



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

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the regular Plan Commission meeting held on November 3, 2021  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a request to change the street name for four different sections of Deer Path Way and the newly platted Coyote Court  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of an Extraterritorial two-lot Certified Survey Map for property located in the 3200 blocks of Marilyn and Vel Marge Parkway in the Town of Beloit  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Zoning Map Amendment - 1112 Garfield Avenue*
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, November 3, 2021**

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

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

**2. MINUTES**

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

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

**3. PUBLIC HEARINGS**

No public hearings were scheduled.

**4. REPORTS**

Commissioners agreed to move the Conditional Use Permit up on the agenda.

**4.a. Consideration of a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, for the property located at 1218 Cranston Road**

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

Commissioner Weeden asked the applicant to come forth and let the Commissioners know what he is planning on doing to the property.

Shawn Dressler, 1825 Arlington Avenue, Beloit, stated that the building is currently 16,000 square feet and mentioned that they are transferring about 12,000 into a cold storage space. Mr. Dressler said the overhead door would be on the right hand side of the building if you faced the building in the parking lot, the current bathroom space which would be the old bar restaurant area would be a warm warehouse, and an overhead door inside the warehouse that would lead from the cold to the warm side of the warehouse door on the right hand side of the building.

Commissioner Robson stated that recently there was an adoption of the Beloit strategic plan, and the proposal conflicts with three or four of the strategic goals. Commissioner Robson stated that one was to create and sustain healthy neighborhoods, create and sustain economic and residential growth, create and

sustain a positive image there is nothing changing except with the door upfront. Commissioner Robson stated that she is reluctant to support this item. Commissioner Ramsden asked how long has the bowling alley been out of business and has anything been there since. Ms. Christensen stated since March 2020 and no other businesses have been there since.

Commissioner Weeden asked Mr. Dressler if he has he had the chance to look at the conditions the City is suggesting that applies to the permit. Commissioner Weeden asked Ms. Christensen to read the conditions that are being recommended for the permit.

Ms. Christensen read the list of conditions. Mr. Dressler said that he agreed with the conditions.

Commissioner Robson asked Mr. Dressler if this building will be storage for carpets and related items, and how many trucks are going to be parked there. Mr. Dressler stated it could be a semi a day and vans come in the morning to load up. Commissioner Robson asked if there would be parking of semis or delivery trucks. Mr. Dressler explained that the trucks would only be there for deliveries.

Commissioner Robson explained the discussion the Plan Commission had of the building being kind of ugly, and asked if Mr. Dressler was going to beautify the building with landscape or paint. Mr. Dressler stated that he will like to fix the building and will repaint it. He asked what else the commissioners had in mind to fix the building. Commissioner Weeden asked what Mr. Dressler is going to do with the parking lot. Mr. Dressler stated he did not plan to do anything with the parking lot right now.

Commissioner Weeden asked if Mr. Dressler is going to just remove the pedestrian access point and put an overhead door as far as improvements on the property. Mr. Dressler stated that is correct. Ms. Christensen asked Commissioner Robson if she is comfortable about what Mr. Dressler mentioned about the truck situation.

Commissioner Robson stated that ever since Staples left and the office company moved into Morgan Square, there are seven to eight delivery trucks that are parked outside along Milwaukee Road in area that is adjacent to and some beautiful trees. Mr. Dressler stated there will be no trucks parked in the parking lot, and the semi-trucks will be backing up to the building to unload pallets; the delivery trucks from the vendors are there to drop off and leave. Commissioner Robson asked about the delinquent taxes owed on the property.

Ms. Christensen stated that if the applicant is buying it, it will be paid as part of the sale. Commissioner Weeden asked if the applicant has had any discussion with the nearby business owners about upgrading the whole area back in there. Mr. Dressler

stated he is buying the building that is attached to the bowling alley too, and he has not reached out the business owners to the east.

Commissioner Toral stated that he commends Mr. Dressler's initiative in taking an old building and reutilizing the building, and he admires his sense of risk. Commissioner Toral stated the Commissioners are not rejecting his idea and that they are all here to support the community. Commissioner Toral mentioned that the Plan Commission would like to see each place to get better, and want the building to be structurally strong and safe. Ms. Christensen asked Mr. Dressler if there was a need for the parking lot and if they could take some of it and improve it with grass and trees. This would also reduce the stormwater fee for the property.

Mr. Dressler stated that he would not be opposed to that, and does Plan Commission have plans to have a discussion with the other owners of the parking lot. Ms. Christensen stated that no, they do not. They are only looking at this application as that is what is before them tonight, and Plan Commission asked the same question of the new owners of Shopko. There is an advantage to the owner if they put green space, as it would lower their storm water fee. Mr. Dressler asked if he would to build in the future, could he just do it then.

Ms. Christensen stated if the applicant was to put a building on the parcel it would be looked at by Plan Commission again, so it could be looked at that time. Commissioner Weeden stated that he would rather see the business be a catalyst for the community to attract more businesses. Mr. Dressler stated that buying the building next door needs more work than the bowling alley, and it could potentially be three retail spaces at that property, and Mr. Dressler does not have plans for that part of the building but it was attached to the building and would help address the Fire Department's concerns.

Commissioner Robson asked Mr. Dressler if he owned the parking lot that was in front of the building that is next door. Ms. Christensen stated that the parking lot is owned by someone else. Mr. Dressler stated that he has the bowling alley property surveyed and the parking lot goes all the way down to behind the tobacco shack. Ms. Christensen stated it matters what the legal description says when it was last sold, and if he has differing information on the property lines, he should give it to the Drew Pennington, Director of Planning and Building Services, and he can look at it.

Motion was made by Commissioner Finnegan, seconded by Commissioner Anderson to approve the Conditional Use Permit. Motion carried, roll call vote (5-2).

**4.b. Consideration of Ordinance No. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts**

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

Ms. Christensen explained where the four properties that are owned by the Beloit Health System are that are currently zoned C-1, Office District. The Future Land Use Map of the Comprehensive Plan identifies the area by Beloit Clinic as appropriate for Planned Mixed Use and the Lee Lane properties as appropriate for Community Commercial uses. Ms. Christensen stated that any proposed change in zoning would need to come back to the Commission because there would have to be a public notice sent out before any action can be taken.

Ms. Christensen stated that 1670 Lee Lane and 1650 Lee Lane are zoned C-1, Office, and could be rezoned to C-3, Community Commercial. Ms. Christensen stated that if they were rezoned to C-3, their medical facility uses would be permitted by right. Ms. Christensen went on to explain that they could rezone 1905 Huebbe Pkwy and 2911 Prairie Ave that are zoned C-1, Office, to C-2, Neighborhood Commercial. Ms. Christensen stated that if they were rezoned C-2, their medical facility use would be permitted by right.

If the Plan Commission would like to pursue this option, rather than making all medical facilities permitted by right in the C-1, Office District, the Commission could take formal action to initiate the process. Ms. Christensen stated that the chairman would sign the applications for the Zoning Map Amendments, and staff would process the applications, and it would come back to the Commission for formal action at a later date.

Commissioner Weeden asked if the Commission moved it ahead with the C-2 and the C-3 option, does that mean the Health System could not build assisted living or RCACs, or would they have to come back to Plan Commission. Ms. Christensen stated that the ordinance currently does not allow assisted living and RCACs in the C-2 and C-3 district. Tim McKeveitt stated he would support the C-2 and C-3 if the City is willing to prepare a zoning text amendment which is basically amending the ordinance itself.

Commissioner Ramsden asked if the assisted living facility could be a Conditional Use in C-2. Ms. Christensen stated that if that is something the Plan Commission wants to get behind then the City could prepare an ordinance amendment that does that. Commissioner Ramsden asked if the Plan Commission wants to move forward, and include the text amendment that would allow assisted living, does it need to be in two separate motions.

Ms. Christensen stated that if Commissioner Ramsden wants to make a motion recommending staff create a text amendment, and then if there is a second on that, she would follow up with the City Attorney on options that they could have. Ms. Christensen stated that she made a mistake when she added RCACs to the group living section of the ordinance. It should have been put in the household living section because it is independent living with some care.

Commissioner Jacobsen asked where currently RCAC resides in the zoning ordinance. Ms. Christensen stated that when the Plan Commission was working with Orthollinois those did not exist in the ordinance, and staff would do a similar use interpretation, so it would have been allowed where multifamily was allowed. Commissioner Jacobsen asked if an example would be Willowbrook off Cranston Road. Ms. Christensen stated that is zoned C-1, Office.

Commissioner Weeden asked if the Plan Commission were to do the text amendment that would allow RCAC and assisted living in C-2 and C-3, would it apply only to these four properties or would it catch all the other C-2 or C-3 properties. Ms. Christensen stated it would apply to all C-2 and C-3 properties. Ms. Christensen stated that the Plan Commission could make them conditional like Commissioner Ramsden suggested.

Commissioner Anderson stated that the City or Beloit Health System would not want the properties to be permitted by right because it opens up the potential for other properties, and if it were to remain conditional use and the Health System wants to put assisted living next to the clinic, that would be seen as a fantastic use by the community. Ms. Christensen stated that the Plan Commission would have to do a text amendment to make it conditional.

Commissioner Robson asked if a hospital could be built on a C-1 property or CBD-1 property. Ms. Christensen stated that in the CBD-1 district, there is not large enough land to put a hospital. A hospital is considered a medical facility. Ms. Christensen stated that Plan Commission rezone 1650 Lee Lane and 1670 Lee Lane to C-2, rezone the Beloit Clinic C-2 and make RCAC's allowed in just the C-2 district.

Tim McKeveitt stated that the Beloit Health System had an issue with the ordinance that limited the Beloit Health System's ability to expand as a matter of right on the properties. Mr. McKeveitt stated that the Beloit Health System was supportive of the ordinance change to make medical facilities permitted in C-1, and if the alternative was to move to C-2 and C-3 the Beloit Health System would be opposed to that if it did not allow them to have assisted living on site.

Commissioner Finnegan asked if Plan Commission is saying a matter of right that means permitted by right not conditional. Ms. Christensen said yes. Commissioner Weeden asked if the text amendment would apply to only these four properties. Ms.

Christensen stated that if they were to do it for C-2, it would apply to all C-2 properties. Commissioner Weeden stated that it would create another situation where the Plan Commission could not limit the benefit to the Beloit Health System properties.

Commissioner Jacobsen asked Ms. Christensen if six months ago before changes were made, would the property that was at the Beloit Clinic site be eligible to put up an assisted living facility without going through the Conditional Use Permit. Ms. Christensen stated that is correct. Commissioner Jacobsen stated so when Plan Commission changed the ordinance, it became ineligible because the assisted living got moved into the group living category. Ms. Christensen stated that the RCAC is permitted in C-1 and nothing changed in the RCAC, and it affected the clinic itself to needing a Conditional Use Permit to expand.

Commissioner Finnegan asked if the land around it was a separate parcel. Commissioner Toral asked if Beloit Health System could do a land division. Ms. Christensen stated that Beloit Health System could do a land division to split the land up keeping part of it as C-1 and part of it as C-2. Ms. Christensen stated that if Beloit Health System were to divide off the Clinic and rezone the clinic to C-2, and the rest could be C-1, and the rest would be allowed to be assisted living.

Commissioner Weeden asked when Beloit Health System is ready to do an assisted living facility, could they do a PUD without the land division. Ms. Christensen stated that she would have to check to see if a PUD would be allowed for a prohibited use, but she thinks that is possible.

Commissioner Robson asked if Ms. Christensen could describe what a PUD is. Ms. Christensen stated that a PUD is used when you have a site with multiple buildings, and Plan Commission and City Council would approve the master use plan for the site and PUD zoning.

Ms. Christensen stated that as part of the PUD process, the City Council establishes what uses can be allowed on the site. Ms. Christensen stated that another option would be to do the rezoning to C-2 and C-3 and Beloit Health System can do a PUD for rezoning in case they want to put add the assisting living facility. Mr. McKeveatt stated that their preference would be to go with the original C-1 and give Beloit Health System the right to expand both assisted living and medical facilities.

Motion was made by Commissioner Ramsden, seconded by Commissioner Robson to the lay over the item. Motion carried, roll call vote (7-0).

5. **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 November 17, 2021.

6. **ADJOURNMENT**

Commissioners adjourned into a workshop at 8:00 PM. The workshop adjourned at 8:35 PM.

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Timothy Weeden, Chairman





## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** November 17, 2021

**Agenda Item:** 3a

**File Number:** RPB-2021-09

### **General Information**

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**Applicant:** City of Beloit Engineering Division, on behalf of Fire Chief Dan Pease

**Address/Location:** Deer Path Way and Coyote Court

**Applicant's Request:** Proposed Street Name Changes

### **Staff Analysis**

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**Overview:** The Engineering Division has proposed a street name change for four different sections of Deer Path Way and newly platted Coyote Court as a result of a request from the Fire Chief. A map of the affected areas is attached.

**Request Details:** The City Council recently approved a single-family residential development known as Deerfield Estates Second Addition for the vacant land located between the Deerfield Estates and Walnut Grove subdivisions. The approved plat includes a cul-de-sac on each side of Deer Path Way in lieu of a connecting street. Because the east and west ends of Deer Path Way will not be connected, a street name modification is being requested in order to ensure that Police and Fire are able to respond to public safety calls on a timely basis. City staff is proposing the following changes for public safety:

- a. The street name for eight existing homes on the 2300-2400 block of Deer Path Way would be changed from Deer Path Way to **West Deer Path Way**. These were originally going to change to Coyote Run, as described in the staff reports for the Preliminary and Final Plats for Deerfield Estates Second Addition.
- b. The four newly platted lots on Coyote Court would be changed to **West Deer Path Court**, and the four newly platted lots on Deer Path Way would be changed to **East Deer Path Court**.
- c. The street name for four existing homes on the 2800 block of Deer Path Way would be changed from Deer Path Way to **East Deer Path Court**.
- d. The street name for six existing homes on the 2900 block of Deer Path Way would be changed from Deer Path Way to **East Deer Path Way**.

The eighteen affected existing homeowners were notified of this proposed change via U.S. Mail on August 2, 2021 and November 3, 2021. A copy of the letter and the list of affected property owners are attached. The developer/builder of the eight platted lots was also notified. One homeowner called to express opposition and another with questions.

### **STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the requested street name changes for Deer Path Way and newly platted Coyote Court as shown on the attachments.

**ATTACHMENTS:** Engineer's Letter, Location Map, Final Plat, Letter to Owners, Public Notice, and Mailing List.

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PUBLIC WORKS DEPARTMENT

October 6, 2021

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

*RE: Street Name Changes*  
*Deer Path Way to West Deer Path Way*  
*Coyote Court to West Deer Path Court*  
*Deer Path Way to East Deer Path Court*  
*Deer Path Way to East Deer Path Way*

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 portions of Deer Path Way and Coyote Court to West Deer Path Way, West Deer Path Court, East Deer Path Court, and East Deer Path Way. The exact location is indicated in the attached exhibit.

These street name changes are being sought at the request of the fire department. Since it is now clear that the two existing sections of Deer Path Way will not connect, the fire department wants to more clearly identify the separate street segments to eliminate the possibility of an initial response to the wrong street segment. Staff believes that these street name changes are the best way to accomplish the fire departments request.

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 change is being initiated because the Deerfield Estates, 2<sup>nd</sup> Addition Plat and development has made it clear that the gap in Deer Path Way will not be connected. The fire department has requested these street name changes to ensure the best possible response times for emergency personnel dispatched to this area.

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

These street name changes will affect 18 existing parcels with single family homes in addition to the eight newly created lots in the Deerfield Estates, 2<sup>nd</sup> Addition Plat. Staff believes the life and safety benefits by ensuring prompt emergency response time outweighs the inconvenience to the parcels identified under this fourth standard.

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

The streets in this area had been named in accordance with this standard with the belief that the two separate segments of Deer Path Way would eventually be connected to form one continuous street. Now that it has become apparent that this won't be the case, the fire department has requested that the street names be changed to ensure prompt emergency response to the area.

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

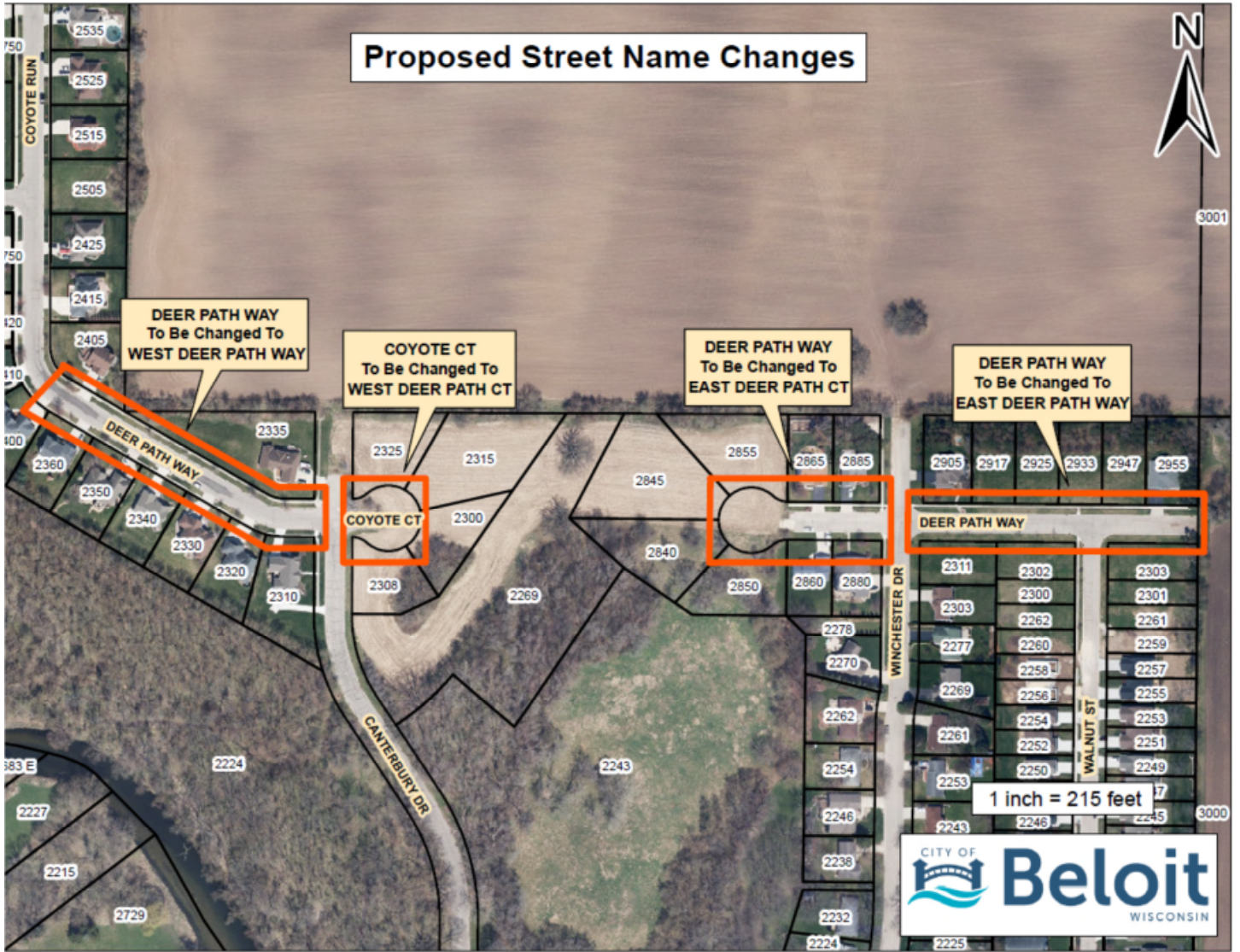
Sincerely,



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

Cc: File









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**COMMUNITY DEVELOPMENT DEPARTMENT**

August 2, 2021

Name  
Address  
City, State, Zip

**Re: Street Name Modifications Proposed Due to Nearby Residential Development**

Dear Property Owner:

The City Council recently approved a single-family residential development known as Deerfield Estates Second Addition for the vacant land located between the Deerfield Estates and Walnut Grove subdivisions. The approved plat includes a cul-de-sac on each side of Deer Path Way in lieu of a connecting street. Because the east and west ends of Deer Path Way will not be connected, a street name modification is necessary in order to ensure that Police and Fire are able to respond to public safety calls on a timely basis. City staff is proposing the following change to meet the public safety needs of these neighborhoods:

- The street name for eight existing homes on the 2300-2400 block would be changed from Deer Path Way to *West Deer Path Way*.
- The street name for the four existing homes on the 2800 block would be changed from Deer Path Way to *East Deer Path Court*.
- The street name for the six existing homes on the 2900 block would be changed from Deer Path Way to *East Deer Path Way*.
- The newly platted lots on Coyote Court would be changed to *West Deer Path Court*, and the newly platted lots on Deer Path Way would be changed to *East Deer Path Court*.

If you are receiving this letter, your property is one of the eighteen affected parcels. This letter is being provided in advance of any formal steps to implement the above changes in order to provide time for planning ahead for this transition. You will be formally notified when the process begins. If you have any questions, contact me at (608) 364-6703 or e-mail me at [christensenj@beloitwi.gov](mailto:christensenj@beloitwi.gov).

Sincerely,

Julie Christensen  
Community Development Director

c: File, Property

## **NOTICE TO THE PUBLIC**

November 3, 2021

The Engineering Division, on behalf of the Fire Chief, has proposed a street name change for four different sections of Deer Path Way and newly platted Coyote Ct as shown on the attachment. The City Council recently approved a single-family residential development known as Deerfield Estates Second Addition for the vacant land located between the Deerfield Estates and Walnut Grove subdivisions. The approved plat includes a cul-de-sac on each side of Deer Path Way in lieu of a connecting street. Because the east and west ends of Deer Path Way will not be connected, a street name modification is being requested in order to ensure that first responders are able to respond to public safety calls on a timely basis. City staff is proposing the following changes to meet the public safety needs of these neighborhoods:

1. The street name for eight existing homes on the 2300-2400 block of Deer Path Way would be changed from Deer Path Way to **West Deer Path Way**.
2. The four new lots on Coyote Court would be changed to **West Deer Path Ct**, and the four new lots on Deer Path Way would be changed to **East Deer Path Ct**.
3. The street name for four existing homes on the 2800 block of Deer Path Way would be changed from Deer Path Way to **East Deer Path Court**.
4. The street name for six existing homes on the 2900 block of Deer Path Way would be changed from Deer Path Way to **East Deer Path Way**.

If you are receiving this letter via U.S. Mail, your property is one of the eighteen existing homes that will be affected by these changes. The following public meetings will be held regarding these proposed changes:

**City Plan Commission:** Wednesday, November 17, 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, December 6, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments via alternative means. You may mail your comments to the attention of the Planning Division at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at City meetings may be limited.**

<b>Parcel ID</b>	<b>Location</b>	<b>Last Name</b>	<b>First Name</b>
22020725	2905 Deer Path Way	Mills	Molly
22020730	2917 Deer Path Way	Larsen	Renira
22020735	2925 Deer Path Way	Adel	Paige
22020740	2933 Deer Path Way	Andrews	Cody
22020745	2947 Deer Path Way	Colby	Caren
22020780	2955 Deer Path Way	Finley	Judith
22020815	2860 Deer Path Way	Jones Sr	Michael
22020816	2850 Deer Path Way	NG Deer Path Land LLC	
22020817	2840 Deer Path Way	NG Deer Path Land LLC	
22020818	2845 Deer Path Way	NG Deer Path Land LLC	
22020819	2855 Deer Path Way	NG Deer Path Land LLC	
22020820	2880 Deer Path Way	Fozio	Michael
22020825	2865 Deer Path Way	Murray	Joseph
22020830	2885 Deer Path Way	Hagen	Andrew
22070395	2335 Deer Path Way	Buggs	Cory
22070399	2310 Deer Path Way	Olds	Michael
22070405	2320 Deer Path Way	Ogurtsov	Boris
22070410	2330 Deer Path Way	Gama	Raul
22070415	2340 Deer Path Way	Olson	Allen
22070420	2350 Deer Path Way	Jensen	Gregory
22070425	2360 Deer Path Way	Schober	Timothy
22080440	2405 Deer Path Way	Ganiyu	Olalekan
22070391	2308 Coyote Ct	NG Deer Path Land LLC	
22070392	2300 Coyote Ct	NG Deer Path Land LLC	
22070393	2315 Coyote Ct	NG Deer Path Land LLC	
22070394	2325 Coyote Ct	NG Deer Path Land LLC	





## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** November 17, 2021

**Agenda Item:** 4.a.

**File Number:** CSM-2021-11

### **General Information**

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**Applicant:** Combs & Associates, Inc.

**Owner:** James and Rashelle Graf

**Address/Location:** 3200 blocks of W. Vel Marge Pkwy and W. Marilyn Pkwy (Parcel 6-2-27.3B)

**Applicant's Request:** The applicant has proposed a two-Lot Certified Survey Map (CSM) for PIN 6-2-27.3B in the Town of Beloit.

### **Staff Analysis**

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**Existing Conditions:** The current use of the area covered by this CSM is vacant land.

**Proposed Land Division:** The intent of the proposed CSM is to create two separate lots for the construction of residential homes at the eastern end of W. Vel Marge Pkwy and W. Marilyn Pkwy. The homes will be configured in a way to have the ability to subdivide in the future.

**Surrounding Land Use and Zoning:** the subject property is currently vacant and zoned R-1, Single-Family Residential District. The properties to the north, south, and west have residential uses zoned R-1, Single-Family Residential District. To the east are agricultural uses zoned A-1, Farmland Preservation all located in the Town of Beloit, subject to Town zoning.

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

**Municipal Utilities:** The subject property is not currently served by municipal utilities.

**Review Agent Comments:** The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts. No comments were submitted.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends approval of the attached two-Lot Certified Survey Map (CSM) for the property known as parcel no. 6-2-27.3B at the eastern end of W. Vel Marge Pkwy and W. Marilyn Pkwy in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2022 and a copy provided to the Planning and Building Services Division.

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

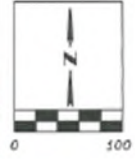
# LOCATION MAP





# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF SECTION 3, T.1N., R.12E. OF THE 4TH P.M.  
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



Project No. 121-433 For: Graf, James September 21, 2021

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53540  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0554



**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-2021-11

1. Address of property: PART ON THE NW 1/4 OF SECTION 3-1-12, TOWN OF BELOIT
2. Tax Parcel Number(s): 6-2-27.3B
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit; Rock or LaPrairie  
 In the NW Quarter of Section 3, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: JAMES AND RASHELLE GRAF Phone: 608-751-3524  
1011 WHIPPOORWILL LANE BELOIT WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: Comb's & Associates Phone: 608-752-0575  
109 W. Milwaukee St, Janesville WI 53548  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 12
8. Total area of land remaining in parent parcel: 6.1
9. Is there a proposed dedication of any land to the City of Beloit? N/A
10. The present zoning classification of this property is: R1
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.

[Signature] Ryan Combs 11-05-21  
(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>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>Nov. 17, 2021</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>OCT 12 REC'D</u> <u>Pre-App. 10/21/21</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
IN THE TOWN OF БЕЛОIT**

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

**WHEREAS**, the attached two-lot Certified Survey Map for parcel no. 6-2-27.3B at the eastern end of W. Vel Marge Pkwy and W. Marilyn Pkwy, containing 12 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NW ¼ OF SECTION 3, T. 1N.,R. 12E. OF THE 4<sup>TH</sup> P.M., TOWN OF  
BELOIT, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for parcel no. 6-2-27.3B at the eastern end of W. Vel Marge Pkwy and W. Marilyn Pkwy in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2022 and a copy provided to the Planning and Building Services Division.

Adopted this 17th day of November, 2021.

**Plan Commission**

\_\_\_\_\_  
Timothy Weeden, Chairman

**ATTEST:**

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

