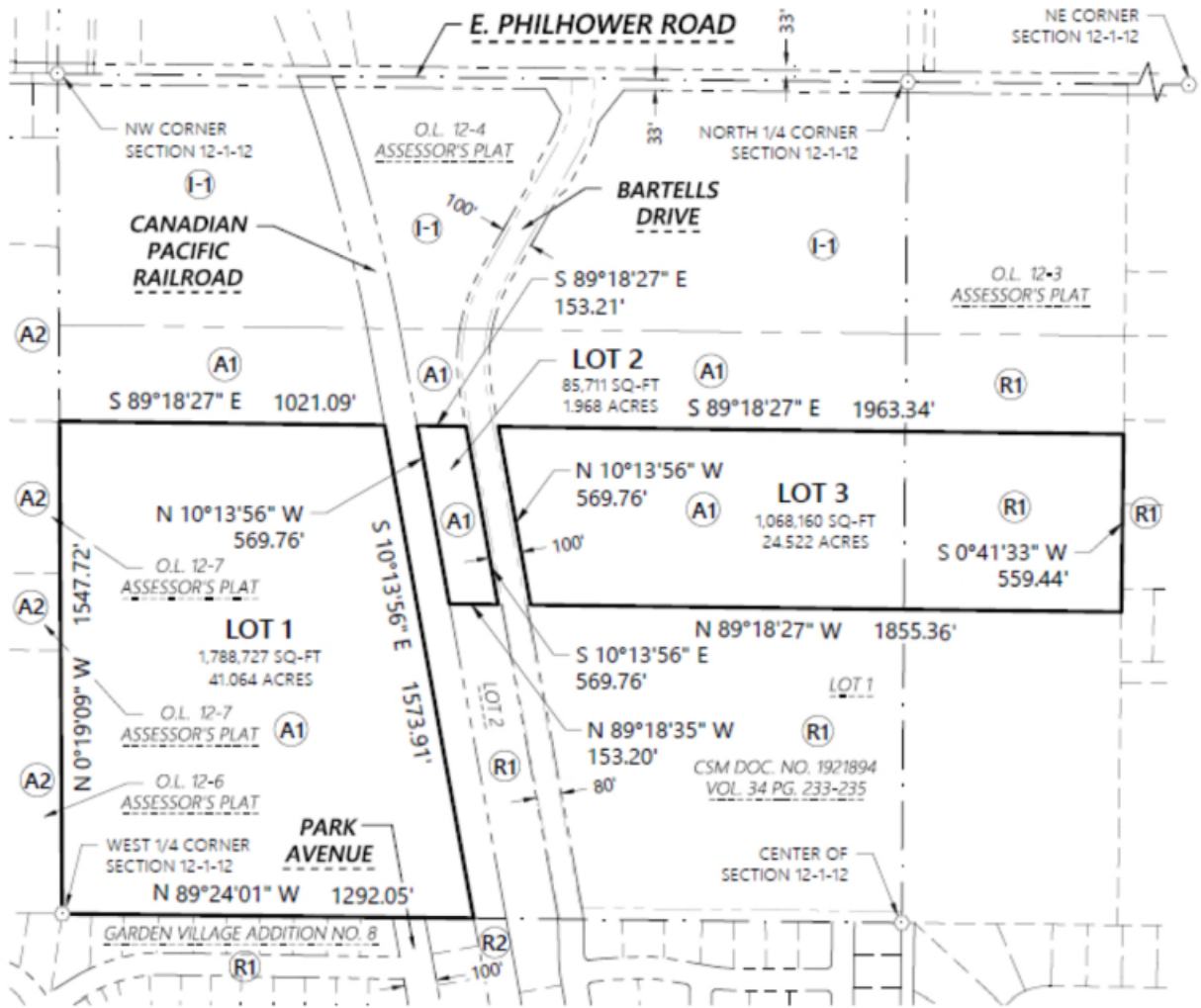
Town of Beloit Zoning Map



Note: Blue Line shows northern edge of proposed Lots 1-3

PRELIMINARY CERTIFIED SURVEY MAP

OF PARTS OF THE NE 1/4, NW 1/4, SW 1/4 & SE 1/4 OF THE
 NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4
 OF SECTION 12, BEING ALSO PART OF OUT-LOT 12-3 AND 12-4
 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP,
 ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP,
 ROCK COUNTY, WISCONSIN.



LEGEND

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

Scale: 1" = 500'



<p>ORDER NO: 33983 BOOK: SEE FILE FIELD CREW: TBD DRAWN BY: LMB SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF: WILLIAM H WIELAND & MARY M FREY 3307 S. RIVERSIDE DRIVE BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p> 
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File Name: J:\33983-34000\33983 - TOB - CSM 881 Wieland\SURVEY\JHB 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: _____

1. Address of property: Vacant (off Bartells Drive)
2. Tax Parcel Number(s): Part of 6-2-131
3. Property is located in (circle one): City of Beloit or Town of: Turtle, Beloit, Rock or LaPrairie
In the NW Quarter of Section 12, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: William H. Wieland & Mary M. Frey Phone: _____
3307 S. Riverside Drive Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Kristin Belongia / RH Batterman Phone: (608) 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 3 lot(s).
7. Total area of land included in this map: 67.554 acres
8. Total area of land remaining in parent parcel: 76.271 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: R-1
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 August 5, 2021 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.

 8-17-2021
(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: \$150 plus \$10 per lot Amount paid: \$180
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

RESOLUTION
APPROVING AN EXTRATERRITORIAL THREE-LOT CERTIFIED SURVEY MAP
FOR PART OF PARCEL NUMBER 6-2-131 ON BARTELLS DRIVE IN THE TOWN OF BELOIT

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 three-lot Certified Survey Map for part of parcel number 6-2-131 on Bartells Drive in the Town of Beloit, containing 67.55 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 three-lot Certified Survey Map, which pertains to the following described land:

*OF PARTS OF THE NE 1/4, NW 1/4, SW 1/4 & SE 1/4 OF THE
NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4
OF SECTION 12, BEING ALSO PART OF OUT-LOT 12-3 AND 12-4
OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP,
ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., 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 three-lot Certified Survey Map for part of parcel number 6-2-131 on Bartells Drive in the Town of Beloit, subject to the following condition:

1. 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 8th day of September, 2021.

Plan Commission

Tim Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 4(b)

File Number: CSM-2021-08

General Information

Applicant: R.H. Batterman & Co., Inc.

Owner: Walkey Joint Tenancy Trust

Address/Location: Lots 5-6 on Ryan Parkway (Town of Turtle)

Applicant's Request: One-lot Certified Survey Map (CSM) – Lot Combination

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to combine Lots 5 & 6 of Turtlerock Estates on Ryan Parkway in the Town of Turtle into a buildable 2.83-acre single-family parcel.

Surrounding Land Use and Zoning: The subject property is located in the Turtlerock Estates, which has Rural Residential zoning under the Town of Turtle Zoning Ordinance.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential – Exurban land uses for the property. Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: No comments were received.

STAFF RECOMMENDATION:

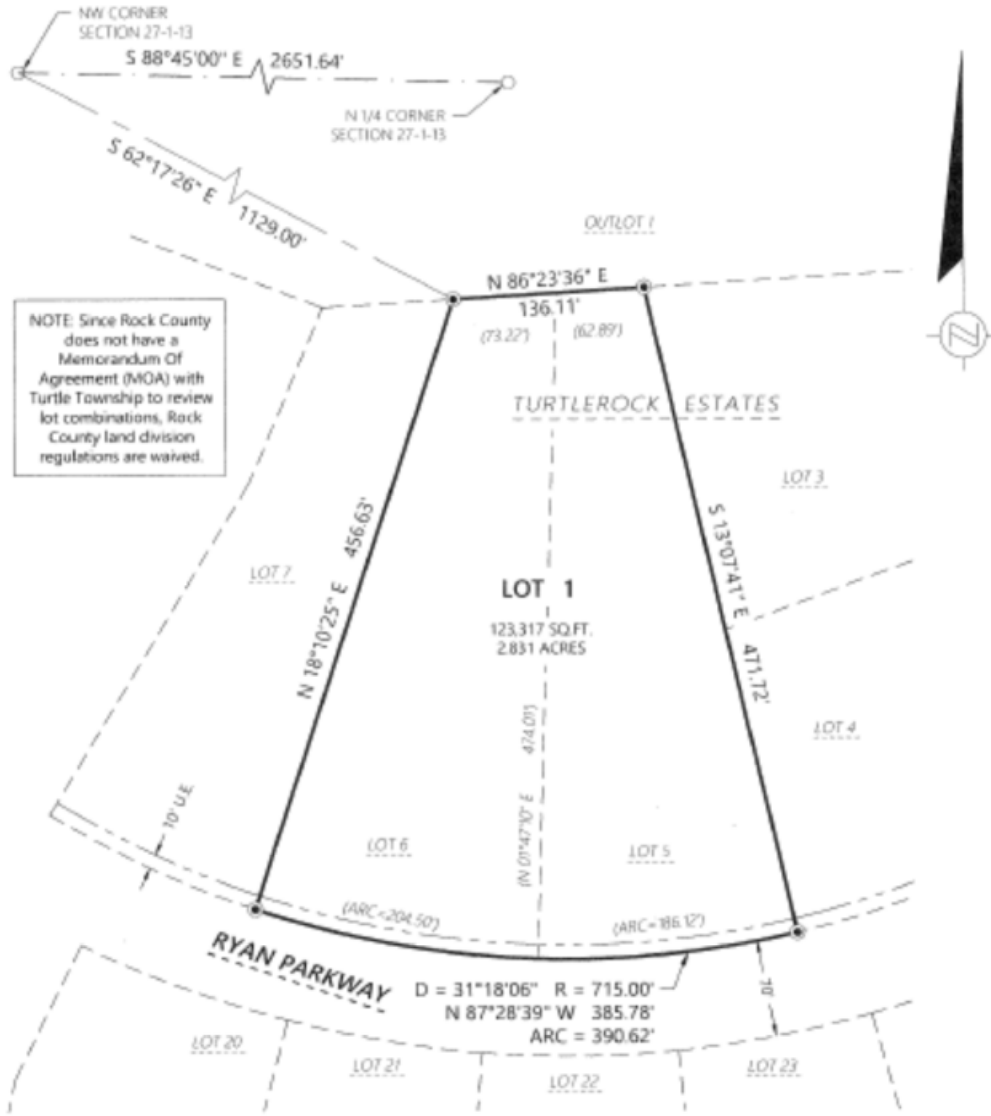
The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) to combine Lots 5 & 6 of Turtlerock Estates on Ryan Parkway in the Town of Turtle, subject to the following condition:

1. 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: Certified Survey Map, Application, and Resolution.

CERTIFIED SURVEY MAP

OF LOT 5 AND LOT 6 OF TURTLE ROCK ESTATES
BEING PART OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 27, T. 1 N., R. 13 E., OF THE 4TH P.M.,
TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



Scale: 1" = 100'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE NORTH LINE OF THE NORTH-WEST QUARTER SECTION 27-1-13 BEARING S 88°45'00" E

LEGEND	MONUMENT KEY
— Existing Boundary Line	● 3/4" Iron Rebar Found
- - - Existing Adjacent Property	○ Section Corner Monument Found
- · - Existing Easement Line	(XXX.XX) Record Information
- · - Existing Section Line	
U.E. Utility Easement	

ORDER NO: 34010 BOOK: SEE FILE FIELD CREW: SEE FILE DRAWN BY: LMB SHEET 1 OF 3	FOR THE EXCLUSIVE USE OF DEANNA WALKEY 1404 WALTERS WAY BELVIDERE, IL 61008	<div style="text-align: center;"> Batterman <small>engineers surveyors planners</small> 2817 Barkirk Drive Beloit, Wisconsin 53511 608.305.4464 www.batterman.com </div>
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File Name: 254823-149292423 - Deanna Walkey\DW\404 Walters Way.dwg (1/1)

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-2021-08

1. Address of property: None listed. Lot 5 & Lot 6 of Turtlerock Estates
2. Tax Parcel Number(s): 6-19-1170.105 & 6-19-1170.106
3. Property is located in (circle one): City of Beloit or Town of: ~~Turtle~~ Beloit; Rock or LaPrairie
 In the NW Quarter of Section 27, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Jeremy J. & Deanna K. Walkey Joint Tenancy Trust Phone: _____
1404 Walts Way Belvidere IL 61008
(Address) (City) (State) (Zip)
5. Surveyor's name: Jeff Garde / RH Batterman 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 1 lot(s).
7. Total area of land included in this map: 2.831 acres
8. Total area of land remaining in parent parcel: 0 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: RR Rural Residential
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map: one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

Deanna Pasmussen Walkey *Deanna Pasmussen Walkey* 8/13/21
(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>\$160.00</u>
Scheduled meeting date: <u>Sept 8, 2021</u>	
Application accepted by: <u><i>Don Pange</i></u>	Date: <u>8/16/21</u>

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR LOTS 5 & 6 OF TURTLE ROCK ESTATES ON RYAN PARKWAY IN THE TOWN OF TURTLE

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 to combine Lots 5 & 6 of Turtle Rock Estates on Ryan Parkway in the Town of Turtle, containing 2.831 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:

LOT 5 AND LOT 6 OF TURTLE ROCK ESTATES, BEING PART OF THE NW ¼ OF THE
NW ¼ OF SECTION 27, T. 1 N., R. 13 E., 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 one-lot Certified Survey Map to combine Lots 5 & 6 of Turtle Rock Estates on Ryan Parkway in the Town of Turtle, subject to the following condition:

1. 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 8th day of September, 2021.

Tim Weeden, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2021

Agenda Item: 4(c)

File Number: CSM-2021-07

General Information

Applicant: R.H. Batterman & Co., Inc.

Owner: Anita Hasseler & Doug Hasseler

Address/Location: E. Needham Road (1/4 mile east of Lathers Road) in the Town of Turtle

Applicant's Request: One-lot Certified Survey Map (CSM) – Lot Creation

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to create a buildable 4.12-acre lot for future construction of a single-family home. Proposed Lot 1 has 100 feet of frontage on E. Needham Road and consists of mostly woodlands. The CSM will dedicate a 33-foot half right-of-way along the road for the full 100-foot width of proposed Lot 1. The remaining parent parcel (6-19-109) is 52.67 acres and will remain zoned AE, Exclusive Ag under Town zoning while proposed Lot 1 may be rezoned to AG under Town zoning.

Surrounding Land Use and Zoning: The subject property is surrounded by agricultural parcels that are subject to Town of Turtle agricultural zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends agricultural uses for the subject property, but notes that the property is within the Long Range Urban Growth Area (beyond the term of the plan). Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: No comments have been received.

STAFF RECOMMENDATION:

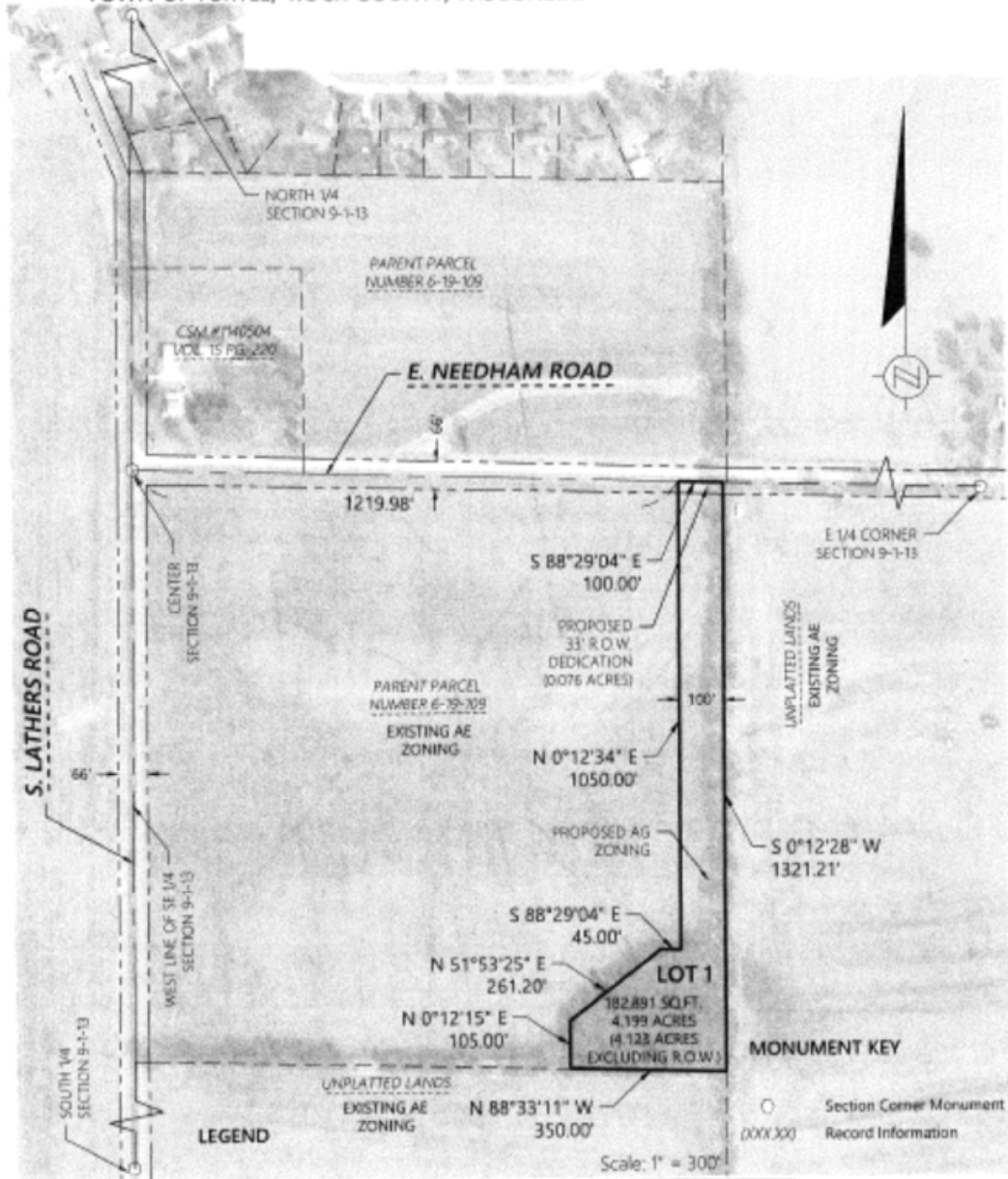
The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for part of parcel number 6-19-109 located on E. Needham Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Certified Survey Map, Application, and Resolution.

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



- LEGEND**
- Existing Right-of-Way
 - Proposed Boundary Line
 - - - Existing Adjacent Property
 - Existing Centerline
 - Existing Section Line

Scale: 1" = 300'

0 150 300 600

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE WEST LINE OF THE SOUTHEAST QUARTER BEARING TBD

<p>ORDER NO: 33995</p> <p>DATE: 06/02/2021</p> <p>FIELD CREW: TBD</p> <p>DRAWN BY: LMB</p> <p>SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>BRAD HASSELER</p> <p>ADDRESS</p> <p>CITY, WI ZIP</p>	<p>Batterman</p> <p>engineers surveyors planners</p> <p>2807 Daniels Drive Beloit, Wisconsin 53511</p> <p>608.303.4454 www.batterman.com</p>	
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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: CSA-2021-07

1. Address of property: None listed.
2. Tax Parcel Number(s): Part of Parcel Number 6-19-109.
3. Property is located in (circle one): City of Beloit or Town of: Turtle: Beloit: Rock or LaPrairie
 In the SE Quarter of Section 9, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Anita Hasseler & Doug Hasseler Phone: _____
8013 S. Lathers Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Jeff Garde / RH Batterman 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 1 (4.2 +/- acres) lot(s).
7. Total area of land included in this map: 56.870 acres
8. Total area of land remaining in parent parcel: 52.67 +/- acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE
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 To Be Determined 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.

Douglas A. Hasseler | Douglas A. Hasseler | 8/13/2021
(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>\$160.⁰⁰</u>
Scheduled meeting date: <u>Sept. 8, 2021</u>
Application accepted by: <u>[Signature]</u> Date: <u>8/16/21</u>

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR PART OF PARCEL NUMBER 6-19-109
ON E. NEEDHAM ROAD IN THE TOWN OF TURTLE

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 part of parcel number 6-19-109 located on E. Needham Road in the Town of Turtle, containing 4.123 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 NW ¼ OF THE SE ¼ OF SECTION 9, T. 1 N., R. 13 E., 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 one-lot Certified Survey Map for part of parcel number 6-19-109 located on E. Needham 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 within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 8th day of September, 2021.

Tim Weeden, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director