



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, December 4, 2024**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes from the November 20, 2024 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of an exception to Section 34.10 of the Architectural Review and Landscape Code for the property located at 1731 Cranston Road
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of Resolution 2024-032 approving a two-lot extraterritorial certified survey map for the property located on the 4700-4800 block of E Ryan Parkway in the Town of Turtle
[Attachment](#)
 - 4.b. Consideration of Resolution 2024-031 approving a two-lot Extraterritorial Certified Survey Map for the property located at 3918 S Duggan Road in the Town of Beloit
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Architectural Review Exception - Bagels and More
Annexation - Murphy Woods and S Creek Roads
Extraterritorial Final Plat - Creekside Estates
6. FUTURE AGENDA ITEMS
Preliminary Plat for Elmwood Commons Plat 2
Zoning Map Amendment - 423 St. Lawrence Avenue
Sign Ordinance Exception - 2825 Prairie Avenue - Mercy Clinic
Preliminary Plat for the remainder of Eagles Ridge Subdivision
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, November 20, 2024**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the October 23, 2024 Plan Commission meeting

Commissioner Winkelmann made a motion to approve the Minutes, seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0-1), with Commissioner Anderson abstaining.

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-030 approving a Conditional Use Permit to allow a church use on the property located at 717 Bluff St

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch made a motion for approval, seconded by Commissioner Jacobsen. Motion carried, voice vote (6-0).

3.b. Consideration of an exception to Section 34.15(1) of the Architectural Review Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 324 State Street

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

Chairperson Ramsden asked whether there was financial assistance available for this project. Ms. Christensen explained that the Downtown Business Association (DBA) offers a facade grant program. Ramsden inquired whether this program would be a viable option for the applicant. Ms. Christensen confirmed that it would be, as the property falls within the Downtown Business Improvement District. Ramsden then asked if the applicant had explored this option. Ms. Christensen responded that the applicant had not, as they were hoping the Plan Commission would approve the metal option based on discussions at the previous meeting.

Commissioner Winkelmann asked whether the City had previously approved any exceptions to allow metal materials. Ms. Christensen mentioned that Bryden's oil change facility had applied for an exception to use an insulated metal panel. It was approved, as it looked similar to other non-metal siding options.

Commissioner Jacobsen asked for additional information on a recent change to the Architectural Review Ordinance. Ms. Christensen outlined the ordinance change and commented that the ordinance change allowed metal for the Family Services project, as the new ordinance allowed metal on walls which did not front on a public street. Since this project included an interior courtyard area, they no longer needed the exception.

Commissioner Anderson reflected on the old Kerry building that was recently demolished, describing it as an unattractive structure that had all four sides wrapped in a metal facade. He asked, "Would something like that be permitted under this ordinance?" Ms. Christensen said no.

Ms. Christensen explained that the ordinance was developed after former City Manager Larry Arft was hired by the City who wanted to bring higher quality standards to the City. She gave examples of projects that turned out badly due to the lack of an ordinance to regulate the exteriors of buildings. Without clear guidelines, the city had limited control over materials and building quality. The goal was to establish quality standards that would result in quality buildings and businesses.

Ms. Christensen acknowledged that this case is challenging for both staff and the applicant, as the applicant is simply looking to secure the wall. While the city would prefer materials more fitting for downtown, she understood both sides of the issue. The ordinance was refined with minor adjustments to define previously unclear terms and to clearly outline what materials were unacceptable.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Winkelmann began by stating that the wall in question isn't visible from the street and can only be seen with effort from Broad Street or the parking lot. He acknowledged that the applicant had done a great job on the rest of the building, restoring its historical appearance and considering the interior design. He emphasized that the front facade, which is most visible and significant, has been well executed.

He expressed difficulty in justifying holding up the project over this issue, as the wall isn't visible from the front of the building. However, he noted that the wall still needs to be addressed, as leaving it unresolved could lead to problems for the other buildings in the area.

Chairperson Ramsden asked Commissioner Winkelmann asked how this fit under the findings of fact to justify granting an exception. Commissioner Winkelmann pointed out that this likely referred to section B.

Chairperson Ramsden confirmed this and quoted section B, which states that the city council finds special circumstances related to the size, shape, topography, location, or surroundings of the property in question. He then asked if they were talking about special circumstances related to the location. Commissioner Winkelmann affirmed this was correct.

Chairperson Ramsden added that while the metal siding wouldn't be visible from the front elevation on State Street, it would be noticeable from the rear side of the building, as seen from Broad Street and the Mill Street parking lot, according to the staff write-up.

Commissioner Flesch commented that while the applicant claims a financial issue, he hasn't stated that this is the only financially feasible option. He questioned how much more the higher-quality metal would add to the project's cost. Commissioner Flesch acknowledged that financial hardship is not typically a factor in these decisions, but it would be more acceptable to approve metal if a higher-quality metal was used.

He emphasized that while the applicant has done great work, it's important to continue maintaining that standard. Without knowing the cost difference between the proposed metal and a more suitable alternative, Commissioner Flesch expressed difficulty in agreeing to the current proposal. While he isn't opposed to metal in general, he is against the use of this type of metal.

Chairperson Ramsden asked if Commissioner Flesch was approaching this from a hardship perspective. Commissioner Flesch clarified that it's not technically a hardship. He stated that he dislikes the product being proposed and doesn't believe it meets the code, stressing the importance of upholding higher standards. He expressed concern that accepting lower standards now could set a precedent for future compromises.

Commissioner Jacobsen asked Ms. Christensen if choosing a different type of siding would eliminate the need for an exception. Ms. Christensen confirmed that if the material is not metal, an exception would not be required.

Ms. Christensen explained that the applicant is relying on Klobucar Construction for guidance, but she isn't sure what direction they've been given regarding materials. She added that the applicant's primary goal, when last seen, was to address moisture issues on the upper floor.

Commissioner Jacobsen remarked that it seems the applicant hasn't explored other alternatives, and now that the matter is back before the committee, there still appears

to be no option other than a different color. He agreed with Mr. Flesch's earlier point and expressed appreciation for the Planning Department's recommendation for denial.

Commissioner Anderson expressed concern about the lack of differentiation in the ordinance between types of metal. He mentioned that if the decision is based on personal preferences of what the City Council or Planning Committee thinks looks good, it becomes a slippery slope. He emphasized the importance of adhering to the ordinance and choosing materials that enhance the downtown area, ensuring it moves forward rather than backward.

Councilor Day expressed strong support for ensuring the downtown area remains visually appealing, especially considering the investments made over the past decade. He acknowledged that the applicant claims this is the only cost-effective solution for addressing the deteriorating south wall, but he challenged that assertion, suggesting that there are other viable options. He emphasized that the current proposal doesn't align with the character of downtown and that there are plenty of alternatives.

Ms. Christensen acknowledged that the situation might be her fault for how the proposal was brought back. She explained that during the last conversation, she understood the main concern to be the color, specifically the red, and thought there might be support for the proposed type of metal. She took responsibility for communicating that to the applicant.

Commissioner Elliott asked if, in the case that he can't afford any other material and decides to leave it as it is, it would look better than using the taupe metal. Commissioner Winkelmann said that's a valid point. He needs to repair it. It's leaking, causing deterioration, and impacting his business, so it's falling apart. The next step is to address the repairs.

Chairperson Ramsden acknowledged the concern with the building, saying that while it might not be something that would cause an accident, he understands the point from a practical perspective. Looking at it, he doesn't think it would have a significant negative impact on the downtown area.

He further stated that from Commissioner Winkelmann's viewpoint, an argument could be made to grant an exception under item B, since the building isn't facing State Street. Chairperson Ramsden indicated that he would be voting in favor of the motion to grant the exception.

Commissioner Flesch explained that the buildings in question have two fronts—one facing State Street and the other facing the parking area, with access to both. He noted that the visibility of the rear/front side from the parking lot does have an impact.

He pointed out how well the side facades of the other buildings look from the parking lot, and questioned whether having a lesser quality facade on the rear would detract from the overall appearance. While acknowledging that the building clearly needs work, he emphasized that if improvements are being made, they should aim to enhance the overall look and align with the quality of the other facades.

Commissioner Winkelmann made a motion for approval, seconded by Commissioner Ramsden. Motion failed, roll call vote (2-4), with Chairperson Ramsden and Commissioner Winkelmann supporting the motion.

4. **REPORTS**

4.a. **Consideration of an Extraterritorial Final Plat of Creekside Estates in the Town of Beloit**

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

Commissioner Flesch made a motion for approval, seconded by Commissioner Elliott. Motion carried, voice vote (6-0).

4.b. **Consideration of a request to annex five properties located on the 9400-9500 Block of South Creek Road and the 2300 Block of Murphy Woods Road from the Town of Turtle**

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

Megan Martin, 2433 Murphy Woods Road, stated she is a new neighbor on the block, and wanted to clarify whether their properties are going to be annexed into the City of Beloit or if they will remain in the Town of Turtle. There has been some confusion over the property lines, particularly regarding how much of the back portion of their properties might be affected.

We really love our neighborhood, and it's been a great place to live since we moved in about two or three years ago. Our main concern is the potential change in our property taxes if the land were annexed into the City rather than staying in the Town of Turtle. Ms. Christensen said that they will not be annexed into the City.

Ms. Martin explained that they were told the property line extended six feet behind their field, and that some of their backyard property might belong to others. However, they have been maintaining that portion of the land. They inquired about "squatters rights" in relation to the property.

Ms. Christensen said that the response clarified that "squatters rights" would not automatically apply and would require going to court. The situation being discussed tonight concerns the annexation of specific parcels, as shown in the maps, which

belong to the applicant. The applicant is requesting to annex their own property into the city to receive sewer and water services for development. The annexation would not affect the property belonging to the neighbors unless they themselves submit a request to be annexed into the city. No action is being taken to annex properties without a request from the property owner.

Commissioner Anderson explained that a property line is a fixed boundary. However, when surrounding properties change ownership or are developed—whether it's a single house or a larger project—it can alter the surrounding area. If you're utilizing land beyond your property line, you may need to discuss the situation with an attorney.

Ms. Christensen suggested reaching out to the developer, Zach Knutson from Next Generation Holdings. He is local and may be willing to sell a strip of land to the neighbors.

Karen Thorson, 2425 East Murphy Woods Road, asked if their properties could be annexed by the City in the future without their consent and if that happens, who makes that decision. Chairperson Ramsden said that the annexation comes from the property owner as a request.

Chairperson Ramsden asked about the request for PLI zoning on the application, and Ms. Christensen explained that she was unsure of why they made the request, but that PLI zoning would not be acceptable, as the plan is for a residential subdivision.

Commissioner Jacobsen made a motion for approval, seconded by Commissioner Anderson. Motion carried, voice vote (6-0).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Julie Christensen provided an update on items previously reviewed by the Commission.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items. The next meeting is scheduled for December 4, 2024.

7. ADJOURNMENT

Commissioner Flesch made a motion to adjourn the meeting, seconded by Commissioner Ramsden at 7:58 PM. Motion carried, voice vote (6-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 4, 2024

Agenda Item: 3.a.

File Number: ARC/EXP-2024-03

General Information

Applicant: Aaron Nilson

Owner: A-Train Properties, LLC

Address/Location: 1731 Cranston Road

Applicant's Request/Proposal: Aaron Nilson, on behalf of A-Train Properties, LLC, has applied for an exception to Section 34.10 of the Architectural Review and Landscape Code, which requires lighting for off-street parking areas. The request pertains to the property located at 1731 Cranston Road in the City of Beloit.

Staff Analysis

Project Background: In April, 2024, the applicant began removing, replacing and enlarging the existing commercial parking lot located at 1731 Cranston Road without submitting the required plans for site plan review and approval. According to Section 2-601 of the Zoning Ordinance, a site plan is required when an existing parking lot or paved outdoor storage area is enlarged by 25 percent or more, or when 25 percent or more of its surface is removed and replaced with a new paved surface.

Additionally, under Section 34.02(2)(b)(4)(d) of the Architectural Review and Landscape Code, properties legally established before July 19, 1999 are exempt from landscape regulations. However, these properties are required to brought into full compliance with the current landscape regulations when 25 percent or more of the parking lot surface is removed and replaced. This includes compliance with Section 34.10 of the Architectural Review and Landscape Code, which requires lighting of off-street parking areas.

The applicant was directed to stop work on the parking lot until a site plan that complies with the City's ordinance requirements was submitted and approved. The site plan is currently under review as part of the site plan approval process, which can be completed pending Plan Commission recommendation and City Council determination of the requested exception to parking lot lighting.

Surrounding Land Use and Zoning: The subject property is zoned C-1, Office District. To the north and east, are single-family residences zoned R-1A, Single-family Residential. Family Dentistry and a beauty store zoned C-1, Office, and C-3, Community Commercial, respectively are located to the south. Carpet Market zoned M-1, Light Industrial is located to the west.

Applicant's Hardship Argument:

According to the applicant, the property has been in operation for over 40 years, and the upgraded parking lot will provide a total of 11 parking stalls. The applicant contends that the existing ambient lighting from the on-site sign and building is sufficient to adequately illuminate the parking area, and that installing additional light poles and fixtures to illuminate the parking lot, an area that is not used outside of normal business hours, would be cost-prohibitive.

Findings of Fact: Section 34.22(5) of the Architectural Review and Landscape Code states that the City Council may grant exceptions to the regulations contained in this chapter when:

- (a) ***Such exceptions are in harmony with the general purpose and intent of this chapter; and*** The purpose of the lighting regulation is to ensure safety, security, and visibility on site. Granting an exception that creates inadequate lighting would not align with the general intent of these regulations, which are designed to protect both public and private interests by reducing safety hazards and discouraging criminal activity. Additionally, this exception has never been requested or granted before, maintaining lighting requirements for parking areas as a longstanding and consistent policy.
- (b) ***The City Council finds that special circumstances exist involving the size, shape, topography, location or surroundings of the property referred to in the application; and*** There are no identifiable special circumstances such as unique size, shape, topography, location, or surroundings that would justify granting an exception to the lighting requirement. The property does not exhibit characteristics that would warrant an exemption from the established regulations.
- (c) ***Denial of the exception will cause unreasonable or unnecessary hardship.*** While the applicant has expressed concerns about the cost of installing lighting, staff does not believe that denying the exception would create an unreasonable hardship. These regulations are in place to ensure the safety and welfare of the community, and compliance with them is a standard requirement for owning and maintaining commercial properties within the City.
- (d) ***Granting the exception will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the general welfare of the neighborhood or the public.*** Granting the exception could compromise the safety and security of the property. Additionally, approving this exception could set a precedent for future projects seeking similar exemptions, potentially leading to negative impacts on neighboring properties and, collectively, the City as a whole.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **denial** of the request for an exception to Section 34.10 of the Architectural Review and Landscape Code, which requires lighting for off-street parking areas, for the property located at 1731 Cranston Road, based upon the standards for granting an exception.

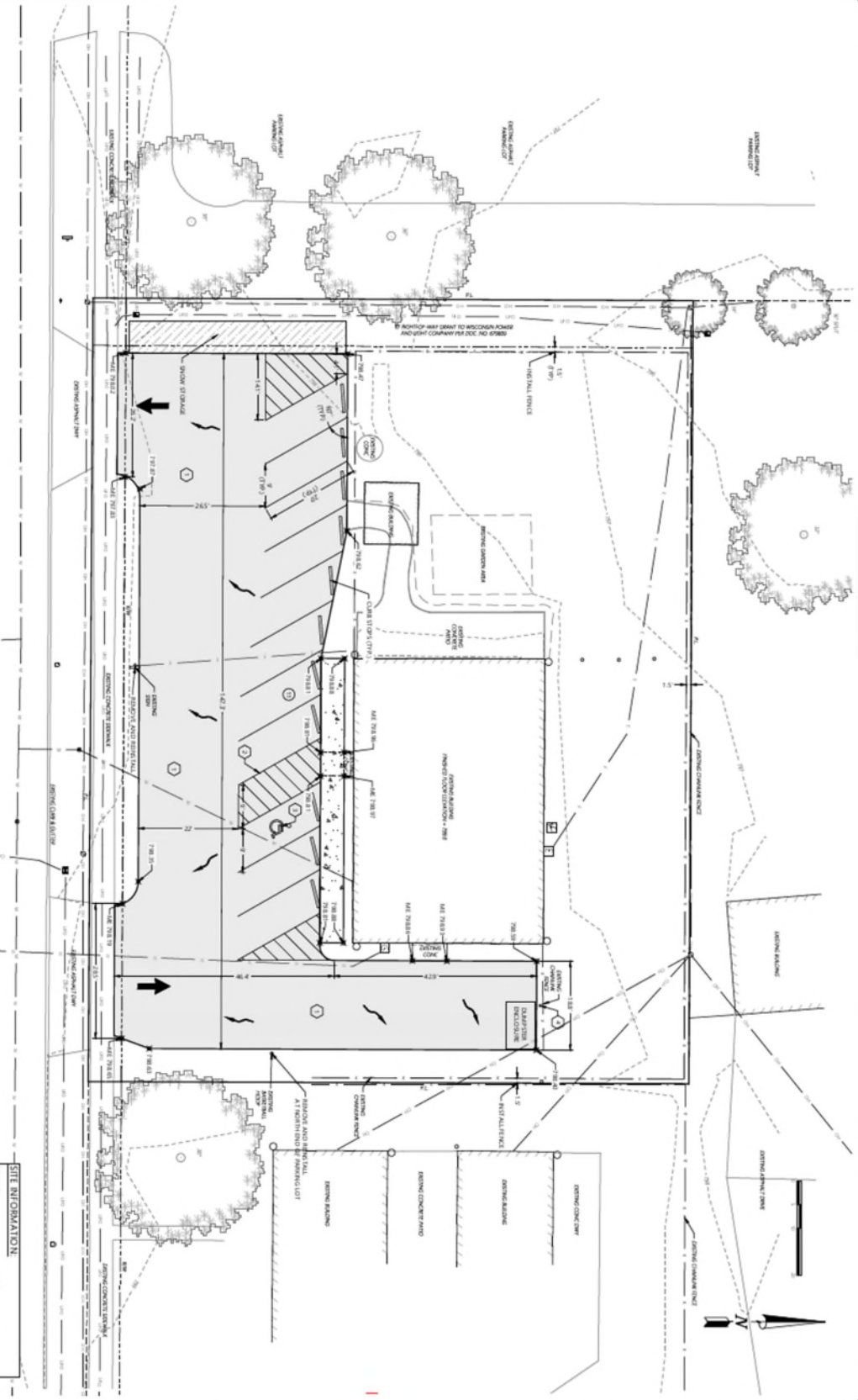
ATTACHMENTS: Location Map, Photo, Site Plan, Public Notice, and Application.

Location Map





- LEGEND**
- ① 1' ASPHALT PAVING
 - ② PAVEMENT MARKING, 4" WHITE
 - ③ PAVEMENT MARKING, 4" MANDUCAL SYMBOL, WHITE
 - ④ PAVEMENT MARKING, 4" MANDUCAL SYMBOL, WHITE
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SITE INFORMATION:

OWNER:	CRANSTON RD
PROJECT NO.:	23101 - C4.01
DATE:	10/16/2024
SCALE:	AS SHOWN
PROJECT NO.:	23101 - C4.01
DATE:	10/16/2024
SCALE:	AS SHOWN

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/16/2024	ISSUED FOR PERMIT
2	10/16/2024	ISSUED FOR PERMIT
3	10/16/2024	ISSUED FOR PERMIT
4	10/16/2024	ISSUED FOR PERMIT
5	10/16/2024	ISSUED FOR PERMIT
6	10/16/2024	ISSUED FOR PERMIT
7	10/16/2024	ISSUED FOR PERMIT
8	10/16/2024	ISSUED FOR PERMIT
9	10/16/2024	ISSUED FOR PERMIT
10	10/16/2024	ISSUED FOR PERMIT

AURUM PARKING LOT IMPROVEMENTS
 1731 CRANSTON RD
 CITY OF BELoit
 ROCK COUNTY, WISCONSIN

SITE LAYOUT PLAN

NOTE DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

2027 Bankers Drive
 Beloit, WI 53511
 (800) 367-4864

1010 High Street
 Johnson, WI 53548
 (800) 743-6550

1040 N. Wisconsin St.
 Beloit, WI 53511
 (800) 379-2200

Batterman
 engineers surveyors planners
 www.batterman.com

LANDSCAPE CALCULATIONS

In accordance with City of Beloit Landscaping Ordinance Section 17.02(1)(b)

Shade Trees:

Number of existing shade trees	13
Number of new shade trees required	18
Number of trees to be removed	0
Number of trees to be planted	18

Planting Schedule:

Number of trees to be planted in 2020	18
Number of trees to be planted in 2021	0
Number of trees to be planted in 2022	0

Planting Schedule:

Number of trees to be planted in 2020	18
Number of trees to be planted in 2021	0
Number of trees to be planted in 2022	0

Landscaping Strip:

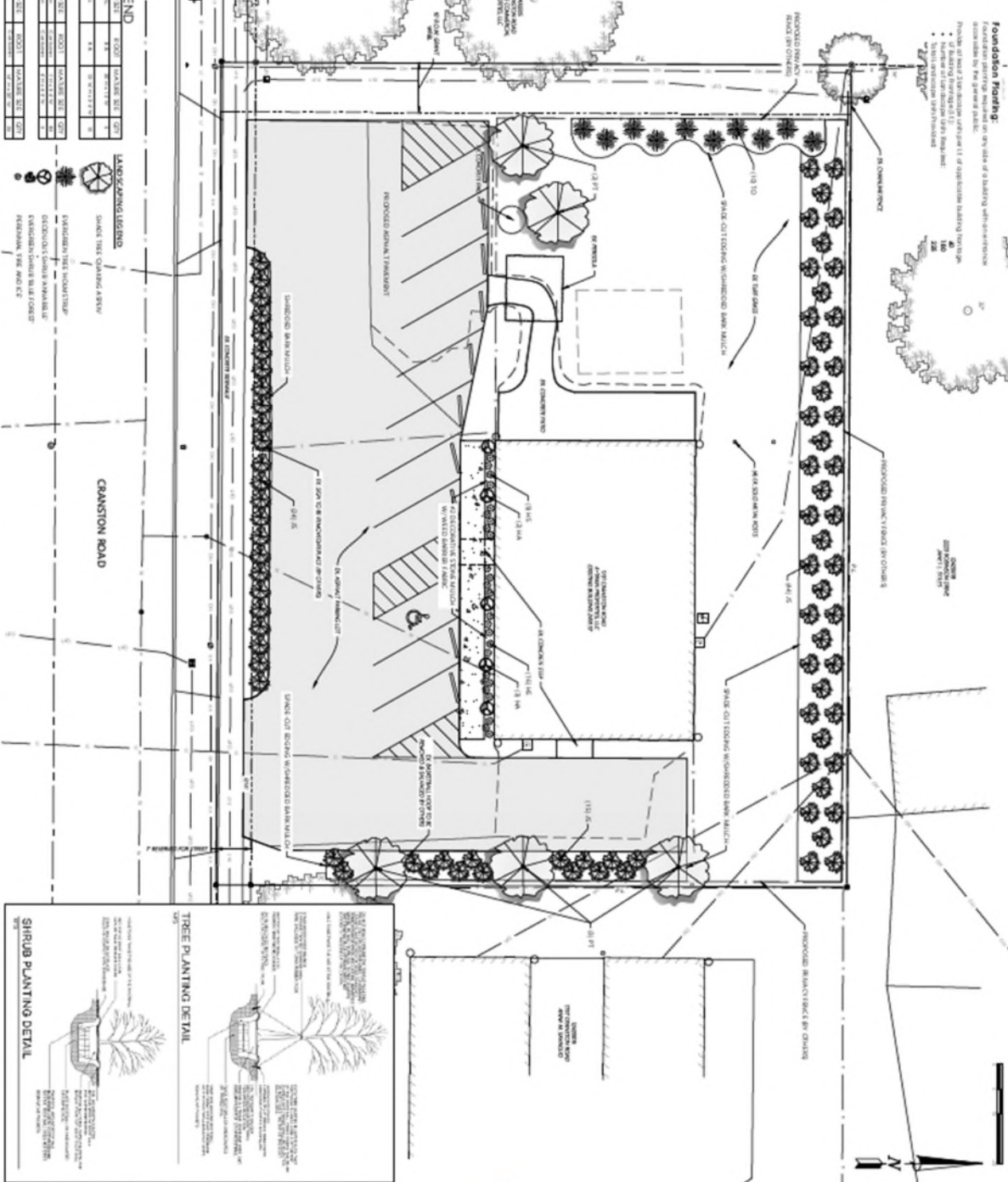
Number of trees to be planted in 2020	18
Number of trees to be planted in 2021	0
Number of trees to be planted in 2022	0

GENERAL NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELOIT LANDSCAPING ORDINANCE.
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LANDSCAPE PLANT LEGEND

SYMBOL	COMMON NAME	PLANT CODE	PLANT SIZE
(Symbol)	Common Name	Code	Size
(Symbol)	Common Name	Code	Size
(Symbol)	Common Name	Code	Size



<p>CS 01</p> <p>DATE: 08/11/2020</p> <p>PROJECT: 1731 CRANSTON RD</p>	<p>AURUM PARKING LOT IMPROVEMENTS</p> <p>1731 CRANSTON RD</p> <p>CITY OF BELOIT</p> <p>ROCK COUNTY, WISCONSIN</p>	<p>LANDSCAPING PLAN</p>	<p>Batterman</p> <p>engineers surveyors planners</p> <p>www.battermaninc.com</p>
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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

November 26, 2024

To Whom It May Concern:

Aaron Nilson, on behalf of A-Train Properties, LLC, has applied an exception to Section 34.10 of the Architectural Review and Landscape Code, which requires lighting for off-street parking areas. The request pertains to the property located at **1731 Cranston Road** in the City of Beloit.

The following public hearings will be held regarding the application:

City Plan Commission: Wednesday, December 4, 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: Monday, December 16, 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 Hilary Rottmann at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone.

CITY of BELOIT

Planning & Building Services Division

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

Architectural Review Exception Application Form

(Please Type or Print)

File number: _____

1. Name of applicant: Aaron Nilson Phone #: (815) 222-8283

2426 Prairie Avenue Beloit WI 53511
(Address) (City) (State) (Zip)

2. Address of subject property: 1731 Cranston Road

3. Tax Parcel Number(s): 12420013

4. Legal description: S 127 FT OF W 166 FT B 10 NORTH VIEW ADD A/K/A LOT G

5. Present zoning: C-1 Present use: Retail

6. Proposed use (if different): same

7. Owner of record: A-Train Properties, LLC. Phone: (815) 222-8283

716 E. Club Lane Beloit WI 53511
(Address) (City) (State) (Zip)

8. Code from which relief is sought or exception is taken:

Architectural Review Landscape Regulations

9. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)

34.10 - Lighting Requirements; seeking exception of off-street parking-lighting requirement

10. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

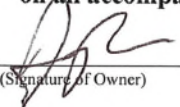
The property has been in existence for over 40 years as a retail store. The current use is a small nursery and garden center. As part of the improvements, the parking lot pavement is being re-done to accommodate a total of 11 parking stalls. The business closes at 3 PM on Saturday and 6 PM during the week. Ambient lighting from the existing sign and building

(Continued on back)

is enough to light the area. The cost to install additional poles and lights to light the parking area that isn't used outside of normal business hours would be cost prohibitive for this owner.

11. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

 / Aaron Nilson / 10/21/24
 (Signature of Owner) (Print name) (Date)

_____ / _____ / _____
 (Signature of Applicant, if different) (Print name) (Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

To be completed by Planning staff	
Filing fee: \$300.00	Amount paid: _____ Meeting date: _____
Application accepted by: _____	Date: _____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 4, 2024

Agenda Item: 4.a.

File Number: CSM-2024-19

General Information

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

Owner: Jeremy J. Walkey and Deanna K. Walkey

Address: 4700-4800 Block of E. Ryan Parkway/Parcel 6-19-1170.106

Jurisdiction: Town of Turtle

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

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to divide a vacant 2.831-acre parcel that is located within the Turtlerock Estates subdivision into two lots. The owners plan to sell the lots in the future. The proposed Lot 1 is 1.477 acres. The proposed Lot 2 is 1.354 acres. The proposed CSM will essentially revert the 2.831-acre parcel, which was created through a previous CSM in 2021, back into the two original lots (previously 5 and 6) of the Turtlerock Estates subdivision recorded in 2007.

Surrounding Land Use and Zoning: The property is subject to Town zoning and is zoned R-R, Rural Residential District, which requires new lots to be a minimum of 100 feet wide and 40,000 square feet. The proposed lots meet these requirements. Regardless, the City cannot enforce Town standards. The property is located within a Rural Residential subdivision and is surrounded by R-R zoned parcels, all in the Town.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends *Single Family Residential* for the subject property. Note that *Single Family Residential* is a future land use category in the updated Comprehensive Plan that identifies existing single family detached residential development served by some combination of individual on-site well and wastewater treatment (septic) systems and typically located outside of City limits. As such, the proposed Lot 1 and Lot 2 conform to the Comprehensive Plan. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: The CSM was sent to the City's review agents. No comments were submitted.

STAFF RECOMMENDATION:

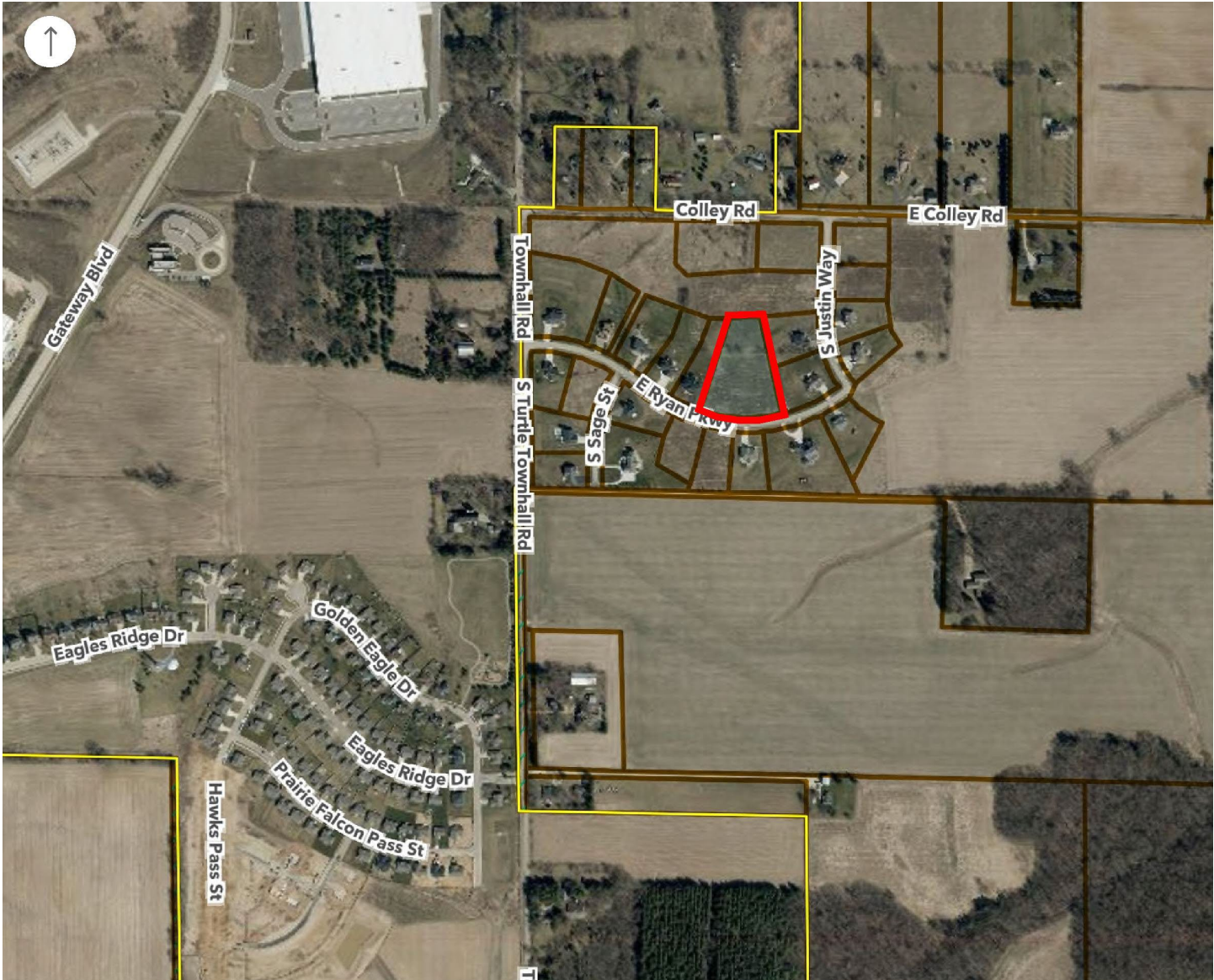
The Planning and Building Services Division recommends **approval** of the attached two-lot Extraterritorial Certified Survey Map (CSM) for the property located on the 4700-4800 Block of

E. Ryan Parkway in the Town of Turtle, subject to the following condition:

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

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

LOCATION MAP



Rock County, Wisconsin Land Records

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: RHB - 35292

1. Address of property: No Current Site Address - Land is located on E Ryan Parkway

2. Tax Parcel Number(s): 6-19-1170.106

3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the NW Quarter of Section 27, Township 1 North, Range 13 East of the 4th P.M.

4. Owner of record: Jeremy J. Walkey & Deanna K. Walkey Phone: (779) 207-5549
1404 Walts Way Belvidere IL 61008
(Address) (City) (State) (Zip)

5. Surveyor's name: David J. Earl, PLS 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: 2.831 acres

8. Total area of land remaining in parent parcel: 0

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

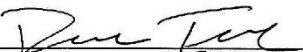
10. The present zoning classification of this property is: RR

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 / 10/29/24
(Signature of applicant) (Name of applicant) (Date)

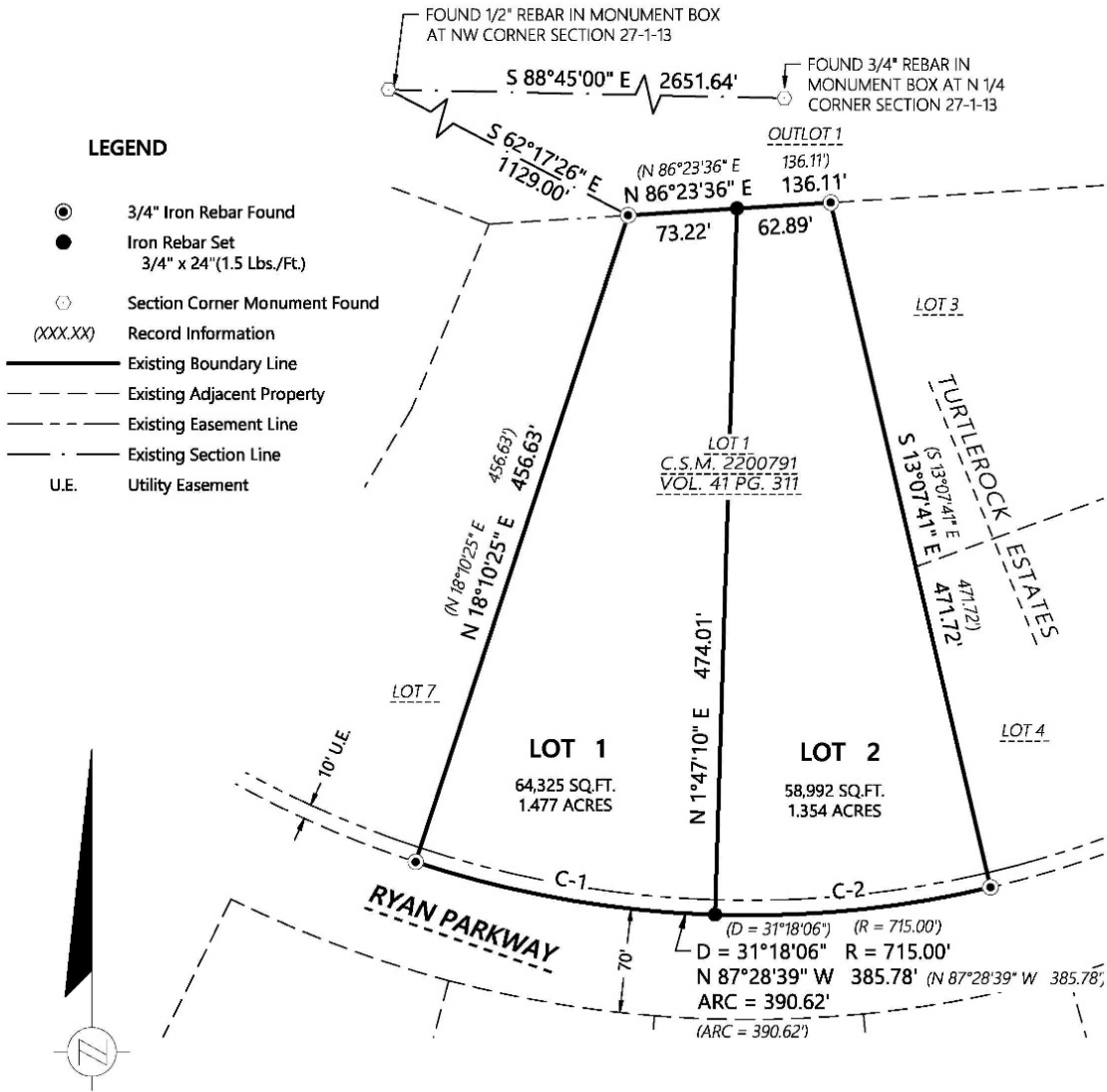
This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u> Amount paid: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

PRELIMINARY

CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT
 NUMBER 2200791, RECORDED IN VOLUME 41 ON
 PAGE 311 BEING PART OF THE NW 1/4 OF THE NW 1/4
 OF SECTION 27, T. 1 N., R. 13 E., OF THE 4TH P.M.,
 TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



Scale: 1" = 100'

0 50 100 200

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

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

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	16°23'16"	715.00'	204.50'	N 80°01'10" W	203.81'
C-2	14°54'51"	715.00'	186.11'	S 84°19'39" W	185.59'

ORDER NO: 35292 FIELD CREW: XXX DRAWN BY: BMR SHEET 1 OF 3	FOR THE EXCLUSIVE USE OF: JEREMY J. WALKY & DEANNA K. WALKY 1404 WALTZ WAY BELVIDERE, IL 61008	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rbatterman.com	

File Name: J:\35200 - 35299\35292 - Deanna Walky\SURVEY\RH-B DRAWING FILES

RESOLUTION 2024-032

**APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED ON THE 4700-4800 BLOCK OF
E. RYAN PARKWAY IN THE TOWN OF TURTLE**

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

WHEREAS, the attached two-lot Certified Survey Map located on the 4700-4800 Block of E. Ryan Parkway in the Town of Turtle, containing 2.831 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 2200791, RECORDED IN VOLUME 41 ON PAGE 311 BEING PART OF THE NW ¼ OF THE NW ¼ OF SECTION 27, T. 1 N., R. 13. E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN. CONTAINING 2.831 ACRES.

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 located on the 4700-4800 Block of E. Ryan Parkway in the Town of Turtle subject to the following condition:

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

Adopted this 4th day of December, 2024.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: December 4, 2024

Agenda Item: 4.b.

File Number: CSM-2024-20

General Information

Applicant: Steven L. Schmidt of Lakeland Surveyors LLC

Owner: Richard and Shirley Thompson Revocable Trust

Address: 3918 S. Duggan Road/Parcel 6-2-34

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 divide an 81.2-acre parcel into two lots. The proposed Lot 1 is 5.5 acres and includes the existing farmstead, buildings and well and septic system to be retained by the owner. The proposed Lot 2 is 74.7 acres that is anticipated to remain cropland but be sold by the owner.

Surrounding Land Use and Zoning: The property is subject to Town zoning and is zoned A-1, Farmland Preservation District, which requires new lots to be a minimum of 500 feet wide and 35 acres. The proposed Lot 2 meets this area standard but not the lot width standard. The proposed Lot 1 is planned to be rezoned to A-2, General Agricultural District, which requires new lots to be a minimum of 200 feet wide and 3 acres. The proposed Lot 1 meets the A-2 standards. In either case, the City cannot enforce Town standards. The property is surrounded by A-1 zoned parcels on the west, north and south, with A-2 and R-1, Single-Family Residential District zoned parcels to the east, and C-1, Conservancy District and I-1, Light Industrial District zoned parcels to the northeast, all in the Town.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends *Agriculture* for the subject property. Note that *Agriculture* is a future land use category in the updated Comprehensive Plan that identifies agricultural uses, farmsteads, and other open lands at or below a residential density of 1 dwelling unit per 40 gross acres. As such, the proposed Lot 1 does not conform to the Comprehensive Plan. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: The CSM was sent to the City's review agents. No comments were submitted.

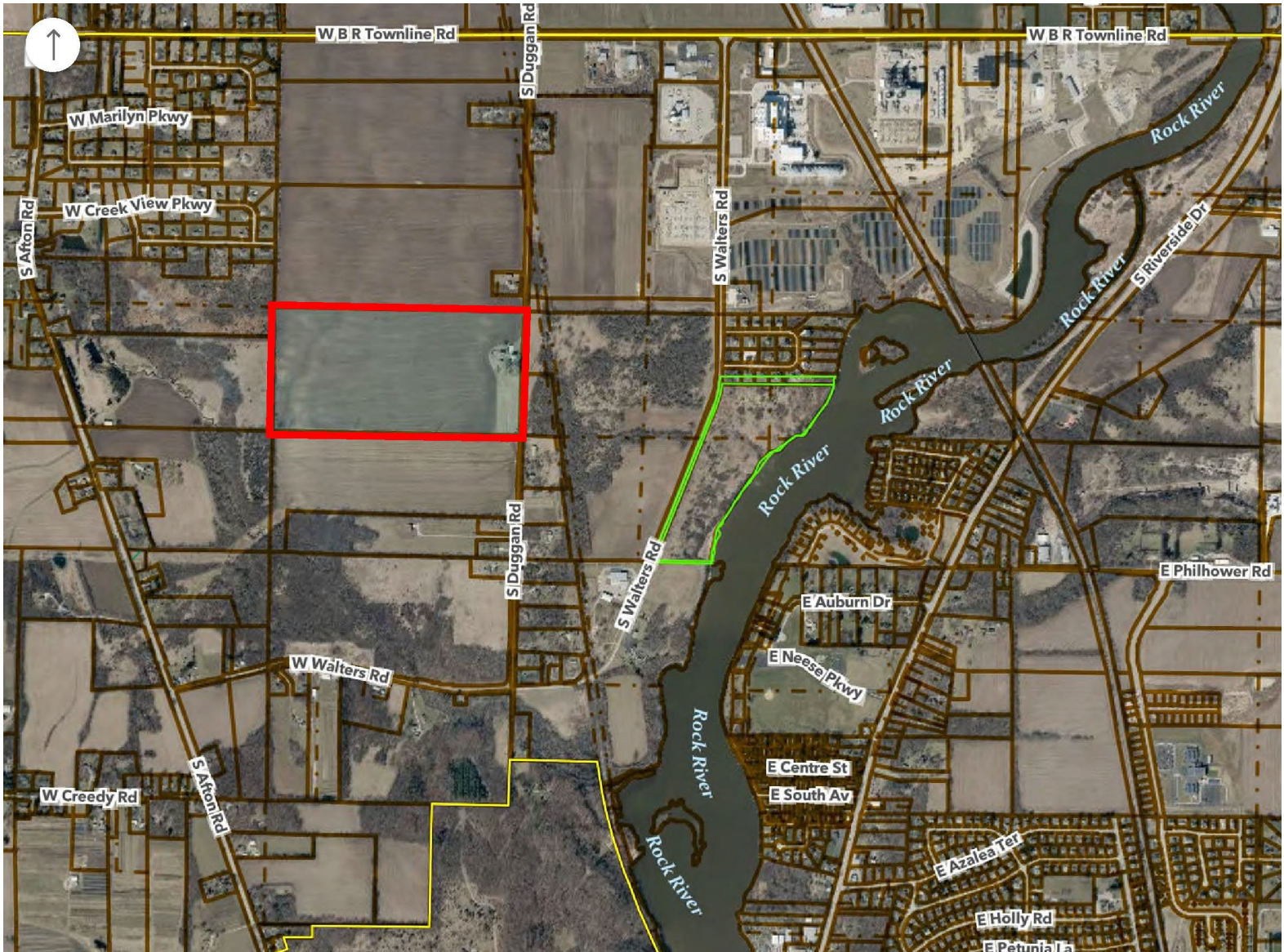
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-lot Extraterritorial Certified Survey Map (CSM) for the property located at 3918 S. Duggan 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, Application, Proposed Certified Survey Map, Site Assessment Checklist and Resolution.

LOCATION MAP



Rock County, Wisconsin Land Records

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: _____ 3918 South Duggan Road

2. Tax Parcel Number(s): _____ 6-2-34

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

4. Owner of record: Richard Thompson & Shirley Thompson Phone: 6083651758
3918 S. Duggan Rd Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Steven Schmidt PLS
1821 Milton Ave Janesville WI 53545
(Address) (City) (State) (Zip)
/ 2624759567 / lakelandsurveyors@outlook.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

7. Total area of land included in this map: 81.2022 A

8. Total area of land remaining in parent parcel: 74.6598

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

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 November 13, 2024 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.

Steven L Schmidt / Steven L Schmidt / 11/13/24
(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: _____

CERTIFIED SURVEY MAP OF

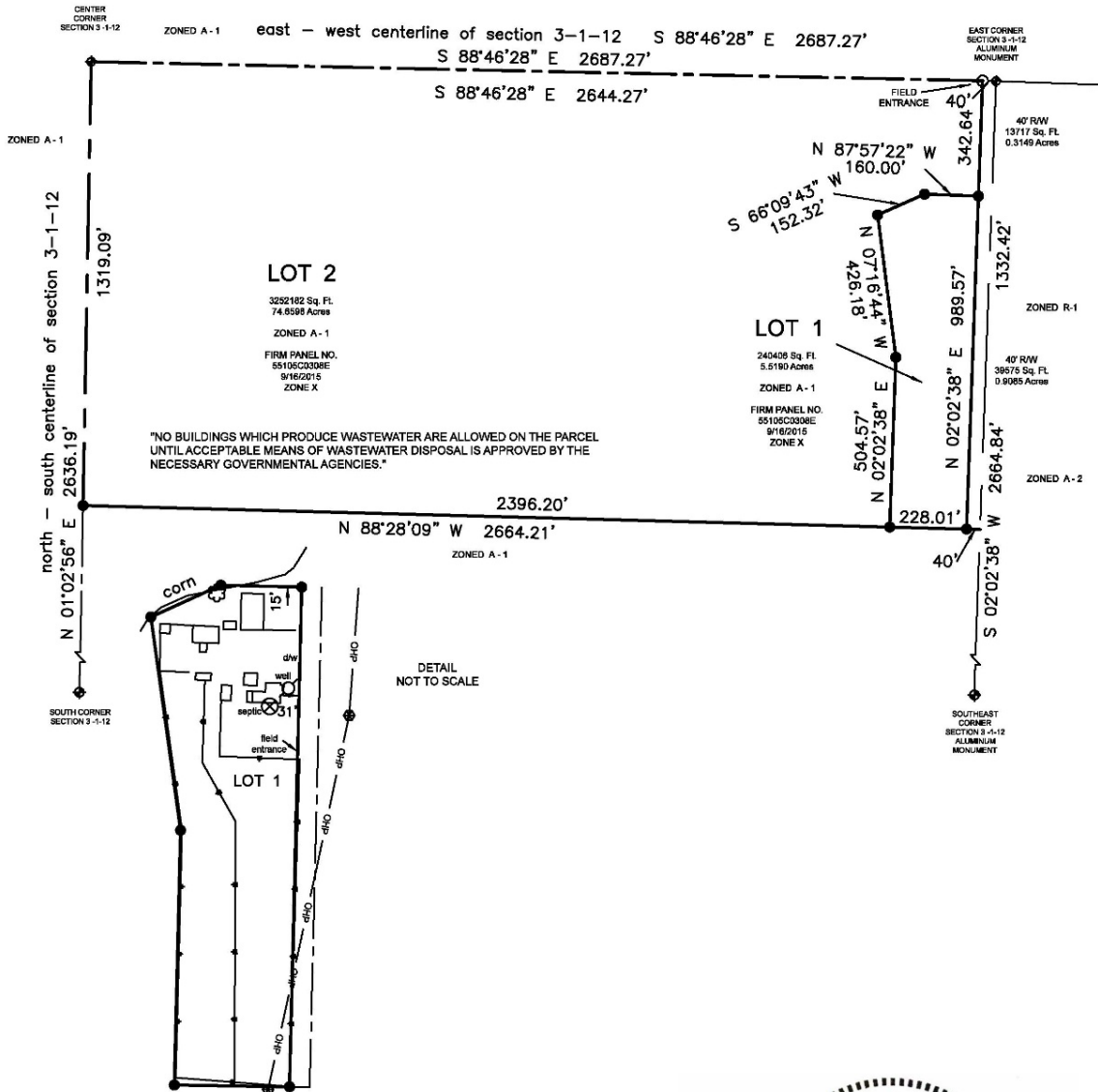
OUTLOT 13 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT,
BEING A PART OF THE S. E. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH
PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

PREPARED FOR:

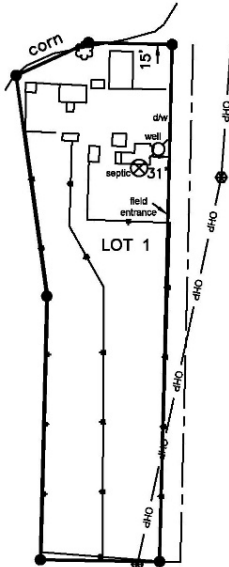
RICHARD & SHIRLEY THOMPSON
FAMILY REVOCABLE TRUST
3818 SOUTH DUGGAN ROAD.
BELOIT, WI 53511



BEARINGS BASED ON ROCK COUNTY COORDINATE SYSTEM

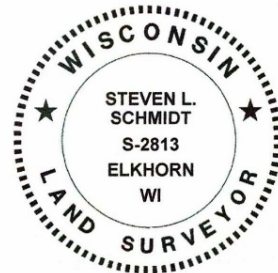


"NO BUILDINGS WHICH PRODUCE WASTEWATER ARE ALLOWED ON THE PARCEL
UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE
NECESSARY GOVERNMENTAL AGENCIES."



LEGEND

- = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊕ = FOUND CORNER MONUMENT
- = SET IRON PIPE 1" DIA. X 24" X 1.13 LBS FT.



Steven L. Schmidt

STEVEN L. SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

THIS INSTRUMENT DRAFTED
BY STEVEN L. SCHMIDT
PROJECT NO. 2024-072
DATED OCTOBER 16, 2023
SHEET 1 OF 3

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

CERTIFIED SURVEY MAP OF

OUTLOT 13 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT,
BEING A PART OF THE S. E. 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 Outlot 13 of the Assessor's Plat of the Town of Beloit, Being a Part of the S.E. 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 E. corner of Section 3; thence S 02°02'38" W 1332.42 feet along the East line of said Section 3; thence N 88°28'09" W 2664.21 feet to the West line of said Section 3; thence along said West line N 01°02'56" E 1319.09 feet to the East - West centerline of said Section 3; thence S 88°46'28" E 2687.27 feet along said East - West centerline to the point of beginning. Containing 81.4022 Acres.

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 16th day of October, 2024 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. 2024-072
DATED OCTOBER 16, 2024
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

OUTLOT 13 OF THE ASSESSOR'S PLAT OF THE TOWN OF БЕЛОIT,
BEING A PART OF THE S. E. 1/4 OF SECTION 3, T. 1 N., R. 12 E.,
OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Richard Thompson and Shirley Thompson, Owners of the land described in the foregoing description, do hereby certify that I have caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat. I 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__

Richard Thompson

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:

Shirley Thompson

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. 2024-072
DATED OCTOBER 16, 2024
SHEET 3 OF 3

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

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: 3918 S. DUBGAN Rd Beloit, WI 53511.

Property owner's name: Richard T Thompson Shirley T Thompson 365 1758

ITEM OF INFORMATION	YES	NO
I. Land Resources; Does the project site involve:	----	----
A. Changes in relief and drainage patterns? (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		✓
B. A landform or topographical feature including perennial streams?		✓
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		✓
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?		✓
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.

RESOLUTION 2024-031

**APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 3918 S. DUGGAN 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 two-lot Certified Survey Map for 3918 S. Duggan Road in the Town of Beloit, containing 81.4022 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:

OUTLOT 13 OF THE ASSESSOR’S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE S.E. ¼ OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: BEGINNING AT THE E. CORNER OF SECTION 3; THENCE S 02°02’38” W 1332.42 FEET ALONG THE EAST LINE OF SAID SECTION 3; THENCE N 88°28’09” W 2664.21 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE ALONG SAID WEST LINE N 01°02’56 E 1319.09 FEET TO THE EAST – WEST CENTERLINE OF SAID SECTION 3; THENCE S 88°46’28” E 2687.27 FEET ALONG SAID EAST – WEST CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 81.4022 ACRES.

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 3918 S. Duggan 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 4th day of December, 2024.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director