



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 7, 2024**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the July 17, 2024 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Ordinance No. 3852 amending the Zoning District Map of the City of Beloit for the property located at 2221 Milwaukee Road
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of Resolution 2024-021 approving an Extraterritorial one-lot Certified Survey Map for the property located on S. Stateline Road in the Town of Turtle (Christensen)
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
 - Comprehensive Plan 2045*
 - Planned Unit Development - Casino Project*
 - Zoning Map Amendment - Casino Project*
 - 2036 and 2046 Town Hall Road Certified Survey Map*
 - Architectural Review Ordinance Amendments*
6. FUTURE AGENDA ITEMS
 - Zoning Map Amendment - 1712 Cranston Road (C-1 to C-3)*
 - Certified Survey Map - 1407 Liberty Avenue, 1112 and 1118 Garfield Avenue*
 - Conditional Use Permit - 1407 Liberty Avenue, 1112 and 1118 Garfield Avenue*
 - Planned Unit Development Amendment - 1407 Liberty Avenue, 1112 and 1118 Garfield Avenue*
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, July 17, 2024

1. CALL TO ORDER AND ROLL CALL

Vice-Chairperson Anderson called the meeting to order at 7:00 PM. Commissioners Anderson, Abarca, Jacobsen, Winkelmann, Flesch, and were present. Councilor Day, Chairperson Ramsden, and Commissioner Elliott were absent.

2. MINUTES

2.a. Consideration of the Minutes of the June 19, 2024 meeting

Commissioner Flesch moved to approve the minutes, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-021 approving a Planned Unit Development Master Land Use Plan for the properties located at 2524 Colley Road, 2602 Colley Road, 2702 Colley Road, and 601 Willowbrook Road

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

Commissioner Flesch asked if the requirement would be whichever sign regulation is more restrictive, and if the sign image must be solid for 5 seconds and not be a video playing. Ms. Christensen said yes.

Commissioner Abarca said that it was hard to decipher what the difference was between what was being proposed and what Plan Commission is asked to approve. Ms. Christensen said that some of the signs that are being proposed are not allowed by code. However, the Sign Ordinance allows for the PUD to outline what signs can be allowed.

Ms. Christensen explained that sign exceptions are often granted for hotels, as the Sign Ordinance does not allow for larger signage needed by them. Therefore, if not for the PUD, the Plan Commission would have received an exception for the hotel. Ms. Christensen said that the EVM signs are way larger than the city would approve. The site is further away from the public streets, so you would often allow larger signage and larger buildings. When city staff looked at the signage request, they were not concerned with the size of the signs.

Commissioner Winkelmann asked for more information on the mesh lighting.

Vice-Chairperson Anderson opened the public hearing.

Rob Jurbergs, Principal of HBG Design, explained the lighting and indicated that the lights do not have a flashing or strobing effect, more of a changing que and color with points of light. Mr. Jurbergs said that the lighting will not be used to create words, that that would be accomplished with the electronic sign on the garage sign.

Commissioner Flesch asked if it has dark sky capabilities. Mr. Jurbergs said that the lighting is designed to purposely aim it down toward the buildings and site. They do not want it to be lighting up into the sky.

Vice-Chairperson Anderson asked if there were any feedback or concerns from the airports nearby. Commissioner Flesch asked if they needed FAA clearance or lighting related to the Beloit Airport. Commissioner Anderson said that most of the buildings out there have the rim lighting on top of the buildings.

Deidre Brady, HBG Design, stated that they are working through the process to get FAA approval. They anticipate they will need beacons.

Mr. Jurbergs explained that the rooftop bar is not an actual on a rooftop, that it will be under a sheltered portion of the roof overhang where most of the restaurant is in glass doors. Commissioner Winkelmann asked which way the rooftop bar faces. Mr. Jurbergs said that it is facing south towards I-90.

Vice-Chairperson Anderson closed the public hearing.

Commissioner Winkelmann asked about the approval process. Ms. Christensen said Plan Commission makes a recommendation on the PUD Master Land Use Plan and rezoning to PUD, and then it goes to Council for action. If approved, the applicant will submit more detailed site plans and engineering plans to be approved by staff. Ms. Christensen said that all of the conditions have to be met with the PUD final plans and then the development agreement will address roles and responsibilities related to water and sewer mains. They were hoping to be in the ground September 2024 and it will take 18-24 months for construction. Start date will depend on how long site plan and development approval take.

Commissioner Winkelmann asked if there are a lot of other PUDS out there. Ms. Christensen said that there are a lot actually. Any newer multifamily developments are PUDS along with developments like NorthStar and Dorraker's. Commissioner Winkelmann asked if that allows the PUD to be more flexible. Ms. Christensen said that it allows flexibility for the developer, but also provides certainty for Plan Commission and Council, since they approving exactly what can be constructed.

Vice-Chairperson Anderson asked if there is any development proposed on the westside of the site, the side that is not in trust. Ms. Christensen said that the plan shows nothing on it, and it is a part of the PUD area, so it would come back as an amendment to the PUD if they want to develop it.

Commissioner Winkelmann made a motion to approve Resolution 2024-021, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

3.b. **Consideration of Ordinance No. 3846 amending the Zoning District Map of the City of Beloit for the property located at 2524 Colley Road, 2602 Colley Road, 2702 Colley Road, and 601 Willowbrook Road**

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

Vice-Chairperson Anderson opened the public hearing.

A resident of 2601 Colley Road asked what was going to happen to the homes nearby the casino, if they were going to be staying or offered to be bought out. Ms. Christensen said that they own the land needed for the development, and she does not think any other land will be purchased.

Vice-Chairperson Anderson closed the public hearing.

Commissioner Jacobsen made a motion to approve Ordinance No. 3846 amending the Zoning District Map, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of a one-lot Certified Survey Map for the property located at 2036 and 2046 Townhall Road**

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

Commissioner Winkelmann made a motion to approve the Certified Survey Map, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

4.b. **Consideration of Resolution 2024-020 approving a one-lot Certified Survey Map for the properties located at 815 and 821 Portland Ave in the City of Beloit**

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

Commissioner Abarca made a motion to approve Resolution 2024-020, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

- 4.c. **Consideration of Resolution 2024-019 approving a one-lot Extraterritorial Certified Survey Map for the property located at 615 E Cranston Road in the Town of Beloit**
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Winkelmann made a motion to approve Resolution 2024-019, seconded by Commissioner Jacobsen. Motion carried, voice vote (5-0).

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

There was no report.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for August 7, 2024.

7. **ADJOURNMENT**

Commissioner Abarca made a motion to adjourn the meeting, seconded by Commissioner Winkelmann at 7:49PM. Motion carried, voice vote (5-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 7, 2024

Agenda Item: 3.a.

File Number: ZMA-2024-06

General Information

Applicant: The City of Beloit

Owner: Evan Bittner

Address/Location: 2221 Milwaukee Road

Applicant's Request/Proposal: Zoning Map Amendment to assign a zoning classification of R-1A, Single-Family Residential District, for the property located at 2221 Milwaukee Road in the City of Beloit.

Staff Analysis

Existing Site Conditions: The City Council adopted Ordinance 3838 annexing the subject property to the City of Beloit on June 17, 2024. The subject property was annexed at the owner's request for access to City of Beloit sewer service.

Surrounding Land Use and Zoning: To the north and west of the subject property are single family residences in the Town of Turtle zoned R-1, Residential One District. To the east of the subject property are single family residences in the City of Beloit zoned R-1A, Single-Family Residential District. To the south of the subject property is Eastlawn Cemetery in the City of Beloit zoned PLI, Public Lands and Institutions District.

City of Beloit Comprehensive and Strategic Plan: The Future Land Use Map of the Comprehensive Plan recommends a *Single Family Residential – Urban* land use for the parcel, which is consistent with the proposed zoning and existing land uses.

Future Zoning Classification: In the past when properties were annexed to the City, a temporary zoning classification was assigned until an Ordinance approving a Zoning Map Amendment was adopted by the City Council.

Staff recommended not assigning a temporary zoning at the time of annexation as allowed by Section 66.0217(8) of Wisconsin Statutes, but rather to initiate a Zoning Map Amendment to assign a zoning classification that is consistent with the Comprehensive Plan if the annexation

was approved.

Notice of the proposed Zoning Map amendment was sent to the Town of Turtle Clerk, the owner of 2221 Milwaukee Road, and two parcels to the east of 2221 Milwaukee Road located in the City of Beloit. No other parcels within the City limits other than the City-owned lands across Milwaukee Road are within 150 feet of the subject parcel requiring separate notice.

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:

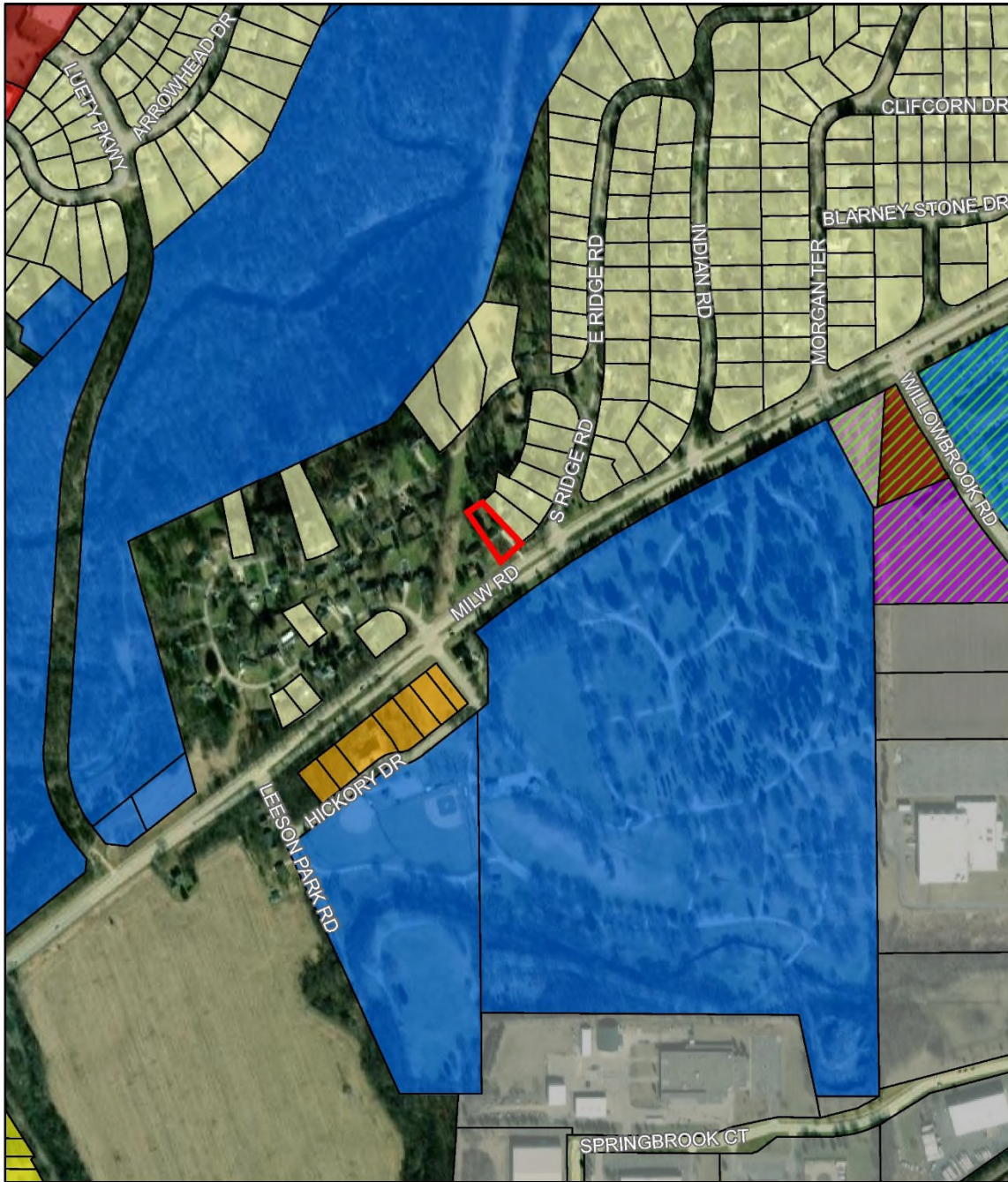
1. **The existing use of property within the general area of the subject property.**
The existing use of the property is single-family residential, and the surrounding uses are single-family residences.
2. **The zoning classification of property within the general area of the subject property.**
The proposed zoning map amendment to assign City of Beloit R-1A, Single-Family Residential District zoning to 2221 Milwaukee Road is consistent with the adjacent R-1A, Single-Family Residential District zoning and residential uses in the City, as well as adjacent R-1, Residential One District zoning and residential uses in the Town of Turtle.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The parcel was recently annexed from the Town of Turtle, and so no City of Beloit zoning designation exists. The property was zoned for single-family residential use in the Town, and is proposed to be zoned for the same use in the City.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
This area is fully developed in the City of Beloit and the Town of Turtle with established single-family residential uses. Eastlawn Cemetery is directly across Milwaukee Road in the City. Any significant development that has occurred in the general area is farther to the east of this parcel including institutional uses such as Fruzen Intermediate School, and commercial uses along the Milwaukee Road corridor.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to assign a zoning district classification of R-1A, Single Family Residential District for the property located at 2221 Milwaukee Road in the City of Beloit.

ATTACHMENTS: Location and Zoning Maps, Application, Annexation Ordinances, Public Notice, Mailing List and Ordinance.

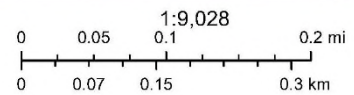
CITY OF БЕЛОIT ZONING MAP



5/13/2024

- Zoning Districts
- PLI
 - ▨ MRO
 - C-1
 - C-2
 - C-3
 - M-2
 - PUD
 - R-1A
 - R-1B
 - R-3
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Maxar

TOWN OF TURTLE ZONING MAP



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:** 2221 Milwaukee Road

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

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

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

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

3. **Tax Parcel Number(s):** 6-19-1162 (Town IDs)

4. **Owner of record:** Evan Bittner Phone: _____

(Address)

(City)

(State)

(Zip)

5. **Applicant's Name:** City of Beloit

100 State Street

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

608-364-6703

/

/

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: _____ to: R-1A

All existing uses on this property are: _____

7. **All the proposed uses for this property are:**

Principal use(s): Single Family residence

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: _____
 - (x) Other, explain: City is assigning permanent zoning after recent annexation

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

Name(s): _____ Phone: _____

(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.

_____/	_____/	_____/
<small>(Signature of Owner)</small>	<small>(Print name)</small>	<small>(Date)</small>
<u>Julie Christensen</u>	<u>Julie Christensen</u>	<u>7/22/24</u>
<small>(Signature of Applicant, if different)</small>	<small>(Print name)</small>	<small>(Date)</small>

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 the application fee.

To be completed by Planning Staff

Filing Fee: **\$500.00** Amount Paid: _____ Meeting Date: _____

Application accepted by: _____ Date: _____



ORDINANCE NO. 3838

**AN ORDINANCE ANNEXING 2221 MILWAUKEE ROAD FROM THE TOWN OF TURTLE
TO THE CITY OF БЕЛОIT**

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

Section 1. Territory Annexed. In accordance with Section 66.0217(2) of Wisconsin Statutes and the *Petition for Direct Annexation* filed by Evan Bittner with the City Clerk on the 29th day of March 2024, signed by all of the owners of real property of the following described property in the Town of Turtle, Rock County, Wisconsin, the following territory is annexed to the City of Beloit, Wisconsin:

LOT 150, A RESUBDIVISION OF OUTLOT A, AND LOTS 34 TO 54, OF TURTLE RIDGE, BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN. (ALSO KNOWN AS PARCEL 6-19-1162). SAID PARCEL CONTAINS 0.511 ACRES, MORE OR LESS.

Section 2. Effect of Annexation. From and after the date of this Ordinance the territory described in Section 1 shall be part of the City of Beloit for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Beloit.

Section 3. Payment to Town of Turtle. The City of Beloit agrees to pay the Town of Turtle, for five (5) years, an amount equal to the annual amount of property taxes levied on the annexed territory by the Town of Beloit as shown on the Town of Turtle's tax roll prepared pursuant to Section 70.65 Wisconsin Statutes.

Section 4. Ward Designation. The territory described in Section 1 of this Ordinance is hereby made a part of the Twenty third (23rd) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

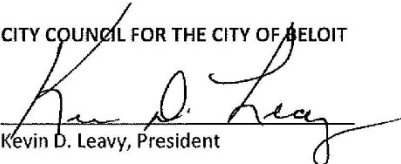
Section 6. Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid or unconstitutional provision or application.

Section 7. Effective Date. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 17th day of June, 2024.

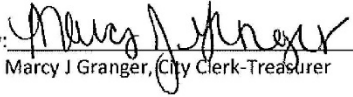
CITY COUNCIL FOR THE CITY OF BELOIT

By:


Kevin D. Leavy, President

ATTEST:

By:


Marcy J. Granger, City Clerk-Treasurer

PUBLISHED: June 25, 2024
EFFECTIVE DATE: June 24, 2024
01-611100-5231-24-005



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

July 29, 2024

To Whom It May Concern:

The City of Beloit has initiated an application for a Zoning Map Amendment to assign a zoning classification of R-1A, Single Family Residential to 2221 Milwaukee Road. The property was recently annexed from the Town of Turtle to the City of Beloit. The following public hearings will be held regarding this application:

Plan Commission: Wednesday, August 7, 2024 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: Tuesday, September 3, 2024 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.

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

EVAN BITTNER
2221 MILWAUKEE ROAD
BELOIT, WI 53511

MARIA J. DURAN
2231 MILWAUKEE ROAD
BELOIT, WI 53511

JEFFREY W PERRIGO LIVING TRUST
1500 S. RIDGE ROAD
BELOIT, WI 53511

ORDINANCE NO. 3852

**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 assigned permanent R-1A, Single Family Residential District:

LEGAL DESCRIPTION: LOT 150, A RESUBDIVISION OF OUTLOT A, AND LOTS 34 TO 54, OF TURTLE RIDGE, BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 150 OF A RE SUBDIVISION OF OUTLOT A, AND LOTS 34 TO 54; THENCE NORTH 57°30'00" EAST ALONG THE NORTH LINE OF AFORESAID LOT 150 A DISTANCE OF 70.20 FEET; THENCE SOUTH 43°12'00" EAST ALONG THE EAST LINE OF AFORESAID LOT 150 A DISTANCE OF 243.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 108.49 FEET ALONG THE SOUTH LINE OF AFORESAID LOT 150 AND ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 824.79 FEET AND A CHORD BEARING SOUTH 48°32'10" WEST A DISTANCE OF 108.41 FEET; THENCE NORTH 34°21'00" WEST ALONG THE WEST LINE OF AFORESAID LOT 150 A DISTANCE OF 256.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.511 ACRES, MORE OR LESS. A/K/A 2221 MILWAUKEE RD

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

Adopted this ____ day of _____, 2024.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2024

Effective this ____ day of _____, 2024

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 7, 2024

Agenda Item: 4.a.

File Number: CSM-2024-15

General Information

Applicant: Jeff Garde, Combs and Associates, Inc.

Owner: Jacquelyn Dorr

Address: Parcel 6-19-372B on the 11,000 Block of S. State Line Road

Jurisdiction: Town of Turtle

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

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to subdivide 15.47 acres of woodland from a larger 28-acre parcel, the remainder of which is cropland. The property owner has a number of parcels in this area, and intends to sell the newly created Lot 1, which could become a future homesite if "acceptable means of wastewater disposal is approved by the necessary governmental agencies." The proposed Lot 1 features mature woodlands, an intermittent stream, and a 30-foot-wide ingress and egress easement along the north property line for the property owner to the east, which connects to State Line Road through the eight foot+/- strip of land north of the 1961 Shimeall survey as shown on the CSM. Additionally, a 33-foot private road primarily through the adjacent property to the north, also covers the eight foot+/- strip to the east line of the Shimeall survey. According to the applicant, the strip exists based on mapping the owner's deed, and excepting the Shimeall survey as described in the recorded deeds. This results in a strip of land that is owned by Jacquelyn Dorr that lies north of the Shimeall survey, and therefore part of the proposed Lot 1. The applicant indicated that the final CSM will have a note that Lot 1 is subject to any and all easements, agreements, covenants and restrictions recorded or unrecorded.

Surrounding Land Use and Zoning: The subject property is zoned A-E, Exclusive Agricultural District, and is surrounded by A-E parcels to the north, east, and south. To the west, the property is zoned R-R, Rural Residential, all within the Town of Turtle. The Town requires new lots to be a minimum of 3 acres and 100 feet in width for A-G, General Agricultural District. According to the applicant, a zoning map amendment is being requested to rezone Lot 1 to A-G to comply with the Town's Zoning Ordinance lot area requirements. The City does not have extraterritorial zoning authority in the Town.

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

Review Agent Comments: The proposed CSM was distributed to the Review Agents. No concerns or comments were received.

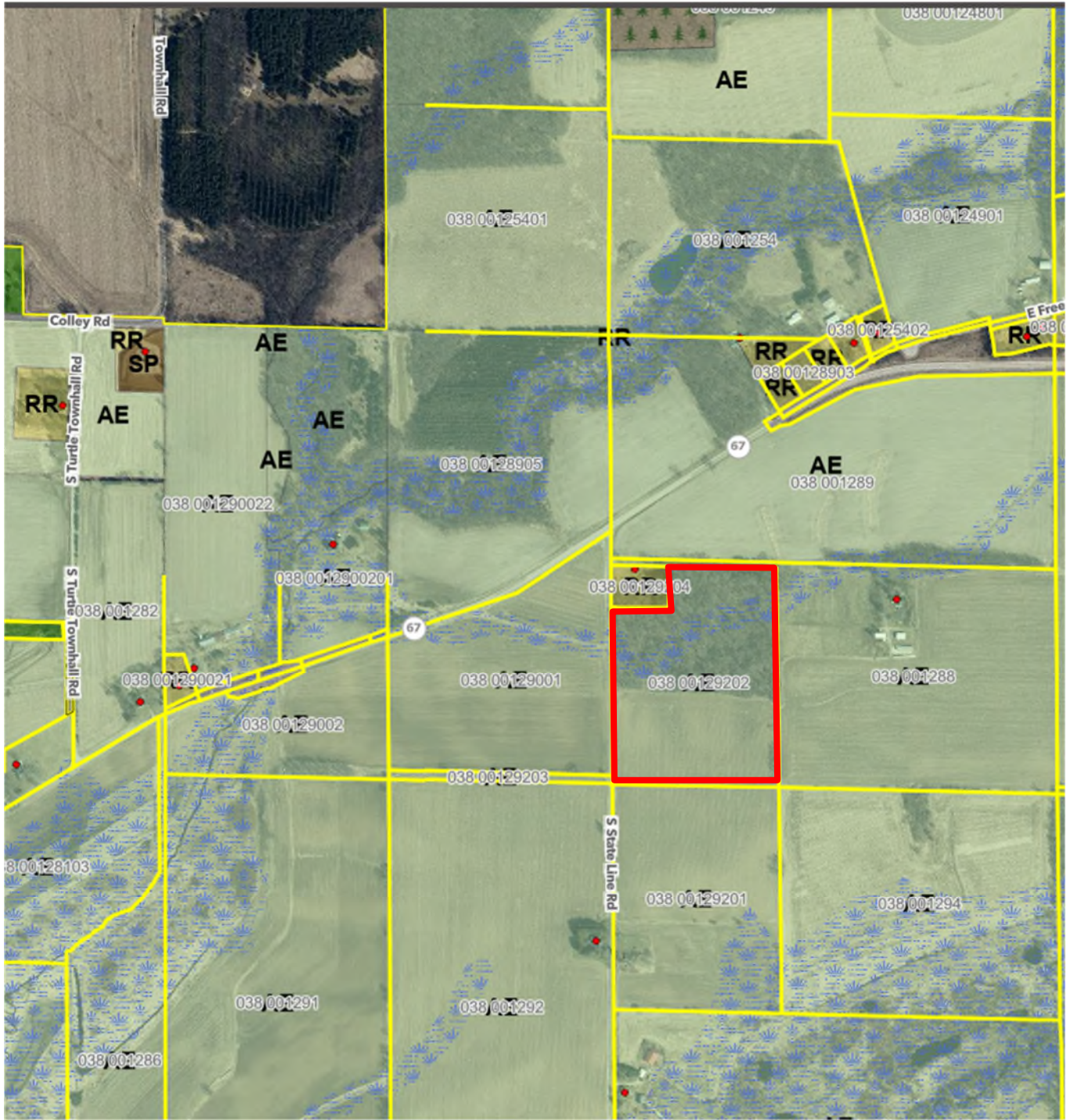
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of the attached one-lot Extraterritorial CSM for the property located on the 11,000 block of S. State Line 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.

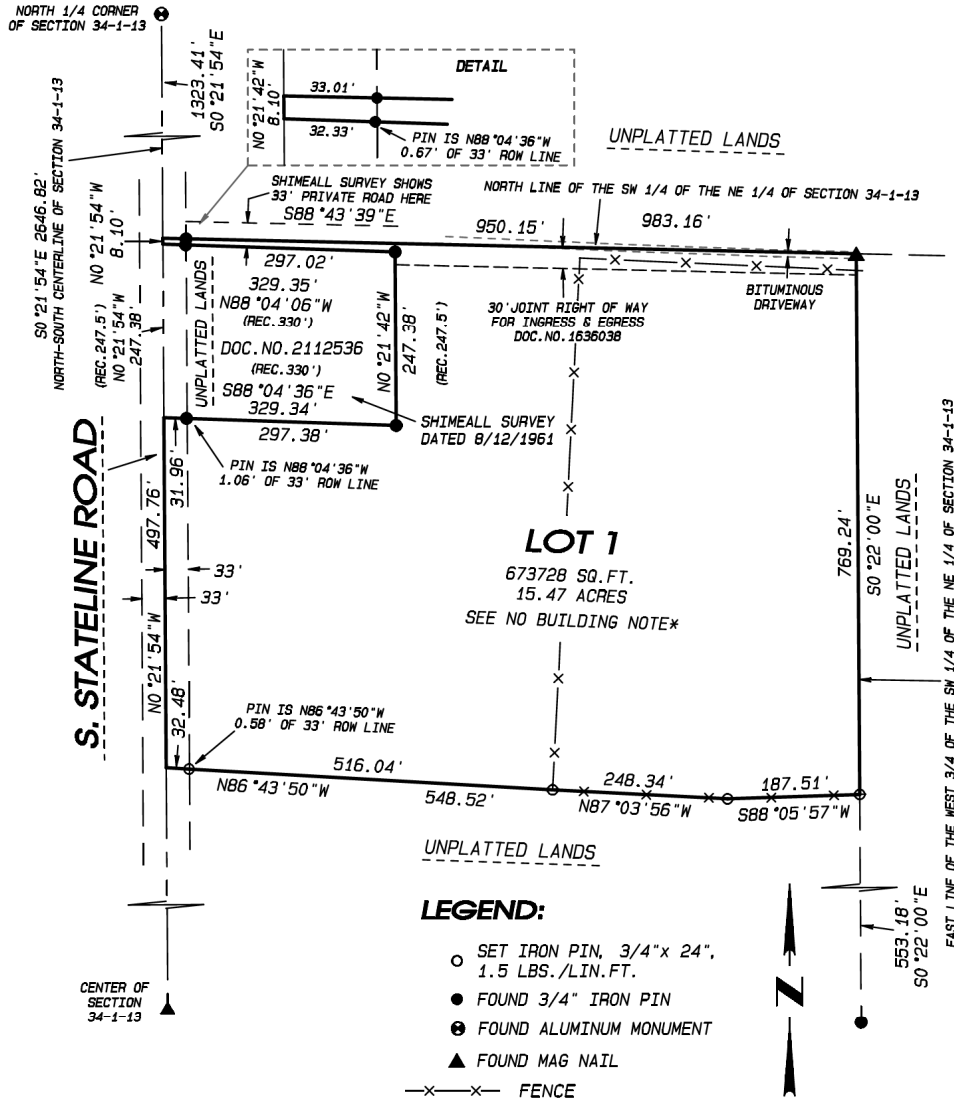
ATTACHMENTS: Location and Town Zoning Map, Certified Survey Map, Application, Site Assessment Checklist and Supplementary Information, and Resolution.

LOCATION AND TOWN ZONING MAP



CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T. 1N., R. 13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTE: FIELDWORK COMPLETED 7/1/2024.

NOTE: ASSUMED S0°21'54"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 34-1-13.

*NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOT 1 UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES.

Project No. 124 - 120
For: DORR

SHEET 1 OF 4 SHEETS

Combs & Associates
• LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com
tel: 608 752-0575
fax: 608 752-0534

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: NO ADDRESS ASSIGNED - S. STATE LINE ROAD

2. Tax Parcel Number(s): 6-19-372B

3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the NE Quarter of Section 34, Township 1 North, Range 13 East of the 4th P.M.

4. Owner of record: JACQUELYN DORR Phone: 608 751 0063
12316 S. STATE LINE RD. BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Combs & Associates Inc
109 W Milwaukee Street Janesville WI 53548
(Address) (City) (State) (Zip)
608 752 0575 / _____ / jgarde@combsurvey.com
(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: 15.47 ACRES

8. Total area of land remaining in parent parcel: 13 PLUS 30 ACRES ADJOINING TO SOUTH

9. Is there a proposed dedication of any land to the City of Beloit? NO

10. The present zoning classification of this property is: AE

11. Is the proposed use permitted in this zoning district: YES - REZONE TO AG

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] , JEFF GARDE (AGUA) , 7/3/2024
(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: \$300.00 Amount paid: _____

Scheduled meeting date: _____

Application accepted by: _____ Date: _____

CITY of BELOIT

Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: PART OF TAX PARCEL 6-19-372B S. STATELINE ROAD, NO STREET ADDRESS

Property owner's name: JACQUELYN DORR

ITEM OF INFORMATION	YES	NO
I. Land Resources; Does the project site involve:	----	----
A. Changes in relief and drainage patterns? <i>(Attach a topographical map showing, at a minimum, 2-foot contour intervals)</i>		✓
B. A landform or topographical feature including perennial streams?		✓
C. A floodplain? <i>(If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)</i>		✓
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?	✓	
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		✓
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?	✓	
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"?		✓
H. Prevention of future gravel extraction?		✓
I. A drainage-way with a tributary area of 5 or more acres?		✓
J. Lot coverage of more than 50 percent impermeable surfaces?		✓
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		✓
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		✓
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?	✓	
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		✓
C. The use of septic systems for on-site wastewater disposal?		✓
D. Lowering of water table by pumping or drainage?		✓
E. Raising of water table by altered drainage?		✓
F. Frontage on a lake, river, or other navigable waterway?		✓
III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		✓
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		✓

Site Assessment Checklist

(continued)

ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:		
A. Critical habitat for plants and animals of community interest per DNR inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Environmental corridors as mapped by the City of Beloit or Rock County?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. Energy, Transportation and Communications:		
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. Population:		
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity? Elementary; _____ Middle; _____ High School; _____ Clinton School District	E: Cap= M: Cap= H: Cap=	----- -----

NOTES:

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

Site Assessment Checklist

(continued)

ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:	----	----
A. Critical habitat for plants and animals of community interest per DNR inventory?		✓
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?		✓
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)	✓	
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		✓
E. Environmental corridors as mapped by the City of Beloit or Rock County?		✓

V. Energy, Transportation and Communications:	----	----
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)?		✓
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?		✓
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?	✓	
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		✓

VI. Population:	----	----
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity?		
Elementary; _____	E: Cap=	
Middle; _____	M: Cap=	
High School; _____	H: Cap=	

NOTES:

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

City of Beloit Site Assessment Checklist

Supplemental information Parcel 6-19-372B Jacquelyn Dorr

I. Land Resources

- D. Site may contain small isolated areas of 12%+ slopes per Rock County GIS site
- F. Site contains soil type Saint Charles Silt Loam (SaB) which can have ground water at a 40-60 inch depth

II. Water Resources

- A. Site may contains an intermittent stream per Wisconsin DNR Water Surface Viewer website

IV. Biological Resources

- C. Entire site is a mature woodland
- E. Site is mapped as being in Shoreland Zoning per Rock County GIS site

V. Energy Transportation and Communications

- B. Site lies within 500 feet of Wisconsin State Road 67

RESOLUTION 2024-015

APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED ON THE 11,000 BLOCK OF S. STATE LINE 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 the property located on the 11,000 block of S. State Line Road in the Town of Turtle, containing 15.47 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 SW ¼ OF THE NE ¼ OF SECTION 34, 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 the property located on the 11,000 block of S. State Line 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 7th day of August, 2024.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director