



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 9, 2022**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the January 19, 2022 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Conditional Use Permit to allow a community service use in the C-1, Office District, for the property located at 246 West Grand Ave
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of an Extraterritorial one-lot Certified Survey Map for the properties located at 1455 and 1457 E. Huebbe Pkwy in the Town of Beloit
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Comprehensive Plan Amendment - Beloit Meals on Wheels
Zoning Map Amendment - Beloit Meals on Wheels
Conditional Use Permit - 901 Harrison Avenue
6. FUTURE AGENDA ITEMS
Two-lot Certified Survey Map for City land at 1801 Gateway Boulevard
Permanent Zoning for 2021 Annexations – Forest and Froebel
Zoning Map Amendment for the 5,000 square foot portion of 1501 Sixth Street (from PLI to C-2) for LaMexicana
7. 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, January 19, 2022

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of December 22, 2021 and January 5, 2022 Plan Commission meetings

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of Ordinance No. 3741 amending the Zoning District Map of the City of Beloit from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the properties located at 10 and 30 Park Avenue and from PLI, Public Lands and Institutions District, to M-1, Limited Manufacturing District, for the western half of the proposed-to-be vacated Prospect Street

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

Commissioner Ramsden asked how it works if he is in favor of the rezoning two of the properties but not the third, the proposed to be vacated land on Prospect. Ms. Christensen said that he can make a motion to only rezone 10 and 30 Park Avenue, and that would be the recommendation that would go to Council. Commissioner Weeden asked what 10 and 30 Park Avenue are.

Ms. Christensen showed the Commissioners where 10 and 30 Park Avenue were on the map and explained that the zoning goes to the middle of the street, so half of the right-of-way is already zoned M-1 and the other half is zoned PLI. Ms. Christensen said if the Commissioners did not want to rezone half of the vacated right-of-way, then the recommendation could be just rezone 10 and 30 Park Avenue. Commissioner Ramsden asked if there could be two votes, so the Commissioners could all vote on the two Park Avenue properties and then vote on the vacated right-of-way. Ms. Christensen showed the Commissioners two maps, one prepared by

Councilor Preuschl which shows a yellow triangle carved out on the westside of the right-of-way and a map from Winnebago County which identifies the land on the north side of the creek, which is located in Illinois.

Commissioner Weeden opened the public hearing.

Joe Stadelman, 2431 East Ridge Rd, Angus Young Associates Architects, stated that he does not have a formal presentation but he is happy to answer any questions that the Commissioners may have. Councilor Preuschl stated that he has concerns about the access from the bridge to the bike trail and that he would like to keep a portion of the right-of-way to ensure access to the creek in the future. If a pedestrian connection is made in the future over the creek, he wants to make sure we would have an access point.

Mr. Stadelman discussed a map that came from the Winnebago County GIS which shows that there is 44 feet from the stateline to the creek that could be used for a pedestrian connection if one was developed in the future. Mr. Stadelman went on to explain that the City of Beloit's own bike path plan does not show a bike path in this location, but instead the connection is on a lane on Park Ave.

Commissioner Weeden asked whether you can connect into the City park from the northern part of the bridge without going through the right-of-way. Mr. Stadelman said that it is possible, and there is plenty of room to do that. Mr. Stadelman said they do not want to limit the ability of the owner to use that corner, as they are interested in using it for their large trucks to turn around in the back of the building. Ms. Christensen said that from the City staff's perspective since the Prairie Park goes over the state line, it is possible to get to the existing bridge without using the right-of-way. Therefore, staff supports the vacation.

Commissioner Weeden asked Mr. Stadelman if they were going to make that connection how wide would the corridor have to be. Mr. Stadelman explained that Frank McKearn, Batterman's engineer, had indicated that if they were going to develop a new pedestrian bridge, it would likely not have the same alignment as the existing bridge, but a typical federal highway transportation bike path would be an eight foot wide path with two feet safety on each side looking at twelve feet overall.

Commissioner Toral stated that he is happy and congratulates the owner for reusing that building, and encourages the owner to keep in mind the proximity to the creek, look at the erosion issues.

Commissioner Weeden closed the public hearing.

Commissioner Finnegan moved to approve the amendment of the Zoning Map Amendment, seconded by Commission Jacobsen.

Commissioner Ramsden said that he will be voting no for the vacation of the right-of-way off Prospect St and agrees with what Councilor Preuschl said about looking into the future for a potential bike path. Commissioner Jacobsen asked if the land that is in the yellow triangle is part of the land the owners own. Councilor Preuschl said it is the land that is in the Prospect Street right-of-way.

Commissioner Jacobsen said she wants to be clear on the ordinance that she seconded, that the land would only be rezoned if the street was vacated. Ms. Christensen said that it would only be rezoned if it is vacated. Commissioner Jacobsen said then her vote is for the rezoning of 10 and 30 Park to manufacturing because it is currently commercial. Ms. Christensen said that it would also include half of the right-of-way, if it was vacated by City Council. Commissioner Weeden asked if there would be a separate vote for the vacation of the Prospect Street right-of-way. Ms. Christensen said yes.

Commissioner Toral stated that there are a few reasons why he would support was is in front of Plan Commission. He indicated that there is already a grant proposal submitted to connect to the trail on Dorr Rd, and if it gets approved it will go through the flood plain.

Commissioner Finnegan asked if they were not to vacate the road, then the City would have to maintain the road. Ms. Christensen said that if the City didn't vacate the road, they would have to maintain it.

Chairman Weeden called for the vote. Motion prevails (4-1), roll call vote.

4. REPORTS

4.a. **Consideration of the vacation of the portion of Prospect Street right-of-way located between Colby Street and the Wisconsin-Illinois border**

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

Commissioner Finnegan moved to approve the vacation of the portion of Prospect Street south of Colby Street, seconded by Commissioner Jacobsen. Motion prevails, roll call vote (4-1).

Commissioner Ramsden stated that he voted no for the same reasons he expressed in the earlier item.

4.b. **Consideration of a one-lot Certified Survey Map for the properties located at 10, 20, and 30 Park Avenue**

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

Commissioner Jacobsen moved to approve the CSM, seconded by Commissioner Finnegan. Motion prevailed, roll call vote (5-0).

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 February 9th, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items and noted that at this point, we did not have any applications for the next meeting. Chairperson Weeden asked if any of the future agenda items might be ready for the next meeting. Ms. Christensen explained that there was an extra Monday before our next meeting, so it was possible.

7. ADJOURNMENT

Commissioner Ramsden moved to adjourn the meeting, seconded by Commission Finnegan at 7:40 PM.

Timothy Weeden, Chairman



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 9, 2022

Agenda Item: 3.a.

File Number: CU-2022-03

General Information

Applicant: Marilyn Sloniker

Owner: Hope for All Community Center LLC

Address/Location: 246 W. Grand Avenue

Applicant's Request: Marilyn Sloniker, on behalf of Hope for All Community Center LLC, has filed an application for a Conditional Use Permit to allow a community service use in a C-1, Office District for the property located at 246 W. Grand Avenue.

All property owners within 150 feet of the property have been notified by mail of the proposed Conditional Use Permit request and the dates of the public hearings. No comments were received from the public.

Staff Analysis

Existing Conditions: The subject property is a 1.31 acre parcel that includes an approximately 11,714 square-foot former YWCA building that was most recently used as a daycare facility. The site has two off-street parking areas off Garden Lane and street parking along West Grand Avenue. The applicant intends to use the subject property as a religious institution, office space, daycare, and a community center.

Religious institutions, offices, and daycare land uses are permitted by right in the C-1, Office District. Table 6.1.1 of the Zoning Ordinance states that Community Service Uses in the C-1 zoning district are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures. Catering, wedding venues and banquet hall land uses are prohibited as principal uses in the C-1 zoning district. Furthermore, because the subject property is owned by a for-profit corporation, the applicant may not offer spaces within the proposed community center as available for fee rental for special events as an accessory use. Community service uses, by their very definition in Section 11.2.4(b) of the Ordinance, must be of a "public, nonprofit, or charitable nature."

Surrounding Land Use and Zoning: To the east of the subject property is an apartment complex zoned C-1, Office District; to the south is a vacant government building and parking lot zoned C-3, Community Commercial District. To the west is Field Park zoned PLI, Public Lands and Institutions. To the north are multi-family dwellings zoned C-1, Office District.

City of Beloit Comprehensive Plan: The Comprehensive Plan recommends office uses for the subject property. This designation includes office and institutional uses. Therefore, this proposed Conditional Use Permit is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Review Agent Comments: The proposed CUP application was sent to the City of Beloit staff and utility contacts, and no comments were provided.

Findings of Fact: Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Planning Staff is requiring a life safety and occupancy inspection to ensure the building meets code requirements for the proposed use. The applicant will also need to obtain a Child Care Center license from the Wisconsin Department of Children and Families. If the applicant complies with the above conditions, the use should not be detrimental to the public.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The conditional use will not injure the use and enjoyment of nearby properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The establishment of a community service use at this site is similar to previous uses and is not expected to impact nearby property values.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The building is located in a fully established area but redevelopment has been the trend for the area.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The applicant has not proposed any architectural changes, although if approved, the applicant will have to apply for any building permits to modify the building for the proposed uses.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available and currently serve the property.

- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - Per Section 8-103 of the Zoning Code, Community Service uses are required to provide off-street parking spaces in an amount equal to at least 30 percent of building capacity. The building capacity will be determined by the Building Inspector. If parking is not adequate, the applicant must obtain an off-site parking agreement with property owners within 500 feet of the main entrance of the structure.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The proposed use will comply with all other applicable regulations.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow a Community Service Use in a C-1, Office District, at 246 W. Grand Avenue, based on the above Findings of Fact and subject to the following conditions:

Ordinance/Legal Requirements:

1. Before occupancy, the applicant shall obtain all life safety inspections required by Code, which shall establish building capacity.
2. The applicant shall obtain an off-site Parking Agreement with property owners within 500 feet of the main entrance of the structure and provide a copy to staff, if existing parking does not meet 30 percent capacity.
3. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.
4. This Conditional Use Permit allows a Community Service Use in a C-1, Office District, at 246 W. Grand Avenue, at 246 W. Grand Avenue. Uses shall be of a public, nonprofit, or charitable nature and therefore no registration or rental fee, tuition, or membership fee may be charged unless the community center is operated by a qualified nonprofit or charitable organization and the fees are used to support the operation.
5. The applicant shall obtain a Child Care Center license from the Wisconsin Department of Children and Families prior to providing any care for children whose parents or guardians are not present.
6. Any major changes in the adopted requirements or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

ATTACHMENTS: CUP Decision Form, Site Plan, Application, Public Notice, and Mailing List.

Beloit City Council Conditional Use Permit Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent practicable, measurable.

Ordinance/Legal Requirements

List ordinance requirements related to the conditional use permit:

1. Before occupancy, the applicant shall obtain all life safety inspections required by Code, which shall establish building capacity.
 - **Substantial Evidence:** Section 9.15(2) of the Building Code states when the use of a building changes, a new certificate of occupancy shall be obtained prior to reoccupation of the building.
2. The applicant shall obtain an off-site Parking Agreement with a property owner within 500 feet of the main entrance of the structure and provide a copy for staff approval if existing parking does not meet 30 % capacity.
 - **Substantial Evidence:** Per Section 8-107(a) of the Zoning Code, off-site parking spaces may be used to fulfill parking requirements if the parking is within 500 feet walking distance of a main entrance of the use to be served.
3. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.
 - **Substantial Evidence:** Standardized condition that reiterates the expiration date for unused CUP's in the Zoning Ordinance.
4. This Conditional Use Permit allows a Community Service Use in a C-1, Office District, at 246 W. Grand Avenue, at 246 W. Grand Avenue. Uses shall be of a public, nonprofit, or charitable nature and therefore no registration or rental fee, tuition, or membership fee may be charged unless the community center is operated by a qualified nonprofit or charitable organization and the fees are used to support the operation.
 - **Substantial Evidence:** Table 6-1.1 of the Zoning Ordinance states that Community Service Uses in C-1, zoning district are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures, and this condition articulates that the proposed use is deemed appropriate at this location. However, the

property is owned by a limited liability corporation, and not a nonprofit corporation or charitable organization. Therefore, no fees may be charged or collected since those fees would be collected by a for-profit entity. If the ownership of the property is changed to a nonprofit corporation or charitable organization, then fees may be charged and collected to support the organization's mission.

5. The applicant shall obtain a Child Care Center license from the Wisconsin Department of Children & Families prior to providing any care for children whose parents or guardians are not present.
 - **Substantial Evidence:** Wisconsin State Statute 48.65 requires that persons are operating child care centers which provide supervision for 4 or more children under age 7 years for less than 24 hours a day be licensed.
6. Any major changes in the adopted requirements or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.
 - **Substantial Evidence:** Standard condition that establishes amendment process.

Does the applicant meet **all** of the ordinance requirements? Yes No

Decision: Based on the findings of fact, conclusions of law, and the record in this matter, the permit is:

- Approved, with the requirements stated above
- Denied, for the following reasons:

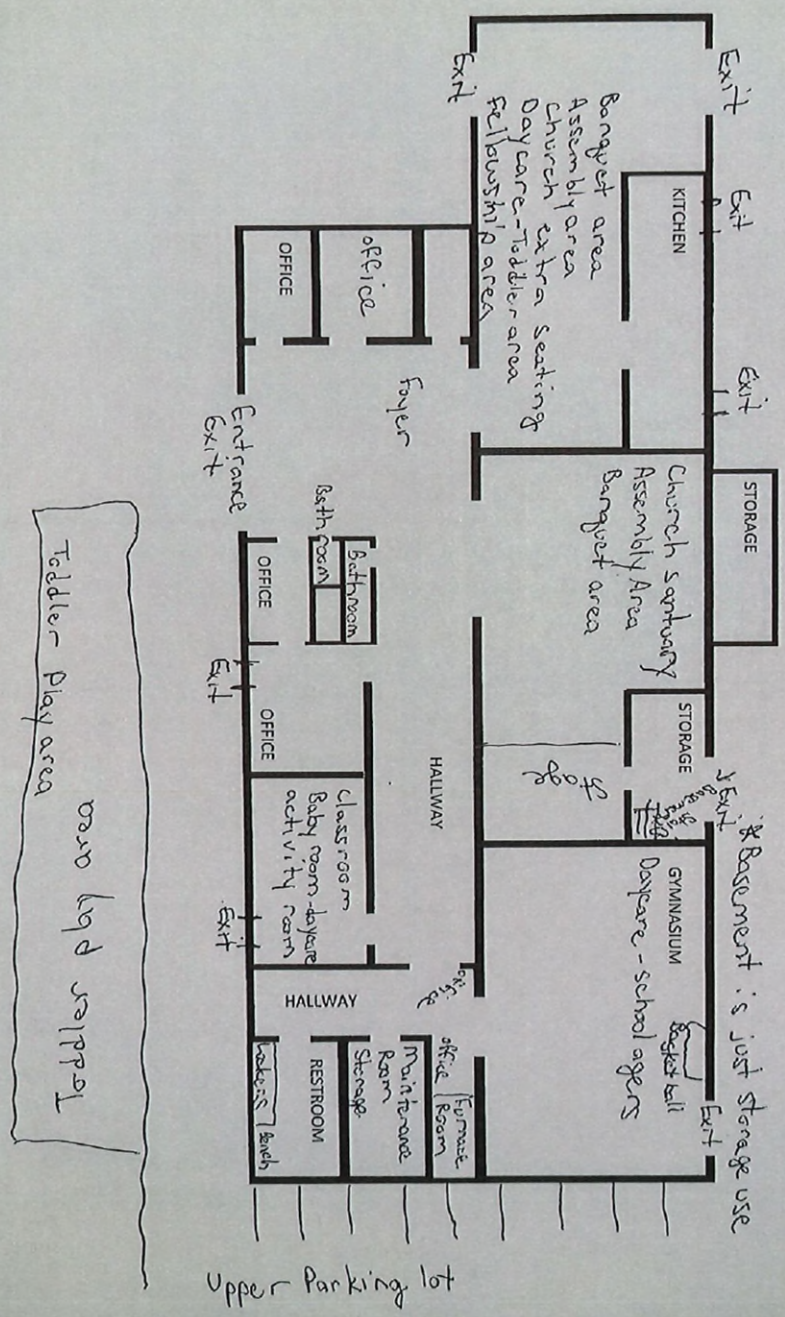
Location Map

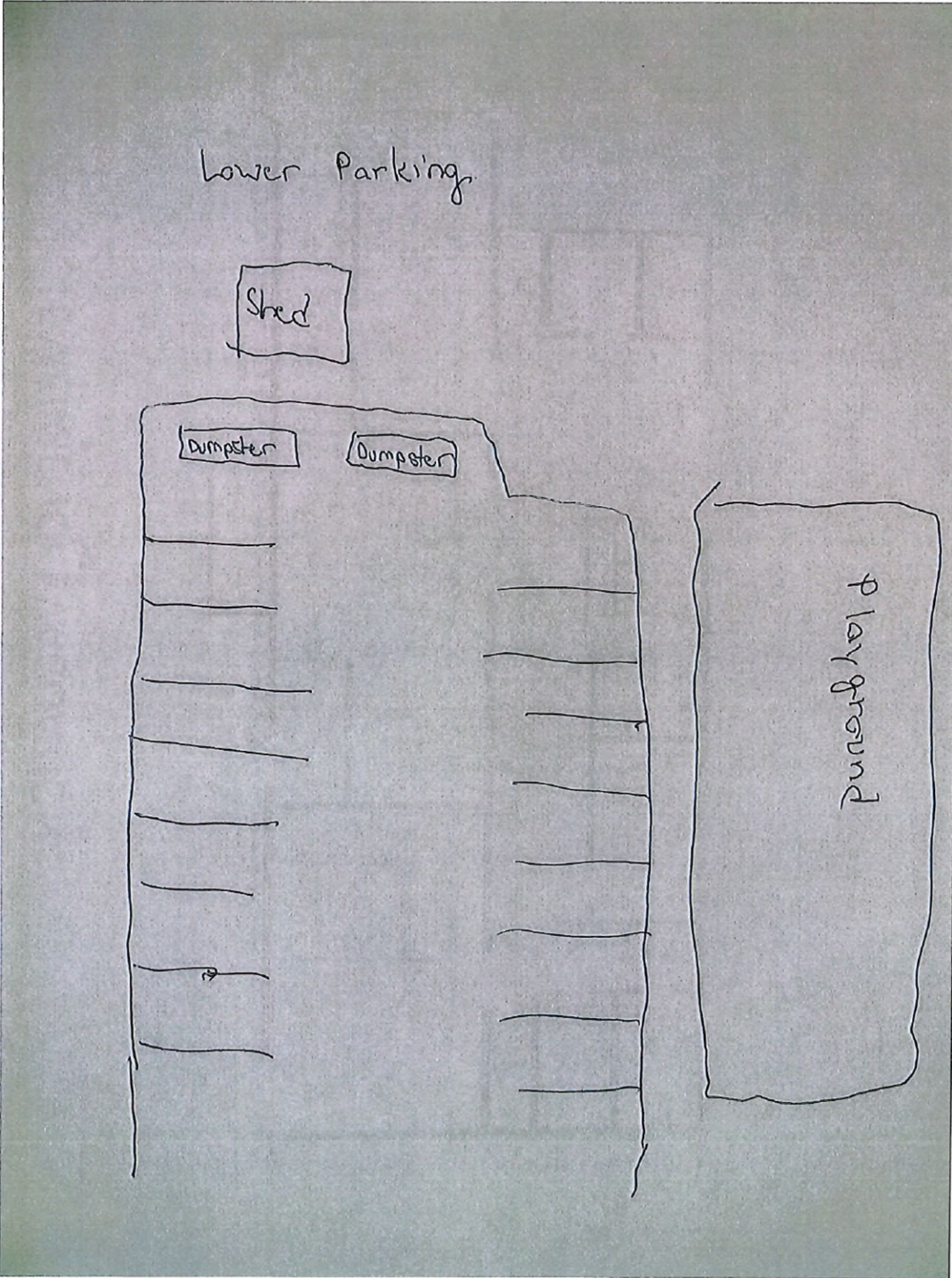


W Grand Av

246 W Grand Av Beloit WI 53511
EMERGENCY EVACUATION

Site plan





CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number:

CU-2022-03

1. Address of subject property: 246 W Grand Av Beloit
2. Legal description: L13 Hackett Add and L2 CSM V12 PGS 552-554

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: 1.307 acres.

3. Tax Parcel Number(s): 7828058

4. Owner of record: Hope For All Community Center LLC Phone: _____

246 W Grand Av Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Marilyn Sloniker

972 E Philhower Rd Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 608-322-8457 (Cell Phone #) / mmsloniker@yahoo.com (E-mail Address)

6. All existing use(s) on this property are: Daycare

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

A Conditional Use Permit for: 246 W Grand Av
in a(n) Business/Commercial C1 Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: daycare, offices, human services (ministry)
school, community center, catering, small cafe
church

Secondary use: Wedding and Banquet (venue (Sat & Sundays only))
catering for banquets

Accessory use: _____

City of Beloit **Conditional Use Permit Application Form (continued)**

9. Project timetable: Start date: 7/1/2021 Completion date: 7/15/2021

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

- Owner
- Leaschold, length of lease: _____
- Contractual, nature of contract: _____
- Other, explain: _____

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.

Marilyn Stoniker / Marilyn Stoniker / 6/14/2021
(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 Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and 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 these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff

Filing fee: **\$275.00** Amount paid: 275.00 Meeting date: 2/19/2022

No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: Victoria Bittmann Date: 2/11/22



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

January 20 2022

To Whom It May Concern:

Marilyn Sloniker on behalf of Hope For All Community Center LLC, has filed an application for a Conditional Use Permit to allow a community service use in a C-1, Office District at:

246 W. Grand Avenue

The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, February 9, 2022, 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, March 7, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

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 Hilary Rottmann at 100 State Street or via email to rottmanh@beloitwi.gov. You may also call (608) 364-6708. Public comments and public input for the public hearing will be required, in writing, by noon on the day of the meeting. In-person attendance at Commission and Council meetings will be limited.**

MUSA DABECA
4742 NORTH OAKLEY BLVD
CHICAGO IL 60625

ST PAULS EPISCOPAL CHURCH
212 W GRAND AVE
BELOIT WI 53511-6109

HENDRICKS COMMERCIAL
PROPERTIES
ANNE SHEA-CONKLE
525 THIRD ST STE 300
BELOIT WI 53511

NEW COVENANT CHURCH
PO BOX 1191
BELOIT WI 53511

NEIL KERWIN
623 BLUFF ST
BELOIT WI 53511

DOUGLAS A CASH
PO BOX 1317
BELOIT WI 53512-1317

WEP ENTERPRISE LLC
1313 ELEVENTH ST
BELOIT WI 53511

WALKER PROPERTIES LLC
120 N PARKER DR
JANESVILLE WI 53545

BELOIT MASONIC TEMPLE
229 W GRAND AVE
BELOIT WI 53511-6110



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 9, 2022

Agenda Item: 4.a.

File Number: CSM-2022-02

General Information

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

Owner: Kenneth Kueng

Address/Location: 1455 and 1457 E. Huebbe Parkway (Town of Beloit)

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

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to consolidate two separate parcels into one parcel in the Town of Beloit Industrial Park. There is a single-story building with a retail use and parking lot on the subject property. Proposed Lot 1 is 63,834 square feet (1.465 acres) in area.

Surrounding Land Use and Zoning: The subject properties are subject to Town zoning and are zoned I-1, Light Industrial. The subject properties are surrounded by service and retail businesses and self-service storage units to the north.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends General Industrial uses for the subject properties. Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: None.

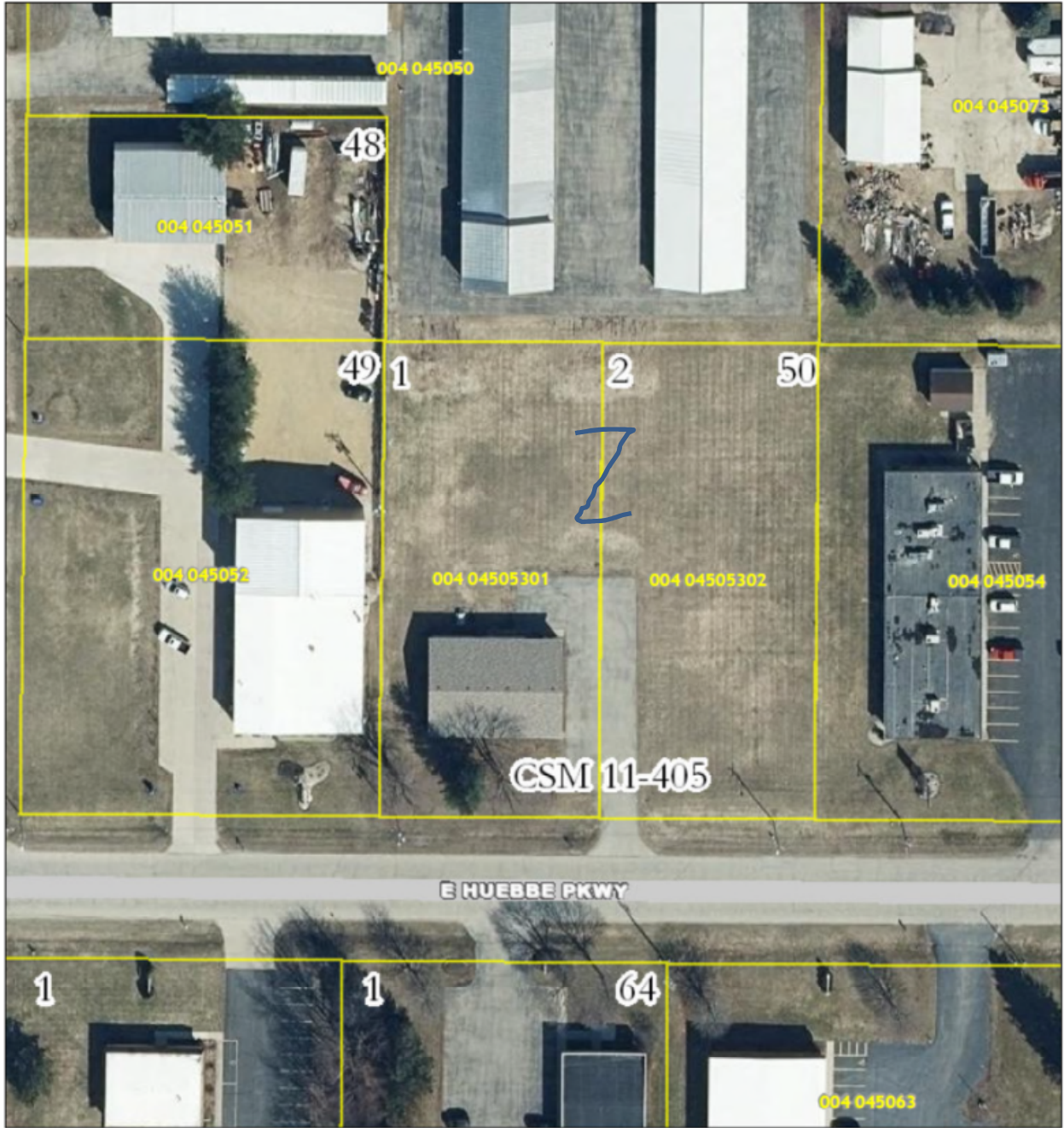
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the properties located at 1455 and 1457 E. Huebbe Parkway 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: Location Maps, Certified Survey Map, Application, and Resolution.

Location Map (1 of 2)

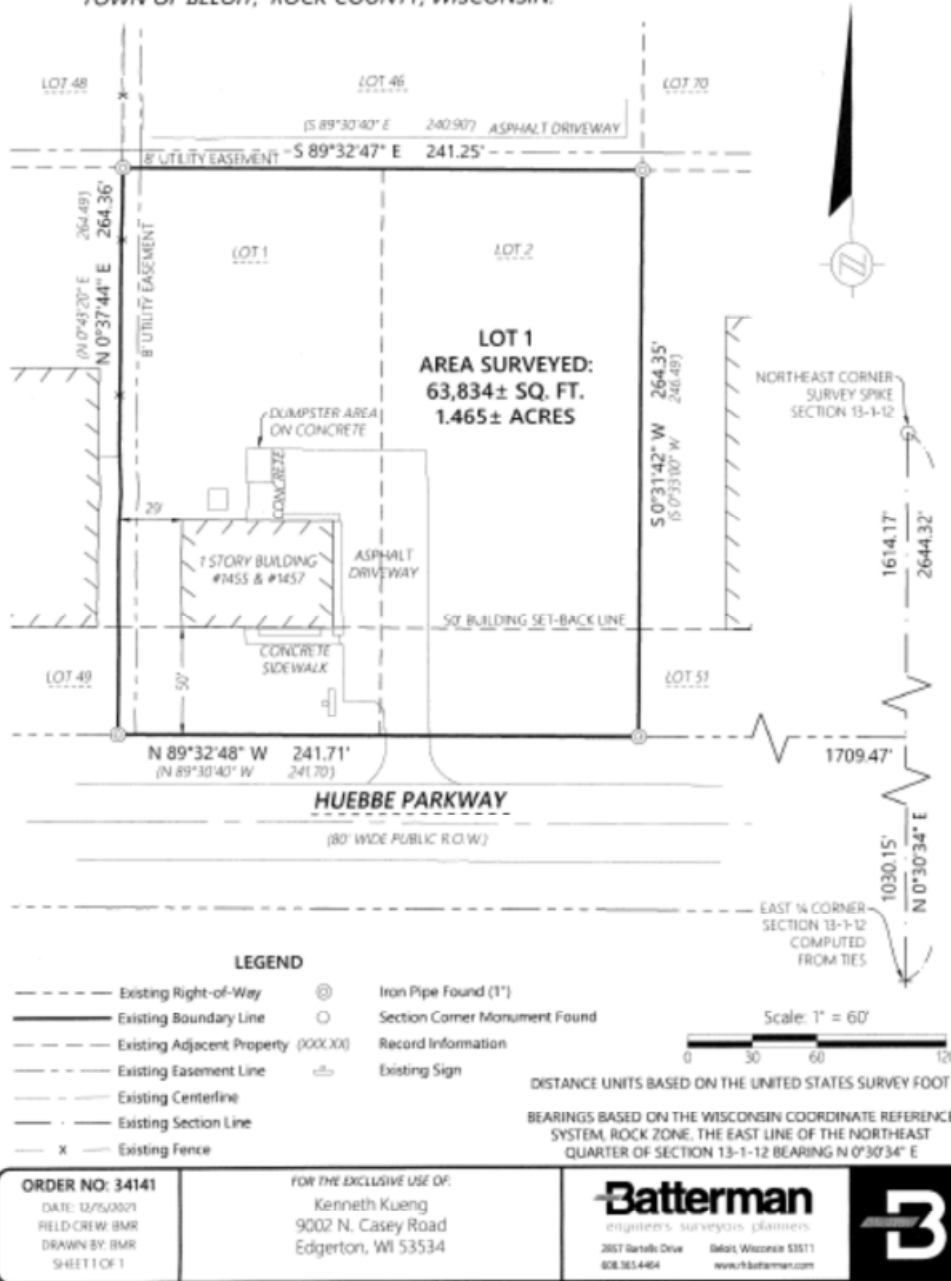


Location Map (2 of 2)



PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 983821 AS RECORDED IN VOLUME 11 ON PAGES 405-406 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, BEING LOT 50 OF THE BELOIT TOWNSHIP INDUSTRIAL PARK, AND BEING PART OF THE SW¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 12 EAST, OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print) File Number: CSM-2022-02

1. Address of property: 1455 E. Huebbe Parkway & 1457 E. Huebbe Parkway
2. Tax Parcel Number(s): 6-2-449.A50A & 6-2-449.A50B
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit Rock or LaPrairie
 In the NE Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Kenneth Kueng Phone: 608) 751-8066
9002 N Casey Road Edgerton WI 53534
(Address) (City) (State) (Zip)
5. Surveyor's name: Jeff Garde / RH Battermann (Order #34141) 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 Currently 2 lot CSM to 1 lot CSM lot(s).
7. Total area of land included in this map: 1.47 acres
8. Total area of land remaining in parent parcel: 1.47 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: 11
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.

Kenneth Kueng , Kenneth Kueng , 12/15/21
(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>Feb. 9, 2022</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>1/13/22</u>

RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP FOR THE PROPERTIES LOCATED AT
1455 AND 1457 E. HUEBBE PARKWAY 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 one-lot Certified Survey Map for the properties located at 1455 and 1457 E. Huebbe Parkway, containing 1.465 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:

*OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT
NUMBER 983821 AS RECORDED IN VOLUME 11 ON PAGES
405-406 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY,
BEING LOT 50 OF THE БЕЛОIT TOWNSHIP INDUSTRIAL PARK,
AND BEING PART OF THE SW¼ OF THE NE¼ OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 12 EAST, OF THE 4TH P.M.,
TOWN OF БЕЛОIT, ROCK COUNTY, WISCONSIN.*

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the properties located at 1455 and 1457 E. Huebbe Parkway 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 9th day of February, 2022.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen
Community Development Director