



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, May 3, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the April 19, 2023 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Ordinance No 3790 amending the Zoning District Map of the City of Beloit for the properties located at 400 Willowbrook Road, 2300 Colley Road, 2000 Gateway Boulevard and 2001 Gateway Boulevard
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of Resolution 2023-018 approving a one-lot Extraterritorial Certified Survey Map for the property located at 4146 S Afton Road in the Town of Beloit
[Attachment](#)
 - 4.b. Consideration of Resolution 2023-019 approving a two-lot Extraterritorial Certified Survey Map for the property located at 2063 S Afton Road in the Town of Beloit
[Attachment](#)
 - 4.c. Consideration of Resolution 2023-020 approving a one-lot Extraterritorial Certified Survey Map for the property located at 10532 S Walker Road in the Town of Turtle
[Attachment](#)
 - 4.d. Appointment of Plan Commissioner(s) to Steering Committee for Comprehensive Plan
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
*Vacation of Unnamed Right-of-Way South of 1800 Gateway NorthStar
Planned Unit Development - Turtle Creek Legacy Apartments – 2651 Fuller
Zoning Map Amendment - Turtle Creek Legacy Apartments - 2651 Fuller Drive*
6. FUTURE AGENDA ITEMS
*Extension of an Existing Conditional Use - 2757 Prairie Avenue
Certified Survey Map - 400 Willowbrook Road
Vacation of a portion of Willowbrook Rd*

*Extraterritorial Certified Survey Map - 2335 W. Forest Ave
Easement along Moore Street on City-owned Property*

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, April 19, 2022**

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Flesch, Janke, Anderson, Toral, Elliott, and Councilor Dunkin were present. Commissioner Jacobsen was absent.

2. MINUTES

2.a. Consideration of the minutes of April 5, 2022 Plan Commission meeting

Commissioner Anderson moved to approve the Minutes, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

3. REPORTS

3.a. Appointment of Plan Commissioner(s) to Steering Committee for Comprehensive Plan

Chairperson Ramsden asked Ms. Christensen to elaborate on how big the Committee is and how often do they meet. Ms. Christensen said she does not know how big the Committee will be yet. This would likely include about 15-20 people like the Economic Development Director, Public Works Director, the general public, and the real estate industry. They will meet 4-5 times a year, plus public input sessions.

Chairperson Ramsden asked what time do they meet, and could the Plan Commissioners think about it and get back to her. Ms. Christensen said the meetings would likely take place at 5:30-6:00 PM. Commissioners Elliot, Ramsden, and Toral stated that he would be interested depending on the days and times.

Ms. Christensen said that she would send out the Comprehensive Plan proposal received by the consultant which outlines the public process and would add the item to the agenda on May 3.

4. PUBLIC HEARINGS

4.a. Consideration of Ordinance No 3788 amending the Zoning District Map for the City of Beloit for the property located at 2030 Porter Ave

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

Chairperson Ramsden asked what the zoning was before it was annexed. Ms. Christensen said she did not know, but that it was likely included in the annexation staff report. Chairperson Ramsden asked if all the annexed properties get temporary

zoning. Ms. Christensen said yes. Chairperson Ramsden asked if Plan Commission always weighs in on the permanent zoning. Ms. Christensen said yes.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Janke moved to approve the amendment to the Zoning District Map, seconded by Commissioner Anderson. Motion approved, voice vote (6-0).

4.b. **Consideration of Resolution 2023-017 approving a Conditional Use Permit to allow a boarding/ rooming house for the property located at 1165 Madison Road**

Commissioner Anderson left the meeting, as he would have to abstain due to a business relationship with the applicant.

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

Chairperson Ramsden asked if the standard for group living is a half space for a resident room, so if there are 4 rooms how did they get 3 parking spaces. Ms. Christensen said that maybe the extra parking space is for the office space. Chairperson Ramsden asked if Ms. Christensen could elaborate on some boarding and rooming houses. Ms. Christensen said there has been one called Project 1649 on Broad St. Originally, the owner was going to rent out rooms and then he leased it out to Project 1649. The living space was for girls 17 and older with someone on site, and there were case managers to help them become self-sufficient.

Chairperson Ramsden opened the public hearing.

Dan Drake, owner of the Alibi on Madison Road, said he has spoken to three other business owners on that road and they all agree with his concerns. Mr. Drake said that the people that are going to be staying there will be looking for cigarettes, money, or food, and coming up to people in the parking lots. This could cause his business to fail.

Chairperson Ramsden asked where his property was located. Mr. Drake described where his business is. Chairperson Ramsden asked if Mr. Drake can disclose who the other property owners were. Mr. Drake said that one business had issues from the hotel down the street for begging outside, and they do not want these issues with this project for the businesses to stay in business. He said that the business owner who said they could use his name was Tommy, the owner of the Mouse.

Commissioner Elliot asked if there is someone on site to supervise the residents, would that make them feel better about this project. Mr. Drake asked if there would be someone on site to address the issues. Councilor Dunkin asked if there were any concerns from the residents. Mr. Drake said they just got the notice, but it is not a good

fit for the businesses nearby. Mr. Drake said there is issues down the road at the hotel, housing downtown, and there were problems with another bar in town.

Commissioner Elliott stated that he disagrees with Mr. Drake, and it would be a positive thing. Mr. Drake asked what they should do if they start experiencing these issues after the business is up and running. Commissioner Elliott said that he can talk to the owner of the boarding house, Erick Williams.

Erick Williams, E. W Holding LLC, the owner of the property, stated that this program is for young adults who have aged out of the CPS system and have nowhere to go. He explained that he operates Derrick's House where they assist children who are in the CPS system through no fault of their own. Mr. Williams will assist young adults who need support and are 18-21 years old. They will have a job or be in school and be provided transportation. Mr. Williams said his staff is there daily, and he takes his business very seriously. Mr. Williams said the property is now in better condition than it was before he purchased it, and he will give his personal cell phone number for contact.

Chairperson Ramsden wants a better understanding as to how the process works. Mr. Williams said he has a contract with the State and Rock County, and they provide all the financial needs. He said that they take them to get a job, and make sure they are in school. Chairperson Ramsden asked if someone acts out if they get removed from the program. Mr. Williams said they will call their case worker, and the case worker will find them a new arrangement. Chairperson Ramsden said if someone is not doing what they are supposed to be doing, how quickly would they be removed. Mr. Williams said it would be a few days.

Chairperson Ramsden asked if someone is standing outside trying to get money or cigarettes, how would he handle the situation. Mr. Williams said that his staff will be there to deal with the situation. Chairperson Ramsden asked how many staff there were. Mr. Williams said there is one morning person and an afternoon staff. Chairperson Ramsden asked what he would do if someone were to be playing loud music that would disrupt the neighbors. Mr. Williams stated that he goes and meets all the neighbors, and if the situation occurs, they will deal with it.

Chairperson Ramsden asked if he has met the new neighbors yet. Mr. Williams said they just remodeled the building, but his property on Wisconsin he knows all the neighbors. Chairperson Ramsden wanted to make sure the neighborhood is going to be in good shape, and if there is something not right, he can fix it.

Councilor Dunkin asked how many young adults will they have there at a time. Mr. Williams said it will be no more than, but typically it will only be 2 or 3. Councilor Dunkin asked if they will have a mix of males and females. Mr. Williams said he will have all males. Commissioner Flesch said it sounds like a great program, and Mr.

Williams will have more control than the parents. Councilor Dunkin wanted to thank Mr. Williams for doing this program.

Chris Hornagold, 1134 McKinley Avenue, said she has been out of non-profit for a few years now, and the neighborhood has been scarred from another establishment around the corner. Ms. Hornagold stated that she feels better after hearing Mr. Williams speak on the boarding home. She said she is happy there is someone that they can contact if there are issues.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approve the resolution, seconded by Commissioner Flesch. Motion approved, 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. Ms. Christensen said the next Plan Commission meeting is scheduled for May 3, 2023.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Toral at 7:53 PM. Motion carried, voice vote (5-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 3, 2023

Agenda Item: 3.a.

File Number: ZMA-2023-04

General Information

Applicant: Drew Pennington on behalf of the City of Beloit for 400 Willowbrook Road. Julie Christensen on behalf of the City of Beloit Plan Commission for 2300 Colley Road, 2000 Gateway Boulevard and 2001 Gateway Boulevard.

Owner: City of Beloit

Address/Location: 400 Willowbrook Road, 2300 Colley Road, 2000 and 2001 Gateway Boulevard

Applicant's Request/Proposal: City staff have submitted applications for Zoning Map Amendments from M-2, General Manufacturing District, to C-3, Community Commercial District, for the properties located at 400 Willowbrook Road and 2300 Colley Road, and from M-1, Limited Manufacturing District, to C-3, Community Commercial District, for the properties located at 2000 and 2001 Gateway Boulevard. All four properties are in the City of Beloit.

Staff Analysis

Existing Site Conditions: 400 Willowbrook Road (26.7 acres) and 2300 Colley Road (38.3 acres) are currently zoned M-2 – General Manufacturing District. 2000 Gateway Boulevard (28.8 acres) and 2001 Gateway Boulevard (30.0 acres) are currently zoned M-1 – Limited Manufacturing District. The future land use designation for each of these four parcels in the Comprehensive Plan is Community Commercial, which is most compatible with the C-3, Community Commercial Zoning District.

Additionally, City Council Resolution 2023-018 authorizing the sale of a portion of 400 Willowbrook Road to Jason Turner DBA Pinnon Meats included a provision that the City would initiate a rezoning to C-3 to facilitate that development. With 2300 Colley Road directly adjacent to 400 Willowbrook to the north, and across from the planned Ho-Chunk casino, planning staff believes this land is also ideal for future community commercial uses. Similarly, 2000 and 2001 Gateway Boulevard are along the extension of Milwaukee Road east of the new I-39/90 and I-43 interchange, and are ideal for community commercial uses as an extension of the Milwaukee Road commercial corridor.

Surrounding Land Use and Zoning:*400 Willowbrook Road*

To the east of the subject property is the Palmer Donavin facility, the City of Beloit Water Pollution Control facility and a portion of the Ho-Chunk casino site, all zoned M-2. To the north is vacant land (2300 Colley Road) which is also proposed to be rezoned to C-3. To the south is vacant property zoned IL, Light Industrial in the City of South Beloit. To the west is agricultural property zoned AE, Exclusive Agriculture in the Town of Turtle, some with a Lowland Conservancy Overlay.

2300 Colley Road

To the east of the subject property is the majority of the Ho-Chunk casino site, zoned M-2. To the north is a mixture of properties zoned RR, Rural Residential and AG, General Agriculture in the Town of Turtle and M-2, General Manufacturing in the City of Beloit. To the south is vacant land (400 Willowbrook Road) which is also proposed to be rezoned to C-3. To the west is the City of Beloit Turtle Creek Lift Station property zoned M-2, General Manufacturing and also agricultural property zoned AE, Exclusive Agriculture in the Town of Turtle, with a Lowland Conservancy Overlay.

2000 Gateway Boulevard

To the east of the subject property is vacant land (2001 Gateway Boulevard) which is also proposed to be rezoned to C-3. To the north is Interstate 43 with C-1, Office District and R-1A, Single Family Residential District in the Lathers Woods area. To the south is Wisconsin Power and Light (WP&L) property zoned M-1, Limited Manufacturing District. To the west is Kerry Ingredients zoned M-1, Limited Manufacturing District and a WisDOT parcel zoned DH, Development Holding District.

2001 Gateway Boulevard

To the east of the subject property are parcels owned by Corporate Contractors Inc. (CCI) zoned M-1, Limited manufacturing District and M-2, General Manufacturing District. To the north is Interstate 43 with R-1A, Single Family Residential District and vacant City of Beloit property zoned DH, Development Holding District in the Lathers Woods area. To the south is the Phoenix Beloit Industrial property zoned M-2, General Manufacturing District. To the west is vacant land (2000 Gateway Boulevard) which is also proposed to be rezoned to C-3.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Community Commercial for all four parcels. The rezoning is consistent with the Comprehensive Plan's recommendation and supports Strategic Goal #3 - Create and Sustain Economic and Residential Growth and Strategic Goal #4 - Create and Sustain a High Quality of Life.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- 1. The existing use of property within the general area of the subject property.**
The existing land use for all four parcels is vacant land, but existing and planned developments surrounding the properties are compatible with Community Commercial uses. The locations along Willowbrook Road and Gateway Boulevard, both highly visible minor arterials, are ideal for commercial development. Nearby connections to the existing Milwaukee Road commercial corridor, the I-39/90/WI-81 interchange and the I-43/Hart Road interchange for 2000 and 2001 Gateway Boulevard, and the I-39/90/IL-75 interchange for 400 Willowbrook Road and 2300 Colley Road further lend these properties to commercial development along these highly visible traffic corridors.
- 2. The zoning classification of property within the general area of the subject property.**
Existing and planned developments surrounding 400 Willowbrook Road and 2300 Colley Road in the City include industrial and commercial uses such as the Ho-Chunk casino development site. Existing and planned developments surrounding the properties along 2000 and 2001 Gateway Boulevard and the adjacent Milwaukee Road include compatible industrial and office uses, and an opportunity to extend the Milwaukee Road commercial Corridor further east.
- 3. The suitability of the subject property for the uses permitted under the existing zoning classification.**
The existing zoning classification is M-2, General Manufacturing District along Willowbrook Road and M-1, Limited Manufacturing District along Gateway Boulevard and Milwaukee Road east of I-39/90. While some commercial uses are permitted or conditional in the M-1 and M-2 manufacturing districts, some are less compatible with C-3, Community Commercial districts and highly travelled and visible locations such as these. Likewise, some uses only permitted in M-1 and M-2 make these parcels less suitable for a manufacturing zoning classification given that same high visibility and compatibility with the adjacent land uses.
- 4. The trend of development and zoning map amendments in the general area of the subject property.**
There has not been much if any need for zoning map amendments in these areas until now. Willowbrook Road and Gateway Boulevard/Milwaukee Road have been partially developed with high quality manufacturing and office uses. However, with the Pinnon Meats proposal which could spur additional commercial development in the future, the planned Ho-Chunk development which will likely draw ancillary commercial development, and the extension of Milwaukee Road east of I-39/90 which allows the extension of commercial uses along the interstates, staff believes the timing is

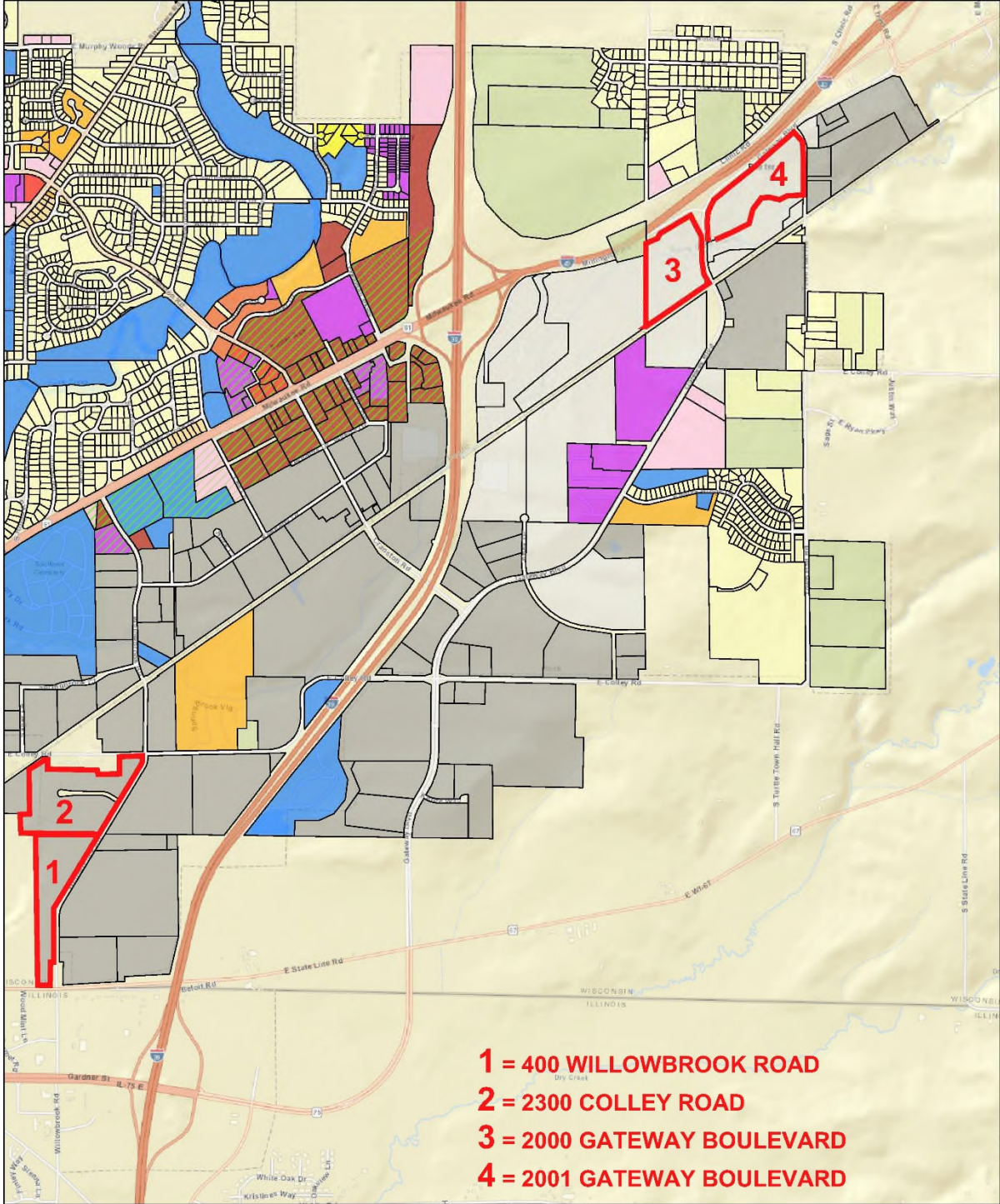
appropriate to rezone these parcels for commercial uses consistent with Comprehensive Plan.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends **approval** of Zoning Map Amendments to change the zoning district classification from M-2, General Manufacturing District, to C-3, Community Commercial District, for the properties located at 400 Willowbrook Road and 2300 Colley Road, and from M-1, Limited Manufacturing District, to C-3, Community Commercial District, for the properties located at 2000 and 2001 Gateway Boulevard in the City of Beloit.

ATTACHMENTS: Location Maps, Zoning Map, Applications, Public Notices, Mailing List, and Ordinance.

Zoning Map

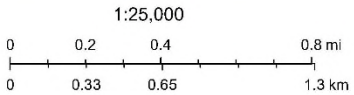


- 1 = 400 WILLOWBROOK ROAD**
- 2 = 2300 COLLEY ROAD**
- 3 = 2000 GATEWAY BOULEVARD**
- 4 = 2001 GATEWAY BOULEVARD**

4/25/2023

Zoning Districts	DH	R-1A
MRO	M-1	R-1B
C-1	M-2	R-2
C-2	PLI	R-3
C-3	PUD	

World Street Map



Rock Co Land Information Office, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Location Map (400 Willowbrook Road and 2300 Colley Road)



Web Print: 04/25/2023

0 752 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Location Map (2000 and 2001 Gateway Boulevard)



Web Print: 04/25/2023

0 752 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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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.: _____

1. Address of subject property: 400 Willowbrook Rd.

2. Legal description: Lot: 4 Block: _____ Subdivision: CSM Vol. 13 pages 268-270
(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: 26.7 acres.

3. Tax Parcel Number(s): 23131500

4. Owner of record: City of Beloit Phone: (608) 364-6748

100 State St. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Drew Pannington, Econ. Dev. Director

100 State St. Beloit WI 53511
(Address) (City) (State) (Zip)

(608) 364-6748 , (608) 290-2903 , panningtond@beloitwi.gov
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: M-2 to: C-3

All existing uses on this property are: Agricultural

7. All the proposed uses for this property are:

Principal use(s): Commercial - proposed sale of Southernmost
4-5 Acres.

Secondary use(s): Agricultural

Accessory use(s): _____

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


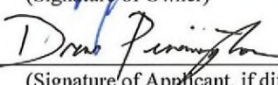
- Owner
- Leaschold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

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

Name(s): Drew Pennington Phone: (608) 364-6748
100 State St. 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.

 , Jerry Gabrielatos, City Mgr , 4-3-23
(Signature of Owner) (Print name) (Date)
 , Drew Pennington, EPD , 4/3/23
(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 \$300.00 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: \$300.00	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____

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.: _____

1. Address of subject property: 2300 COLLEY, 2000 GATEWAY, 2001 GATEWAY

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: 38.3, 28.6, 30.0 acres.

3. Tax Parcel Number(s): 23120100, 22120200, 22120700

4. Owner of record: CITY OF BELOIT Phone: 608-364-6703

100 STATE ST. BELOIT, WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: JULIE CHRISTENSEN, COMMUNITY DEV. DIR. / SEC. OF THE PLAN COMMISSION

100 STATE ST. BELOIT WI 53511
(Address) (City) (State) (Zip)

608-364-6703 / CHRISTENSEN.J@BELOITWI.GOV
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: M-2 (COLLEY) to: C-3
M-1 (GATEWAY)

All existing uses on this property are: AGRICULTURAL / VACANT

7. All the proposed uses for this property are:

Principal use(s): COMMERCIAL

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): JULIE CHRISTENSEN Phone: 608-364-6703
100 SCHE ST. 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.

_____/_____/_____
 (Signature of Owner) (Print name) (Date)
Julie Christensen | JULIE CHRISTENSEN | 4/17/23
 (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 \$300.00 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: **\$300.00** Amount Paid: _____ Meeting Date: 5-3-23 (PC)
 Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
 Application accepted by: [Signature] Date: 4-17-23
 Date Notice Published: _____ Date Notice Mailed: _____



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

April 24, 2023

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a Zoning Map Amendment to rezone 400 Willowbrook Road from M-2, General Manufacturing to C-3, Community Commercial District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, May 3, 2023 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, June 5, 2023 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. *

Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of TJ Nee at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone.



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NOTICE TO THE PUBLIC

April 24, 2023

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a Zoning Map Amendment to rezone 2300 Colley Road from M-2, General Manufacturing to C-3, Community Commercial District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, May 3, 2023 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, June 5, 2023 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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NOTICE TO THE PUBLIC

April 24, 2023

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a Zoning Map Amendment to rezone 2000 Gateway Boulevard from M-1, Limited Manufacturing to C-3, Community Commercial District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, May 3, 2023 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, June 5, 2023 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. *

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Equal Opportunity Employer

NOTICE TO THE PUBLIC

April 24, 2023

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a Zoning Map Amendment to rezone 2001 Gateway Boulevard from M-1, Limited Manufacturing to C-3, Community Commercial District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, May 3, 2023 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, June 5, 2023 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. *

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400 WILLOWBROOK

WILLOWBROOK STATELINE LLC
525 THIRD ST STE 300
BELOIT WI 53511

HO-CHUNK NATION
PO BOX 310
BLACK RIVER FALLS, WI 54615-0310

TOWN OF TURTLE CLERK
6916 S COUNTY RD J
BELOIT WI 53511

CITY OF SOUTH BELOIT CLERK
519 BLACKHAWK BLVD STE 2
SOUTH BELOIT IL 60180

2000 GATEWAY

KERRY INC.
3400 MILLINGTON RD
BELOIT WI 53511

WP&L, ATTN REAL ES
4902 N BILTMORE LN STE 1000
MADISON, WI 53718-2148

NORTHSTAR FACILITY DEV LLC
1800 GATEWAY BLVD
BELOIT WI 53511

WISDOT
111 INTERSTATE BLVD
EDGERTON WI 53534-9399

2300 COLLEY

HO-CHUNK NATION
PO BOX 310
BLACK RIVER FALLS, WI 54615-0310

COLLEY ROAD DEVELOPMENT LLC
2567 WHITE OAKS DR
BELOIT WI 53511

TI INVESTORS OF BELOIT LLC
710 N PLANKINGTON AVE STE 1200
MILWAUKEE WI 53203-2418

TOWN OF TURTLE CLERK
6916 S COUNTY RD J
BELOIT WI 53511

2001 GATEWAY

CORPORATE CONTRACTORS INC
3800 MILWAUKEE RD
BELOIT WI 53511

TOWN OF TURTLE CLERK
6916 S COUNTY RD J
BELOIT WI 53511

ORDINANCE NO. 3790

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described lands are hereby changed from M-2, General Manufacturing District to C-3, Community Commercial District:

LOT 4 CSM VOL 13 PGS 268-270, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 26.702 ACRES MORE OR LESS. A/K/A 400 WILLOWBROOK ROAD.

LOT ONE CSM VOL 15 PGS 123-125, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 38.345 ACRES MORE OR LESS. A/K/A 2300 COLLEY ROAD.

The following described land is hereby changed from M-1, Limited Manufacturing District to C-3, Community Commercial District:

PT E 1/2 SEC S OF MILW RD COM AT INTERSEC C/L SEC 21 & NWLY LE CM ST P RY TH N 54 DEG 46 MIN E 1229.12 FT, NW 1856.7 FT TO C/L MILW RD, SW 1115.73 FT O C/L SEC, S 2083.43 FT TO POB EXC V 523 P 262 & V 378 P 516, 42 A & EXC 6.21 AC M/L FOR HWY EXC THAT PART DEEDED TO CITY OF БЕЛОIT IN DOC 1866270 1.5 AC ALSO EXCECPTING THAT PART DEEDED TO WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT PLAT DOC 2070509 5.837 AC M/L, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 28.794 ACRES MORE OR LESS. A/K/A 2000 GATEWAY BOULEVARD.

LOT 1 CSM VOL 37 PGS 248 TO 252 EX THAT PART DEEDED TO STATE OF WISCONSIN FOR DEPARTMENT OF TRANSPORATION IN DOC 2089737 .531 AC M/L, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 30.017 ACRES MORE OR LESS. A/K/A 2001 GATEWAY BOULEVARD.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2023.

City Council of the City of Beloit

Regina Dunkin, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2023

Effective this ____ day of _____, 2023

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 3, 2023

Agenda Item: 4.a.

File Number: CSM-2023-06

General Information

Applicant: Lakeland Surveyors LLC

Owner: Austin and Susan Hughes

Address: 4146 S. Afton Road/6-2-37

Jurisdiction: Town of Beloit

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

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to subdivide the 37.31-acre lot to allow for the construction of a single-family home on proposed Lot 1 which is 17.52 acres.

Surrounding Land Use and Zoning: The subject property is zoned A1, and subject to Town zoning. The property is surrounded by R1 and A1 zoning with agricultural and residential uses.

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

Review Agent Comments: No comments were submitted.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial Certified Survey Map (CSM) for 4146 S. Afton Road in the Town of Beloit, subject to the following condition:

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

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

LOCATION MAP

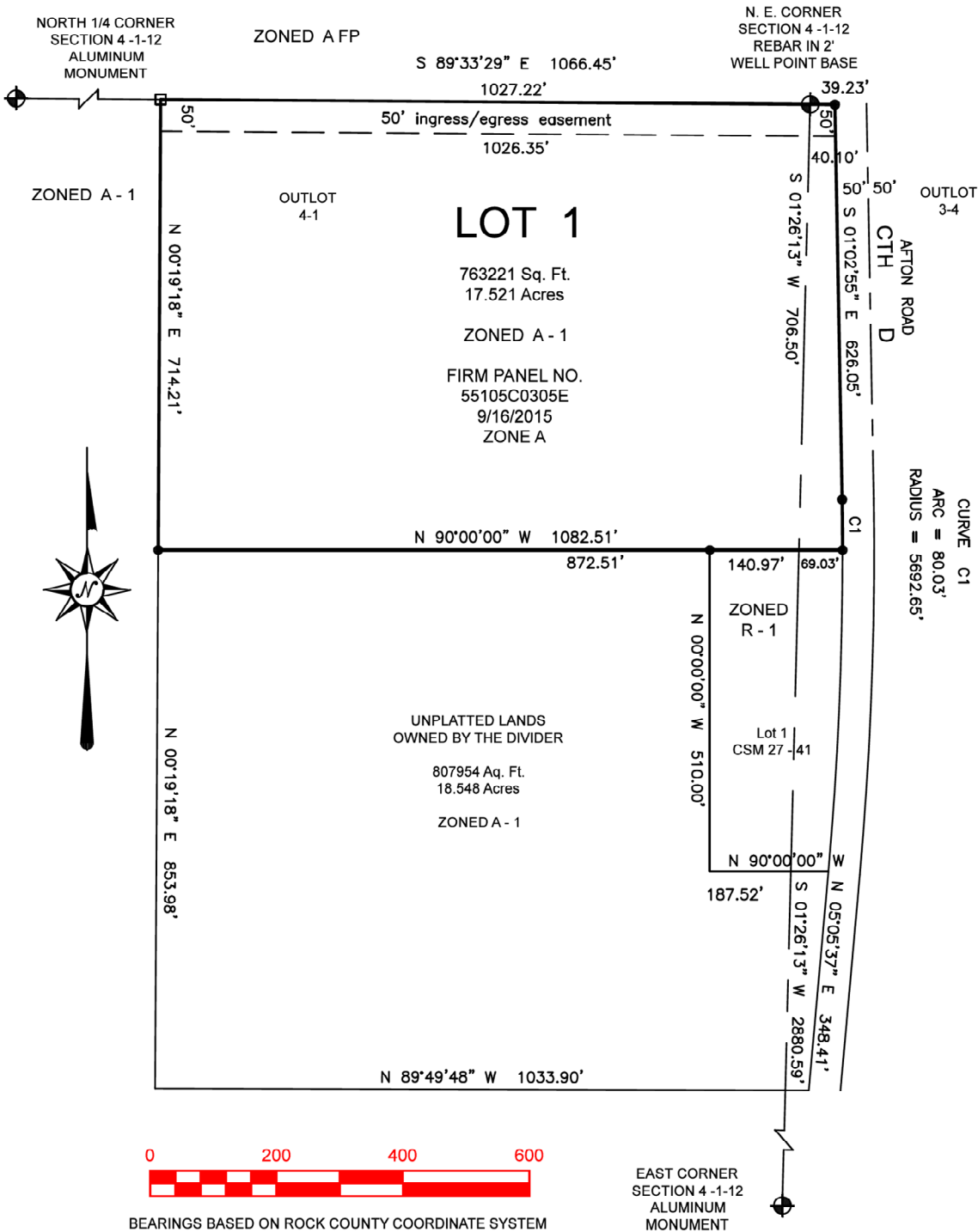


CERTIFIED SURVEY MAP OF

PART OF OUTLOT 4-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. E. 1/4 OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. W. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

PREPARED FOR:

SUSAN M. HUGHES
 AUSTIN HUGHES
 4146 SOUTH AFTON RD.
 BELOIT, WI 53511



CERTIFIED SURVEY MAP OF

PART OF OUTLOT 4-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. E. 1/4 OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. W. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin)
County of Rock) s.s

I, Steven L. Schmidt, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped Part of Outlot 4-1 of the Assessor's Plat of the Town of Beloit, Being a Part of the N.E. 1/4 of Section 4, T. 1 N., R. 12 E.,

Also Part of Outlot 3-4 of the Assessor's Plat of the Town of Beloit, Being a Part of the N.W. 1/4 of Section 3, T. 1 N., R. 12 E. of the 4th Principal Meridian, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at the N.E. corner of Section 4; thence S 89°33'29" E 39.23 feet to the West line of CTH D; thence S 01° 02' 55" E 626.05 feet along said West line of said CTH D to a point of curve on said West line of said CTH D; thence Southerly along a curve to the right of said West line of said CTH D 80.03 feet, having a radius of 5692.65', the chord being S 00°26'55" E 80.03 feet to the Northeast corner of CSM 27-41 recorded as Document 1652987 on February 26, 2004 in the Rock County Register of Deeds; thence along the North line of said CSM 27-41 and an extension of said North line N 90° 00'00" W 1082.51 feet; thence N 00 19' 18" E 714.21 feet to the North line of said N.E. 1/4 of said Section 4; thence S 89° 33' 29" 1027.22 feet along said North line of said N.E. 1/4 of said Section 4 to the point of beginning. Containing 17.521 Acres.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the above described land; thence Easterly along the North line of Section 4 aforesaid, 1027.22 feet to the Northeast corner of said Section 4; thence Easterly along the North line of Section 3, T. 1 N., R.12 E., 39.23 feet to the Westerly right of way line of Afton Road, also known as C.T.H. D; thence Southerly along said right of way line 50 feet more or less; thence Westerly parallel with and 50 feet South of the North line of Section 3 aforesaid 40.10 feet more or less to the East line of said Section 4; thence continuing Westerly parallel with and 50 feet South of the North line of Section 4, aforesaid 1026 feet more or less to the West line of the above described land; thence N 00°19' 18" E 50.00 feet to the place of beginning.

That I have made such survey and map at the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Given under my hand and seal, this 19th day of January, 2023 at Janesville, Wisconsin.



Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

Approved by the Planning Commission of the City of Beloit, this ____ day of _____, 202__

By: _____

Approved by the Town Board of the Town of Beloit, this ____ day of _____, 202__

By: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of the ____ day of _____, 202__

By: _____
Rock County Treasurer

This Final Land Division No. _____ is approved this ____ day of _____, 202__ pursuant to Chapter 15 of the Rock County Ordinance.

By: _____
Rock County Planning, Economic and Community Development

THIS INSTRUMENT DRAFTED
BY STEVEN L SCHMIDT
PROJECT NO. 2022-048
DATED JANUARY 19, 2023
SHEET 2 OF 3

LAKELAND SURVEYORS LLC
1821 MILTON AVE
SUITE A
JANESVILLE, WI 53545
608-563-0080
email: lakelandsurveyors@outlook.com

CERTIFIED SURVEY MAP OF

PART OF OUTLOT 4-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. E. 1/4 OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. W. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, Austin Hughes and Susan Hughes, Owners of the land described in the foregoing description, do hereby certify that we have caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat. We also certify that this plat is required by Sections 236.10 and .12 of the Wisconsin Statutes to be submitted to the Planning Commission of the City of Beloit, the Board Members of the Town of Beloit, and the Rock County Planning, Economic and Community Development Department.

WITNESS the hands and seals of said Owners, this ____ day of _____, 202__

Austin Hughes

Susan Hughes

State of Wisconsin) s.s
County of Rock)

Personally came before me, this ____ day of _____, 202__
the above named Austin Hughes and Susan Hughes, to me known to
be the persons who executed the foregoing certificate and acknowledged
the same.

Notary Public

My commission expires:



Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS ____ DAY OF _____ A.D 2023
AT _____ O'CLOCK ____ M AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

THIS INSTRUMENT DRAFTED
BY STEVEN L SCHMIDT
PROJECT NO. 2022-048
DATED JANUARY 19, 2023
SHEET 2 OF 3

LAKELAND SURVEYORS LLC
1821 MILTON AVE
SUITE A
JANESVILLE, WI 53545
608-563-0080
email: lakelandsurveyors@outlook.com

CITY of BELOIT

Planning and Building Services 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: _____

2. Tax Parcel Number(s): 004 004 001

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

4. Owner of record: Astin + Susan Hughes Phone: _____
4146 5 Afton Rd Beloit, WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Steven L Schmitt
1821 Milton Ave Suite A Donesville, WI 53545
(Address) (City) (State) (Zip)

608-563-0080 1 262-475-9567 1 lakeandsurveyors@att.net
(Office Phone #) (Cell Phone #) (E-mail Address)

6. Number of new lots proposed with this land division is 1 lot(s).

7. Total area of land included in this map: 17.521 Acres

8. Total area of land remaining in parent parcel: 18.548 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: A-1 - Town of Beloit zone A-2

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] Steven L Schmitt April 5, 2023
(Signature of applicant) (Print 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: _____
Scheduled meeting date: <u>May 3rd</u>
Application accepted by: _____ Date: _____

RESOLUTION 2023-018

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP FOR THE PROPERTY
LOCATED AT 4146 S. AFTON ROAD 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 one-lot Certified Survey Map for part of parcel number 6-2-37 at 4146 S. Afton Road in the Town of Beloit, containing 17.52 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 OUTLOT 4-1 OF THE ASSESSOR’S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N.E. ¼ OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR’S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N.W. ¼ OF SECTION 3, T. N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, 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 Extraterritorial Certified Survey Map for parcel number 6-2-37 at 4146 S. Afton Road in the Town of Beloit, subject to the following condition:

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

Adopted this 3rd day of May, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 3, 2023

Agenda Item: 4.b.

File Number: CSM-2023-07

General Information

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

Owner: John J Horvath and Kathleen M Horvath

Address: 2063 S. Afton Road/Parcel 6-2-2079

Jurisdiction: Town of Beloit

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

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to create a second lot to build a single-family home. Proposed Lot 1 is 1.929 acres with the existing house, and proposed Lot 2 is 1.360 acres and vacant land.

Surrounding Land Use and Zoning: The property is subject to Town zoning and is zoned R1, Single-Family Residential District. The subject property is surrounded by R1 zoning and residential uses.

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

Review Agent Comments: No comments were submitted.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-lot Extraterritorial Certified Survey Map (CSM) for 2063 S. Afton Road in the Town of Beloit, subject to the following condition:

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

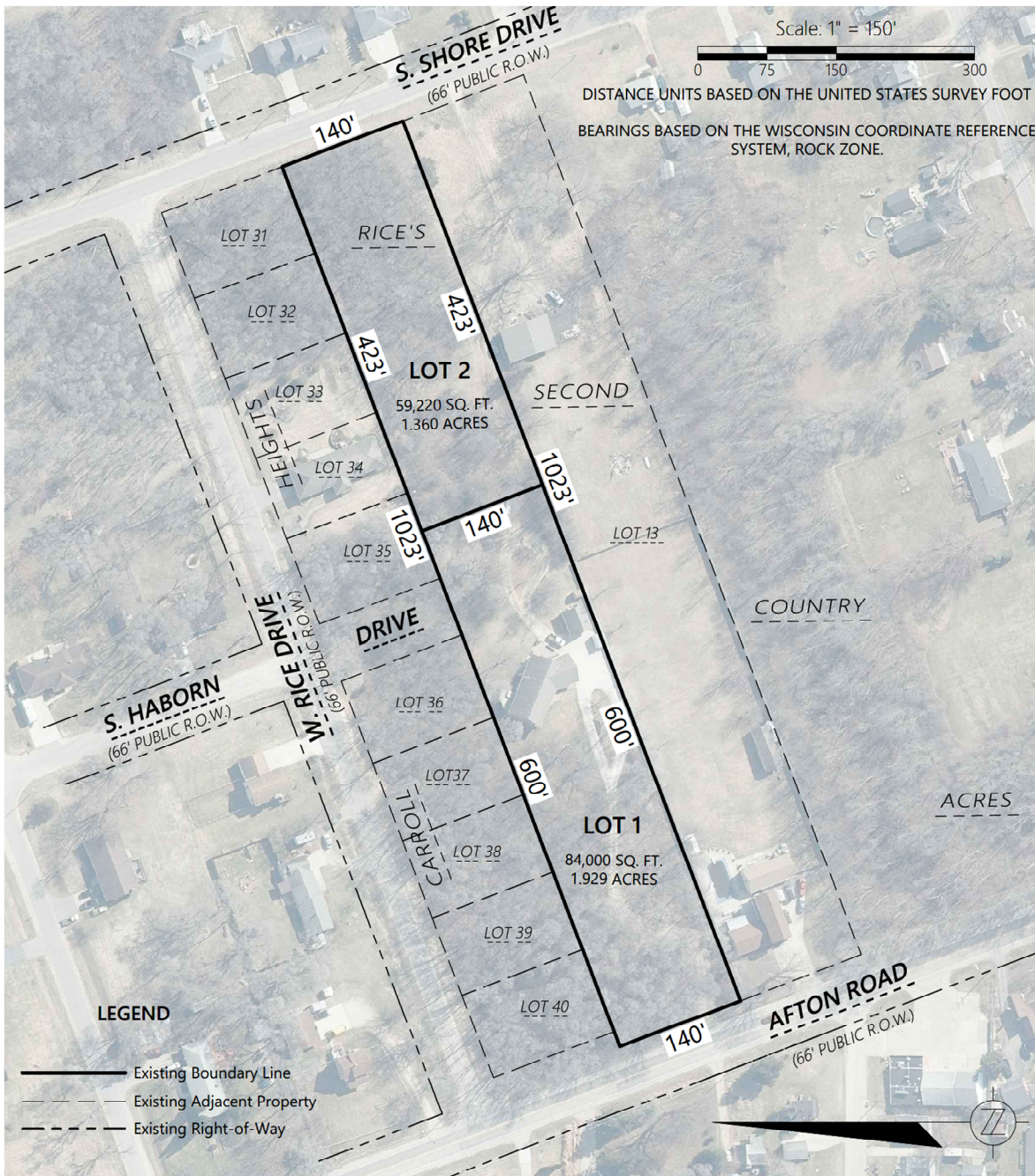
ATTACHMENTS: Location Map, Certified Survey Map, Application and, Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

LOT 12 OF RICE'S SECOND COUNTRY ACRES, BEING PART OF THE SE 1/4, OF THE NW 1/4; OF THE NW 1/4; AND THE NE 1/4, OF THE SW 1/4; AND THE NW 1/4, OF THE SW 1/4; AND THE SE 1/4, OF THE SW1/4; BEING ALSO PART OF GOVERNMENT LOTS 2, 3 AND 4; ALSO PART OF OUTLOTS # 23-16 AND #23-17 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT OF THE 4TH P.M., ROCK COUNTY, WISCONSIN



<p>ORDER NO: 34605</p> <p>FIELD CREW: XXX DRAWN BY: JPL SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>John Horvath 2063 S. Afton Road Beloit, WI 53511</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464</p> <p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p>	
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File Name: J:\34600-34699\34605 - John Horvath\SURVEY\RH B DRAWING FILES

CITY of BELOIT

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2023-07

1. Address of property: 2063 S. Afton Road, Beloit, WI, 53511-2012

2. Tax Parcel Number(s): 6-2-2079

3. Property is located in (circle one): City of Beloit or Town of: Turtle **Beloit** Rock or LaPrairie
In the SW Quarter of Section 23, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: John J Horvath and Kathleen M Horvath Phone: _____
2063 S. Afton Road, Beloit, WI, 53511-2012
(Address) (City) (State) (Zip)

5. Surveyor's name: David J. Earl - R.H. BATTERMAN Phone: 608-365-4464
2857 S BARTELLS DRIVE BELOIT WI 53511
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is 2 lot(s).

7. Total area of land included in this map: 143,260 Sq. Ft.

8. Total area of land remaining in parent parcel: 143,260 Sq. Ft.

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 _____ 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.

David Earl / DAVID EARL / 3/31/23
(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: \$170.00 CK#69473

Scheduled meeting date: May 3

Application accepted by: HE Date: _____

RESOLUTION 2023-019

**APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 2063 S. AFTON ROAD 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 2063 S. Afton Road in the Town of Beloit, containing 3.2 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:

LOT 12 OF RICE’S SECOND COUNTRY ACRES, BEING PART OF THE SE ¼; OF THE NW ¼; OF THE NW ¼; AND THE NE ¼, OF THE SW ¼; AND THE NW ¼, OF THE SW ¼; AND THE SE ¼, OF THE SW ¼; BEING ALSO PART OF GOVERNMENT LOTS 2,3, AND 4; ALSO PART OF OUTLOTS #23-16 AND #23-17 OF THE ASSESSOR’S PLAT OF THE TOWN OF БЕЛОIT OF THE 4TH P.M., 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 Extraterritorial Certified Survey Map for 2063 S. Afton Road in the Town of Beloit, subject to the following condition:

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

Adopted this 3rd day of May, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 3, 2023

Agenda Item: 4.c.

File Number: CSM-2023-08

General Information

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

Owner: William H and Betty A Walker Revocable Trust

Address: 10532 S. Walker Road/Parcel 6-19-253

Jurisdiction: Town of Turtle

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

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to parcel off the residence from the farm land. Proposed Lot One consists of 3.013 acres and includes a 33' wide right-of-way dedication to Walker Road along the new lot.

Surrounding Land Use and Zoning: The property is subject to Town zoning and is zoned AE, Exclusive Agricultural District. The subject property is surrounded by AE and RR, Rural Residential zoning with agricultural and residential uses.

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

Review Agent Comments: No comments were submitted.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial Certified Survey Map (CSM) for 10532 S. Walker 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: Location Map, Certified Survey Map, Application, and Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP

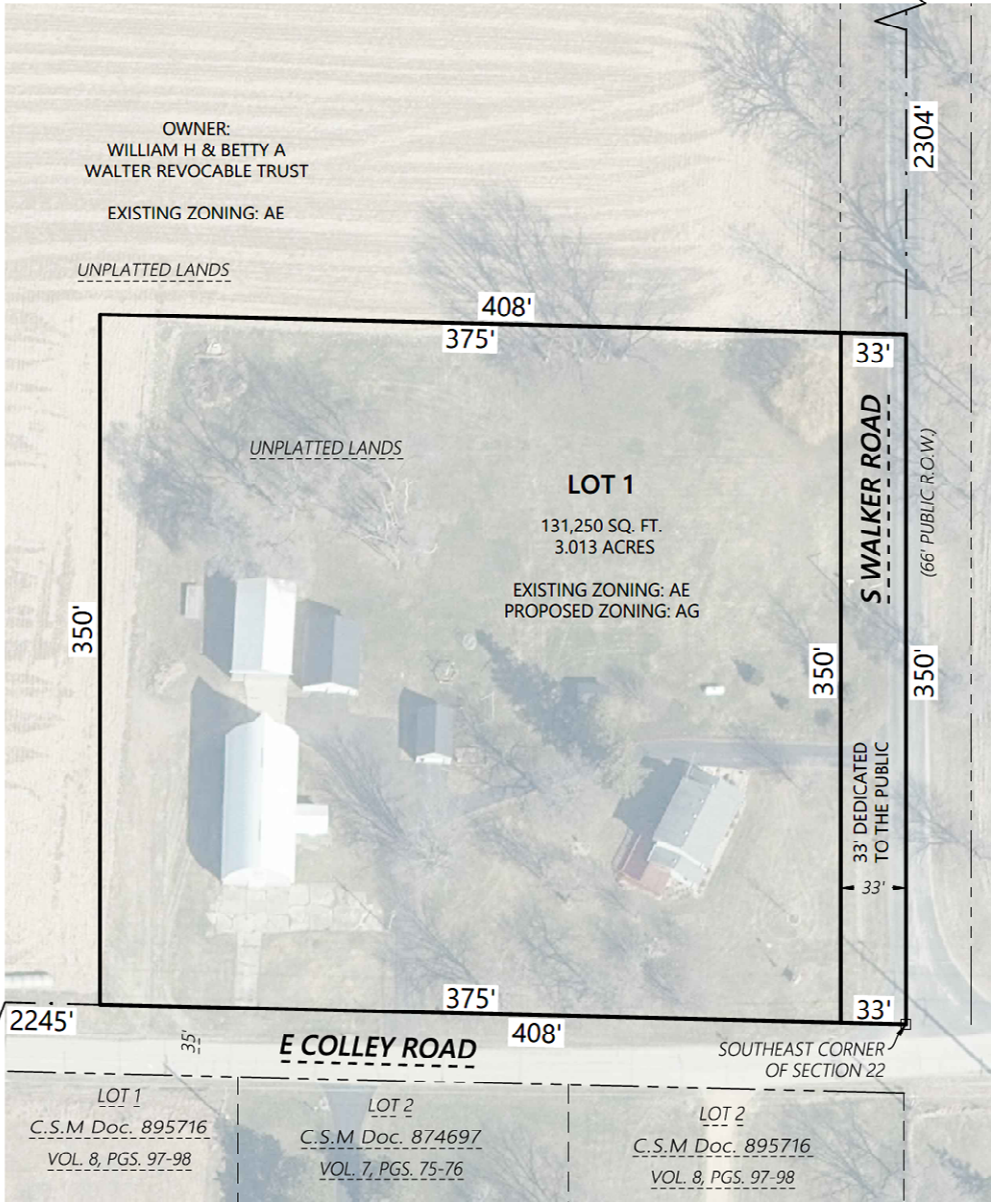
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22,
T.1 N, R. 13 E, OF THE 4TH P.M.,
TOWN OF TURTLE, ROCK COUNTY, WISCONSIN

EAST 1/4
CORNER
OF SEC 22

OWNER:
WILLIAM H & BETTY A
WALTER REVOCABLE TRUST

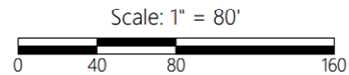
EXISTING ZONING: AE

UNPLATTED LANDS



LEGEND

- Proposed Boundary Line
- Existing Adjacent Property
- Existing Right-of Way Line



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE
REFERENCE SYSTEM, ROCK ZONE.

ORDER NO: 34599

FIELD CREW: XXX
DRAWN BY: JPL
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:

Betty Walker
10532 S. Walker Road
Beloit, WI 53511

Batterman

engineers surveyors planners

2857 Bartells Drive 1040 N Wisconsin Street
Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121
608.365.4464 262.379.2250



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 2023-08

1. Address of property: 10532 S. Walker Rd. Beloit, WI 53511
2. Tax Parcel Number(s): 6-19-253
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 22, Township 1N North, Range 13E East of the 4th P.M.
4. Owner of record: William H & Betty A Walker Rev. Trust Phone: 608-751-3489
10532 S. Walker Rd. Beloit, WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: David Earl (RH Batterman) Phone: 608-365-4464
2857 Bartells Dr. 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: 3 acres
8. Total area of land remaining in parent parcel: 65.5 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 (Exclusive Agriculture)
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.

David Earl

/ David Earl

/ 3/30/2023

(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: \$160.00 CK# 10947
Scheduled meeting date: May 3
Application accepted by: HR Date: _____

RESOLUTION 2023-020

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 10532 S. WALKER 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 10532 S. Walker Road in the Town of Turtle, containing 3.013 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 SE ¼ OF THE SE ¼ OF SECTION 22, 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 Extraterritorial Certified Survey Map for 10532 S. Walker 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 3rd day of May, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director