



PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 22, 2025

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the December 18, 2024 and January 8, 2024 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Resolution 2025-03 approving a Conditional Use Permit to allow Liquor Sale for the property located at 1623 Park Avenue
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of Resolution 2025-04 approving a one-lot Certified Survey Map for the properties located at 1407 Liberty Avenue, 1112 Garfield Avenue and 1118 Garfield Avenue in the City of Beloit
[Attachment](#)
 - 4.b. Consideration of a request to extend a water main through the Broad Street Parking Lot to serve the 300 block of State Street and the 400 block of East Grand Avenue
[Attachment](#)
 - 4.c. Consideration of a Relocation Order and Early Acquisition Exhibit for the property located at 1501 Liberty Avenue
[Attachment](#)
 - 4.d. Consideration of Resolution 2025-05 approving a two-lot Extraterritorial Certified Survey Map for the property located on the 8,000 block South Butterfly Road in the Town of Turtle
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Rezoning - 423 St. Lawrence Avenue
6. FUTURE AGENDA ITEMS
Rezoning - 717 and 725 Chapin Street
Permanent Zoning - 1990 E Bradley Street

Rezoning - 113 Bluff Street
Permanent Zoning - 1014 Masters Street

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, December 18, 2024**

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Winkelmann, Elliott, and Jacobsen were present. Commissioner Flesch, Anderson, and Councilor Day were absent. Commissioner Abarca arrived at 7:03 PM.

2. MINUTES

2.a. Consideration of the minutes of the December 4, 2024 Plan Commission meeting

Commissioner Jacobsen made a motion to approve the Minutes, seconded by Commissioner Winkelmann. Motion prevailed, voice vote (4-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution 2024-029 approving a Preliminary Plat of Elmwood Commons Plat Tw

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

Commissioner Winkelmann inquired about the maps and the layout designating an outlot. Ms. Christensen explained that the layout reflects the initial submission made during the engineering review process with Fehr Graham. The City determined that a larger stormwater area would likely be required, which could result in the removal of some lots. During the final engineering design, if the additional lots are deemed unnecessary, they could be added back in. However, the City believes this adjustment can be addressed as a minor amendment during the final plat stage.

Commissioner Winkelmann asked for clarification on whether there were two outlots. Ms. Christensen responded that it is now a single large outlot, whereas it was previously two. Commissioner Winkelmann then asked if Outlot Two is the only one remaining. Ms. Christensen answered yes.

Ms. Christensen explained that the City will address the zoning when the lots are created. Commissioner Winkelmann inquired if the layout still aligns with the blue and yellow map, where the yellow indicates the multifamily area. Ms. Christensen confirmed that, in general, the multifamily area is located on the north and south ends of the subdivision. Ms. Christensen elaborated that the area previously designated as an outlot is also now planned for multifamily.

Chairperson Ramsden opened and closed the public hearing.

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

3.b. **Consideration of Resolution 2024-034 approving a Preliminary Plat of Eagles Ridge Remainder Subdivision**

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

Chairperson Ramsden opened the public hearing.

Abby Edwards stated that she is a resident whose property borders the proposed development. Currently, she and her neighbors are on septic and well, and she asked if there would be any requirement to connect to City infrastructure or if they could continue using their existing systems. Chairperson Ramsden responded that he believes she can remain on her septic and well system, but deferred to Ms. Christensen for confirmation. Ms. Christensen clarified that if Ms. Edwards resides in the Town of Turtle, the City would not require her to connect to City water and sewer.

Ms. Edwards raised another concern, largely on behalf of her neighbor, regarding water runoff. She explained that when it rains, their yard experiences significant runoff, resembling a small river. She asked what measures are planned to address this issue with the development and subdivision expansion. Specifically, she inquired about potential grading on the hill behind her property to manage runoff and prevent flooding into their yards.

Scott Schneider, Director of Water Resources for the City of Beloit, explained that the developer's plans include a retention pond, which is represented as a tall rectangle on the west side of Townhall Road. This pond is designed to manage stormwater for the area. In response to Ms. Edwards' question about whether the water would be pumped, Mr. Schneider clarified that the water would flow naturally by gravity, meeting the stormwater management requirements for the new development.

Mr. Schneider noted that, as of now, no grading plans have been provided for the development. He added that he does not have enough detailed knowledge to determine what impacts the grading might have.

Bill Clasen, a civil engineer with Arc Design Resources, explained that the development will significantly reduce the amount of water flowing through the lots. Stormwater will be captured by the storm sewer system and directed to a detention basin, where the flow will be slowed, effectively reducing stormwater runoff for the entire subdivision.

Ms. Edwards asked if it was fair to assume that, with the addition of Owl Run, the front yards and houses on the new lots would drain toward Owl Run, while the backyards would continue to drain toward her property.

Mr. Clasen responded that much of the water coming down the hill toward her property will be intercepted by the storm sewer system on Owl Run. Final grading plans are still being developed and will be reviewed by the City to ensure compliance with the stormwater management ordinance.

Ms. Edwards also inquired about the estimated timeline for construction. Ms. Christensen explained that if the project is approved, the developers will need to submit a final plat for the first phase, along with final engineering designs for the infrastructure, before beginning work. A development agreement will also need to be negotiated. Mr. Clasen added that, based on the preliminary timeline, construction could begin toward the end of next year.

Ms. Edwards then asked about the alignment of Town Hall Road, noting that it appears offset. Mr. Clasen confirmed that it is slightly offset, but this aligns with the City's future plans to redesign the intersection, potentially creating an S-curve as part of those improvements.

Chairperson Ramsden closed the public hearing.

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

3.c. **Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1400 White Avenue**

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

Ms. Christensen explained that if the current occupant leaves, the PUD restricts future uses to those specified within it. According to the PUD, permitted ground-floor commercial uses include resale services, sales and services related to an arts and crafts studio, and a café. If the land use were to change, such as a new occupant wishing to establish a record store, the PUD plan would need to be amended. Any significant changes would require approval from the Plan Commission. Minor changes could be reviewed to determine if they qualify as small adjustments, but substantial differences would necessitate a return to the Plan Commission for approval.

Chairperson Ramsden opened the public hearing.

Kiara Wilson, the business owner, was present to answer any questions.

Chairperson Ramsden asked Ms. Wilson if the owner was present to speak on their behalf. Ms. Wilson replied that he was not. Chairperson Ramsden then inquired how long the owner had owned the building. Ms. Wilson explained that the owner purchased it in 2006, which was also when the building last operated as a salon on the ground floor. He bought it from the previous salon owner. Chairperson Ramsden asked if there is currently someone living on the second floor. Ms. Wilson confirmed that there is.

Chairperson Ramsden also asked Ms. Wilson if she plans to live in the building or simply manage the ground-floor business. Ms. Wilson responded that she grew up across the street on Central Avenue and plans to stay in that house.

Finally, Chairperson Ramsden asked if the café would offer indoor and outdoor seating. Ms. Wilson clarified that it would be an indoor café, but she envisions using the outdoor space as well, offering seating in a portable garden setting where customers can sit outside, water plants, drink coffee, and read a book—similar to a normal café or restaurant with outdoor seating.

Commissioner Abarca inquired whether the café would be located inside the fenced area or if there would be additional space outside. Ms. Wilson clarified that the café would be situated within the fenced area behind the building. Chairperson Ramsden asked if there was a garage behind the fence. Ms. Wilson responded that there was only the fenced area, with no garage. Ms. Wilson added that there is a walkway leading through the back, alongside the fence.

Chairperson Ramsden asked whether parking would be available in that area. Ms. Christensen confirmed that it would be. Chairperson Ramsden further asked if there would be space for a car to turn around once parked. Ms. Wilson explained that there would not be, and drivers would need to park on the street. She noted that most of the customers who support this business are within walking distance, including college students, so walking traffic is expected to be higher than driving traffic. She anticipates five to seven cars being parked throughout the day while the store is open. Commissioner Elliott remarked that this business is similar to Mr. B's, which has no parking but operates successfully despite that.

Ms. Christensen explained that when repurposing these commercial spaces, parking is often considered a pre-existing condition. They will attempt to make it work without needing a large parking lot, as it may be difficult to use the space otherwise. Commissioner Elliott expressed his belief that it's a great location with a unique concept.

Chairperson Ramsden closed the public hearing.

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

3.d. **Consideration of Ordinance No. 3859 amending the Zoning District Map of the City of Beloit for the property located at 1400 White Avenue**

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

Commissioner Jacobsen asked about the recommended zoning under the upcoming comprehensive plan. While she supports the PUD, she expressed uncertainty about how the zoning ordinance will be structured. Ms. Christensen explained that significant changes to districts are anticipated, particularly as the new plan integrates small businesses alongside residential uses in established neighborhood areas. The City is working to determine how to rezone accordingly, with the comprehensive plan aiming to repurpose commercial spaces. For now, the PUD remains the only mechanism to achieve this. Commissioner Jacobsen further inquired if, once the plans are updated, there would no longer be a need to bring PUD requests to the Plan Commission. Ms. Christensen explained that this has yet to be determined.

Commissioner Jacobsen expressed her support, noting that the space's smaller size makes it ideal for someone starting out, as it requires minimal changes. Reflecting on her experience walking past Roosevelt in the 1960s and observing the pharmacy with residential spaces above, she noted how such setups were more common then. She asked a follow-up question regarding the RFP process, specifically whether the Plan Commission has any role in selecting the consultant or if that decision is solely made by staff.

Ms. Christensen clarified that staff would select the consultant. However, as the City progresses through the process, there will be stages where the Plan Commission will review and approve the ordinance. She added that the City will need to determine how to present the rewritten ordinance to the Plan Commission in a way that is manageable.

Commissioner Abarca inquired about the timeline for implementing the new zoning ordinance. Ms. Christensen responded that the work will take place throughout the coming year, with the goal of completing it by year-end. In the meantime, properties can be rezoned as long as the changes align with the goals outlined in the new comprehensive plan.

Chairperson Ramsden opened and closed the public hearing.

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

3.e. **Consideration of Ordinance No. 3860 amending the Zoning District Map of the City of Beloit for the property located at 423 St. Lawrence Ave**

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

Commissioner Elliott asked if there was a picture of the property. Ms. Christensen said she does not think she put one in the file, but she can bring one up.

Chairperson Ramsden opened the public hearing.

Edgar Mellin, residing at 1910 McKinley Ave, stated that they have been residents of Beloit, Wisconsin, for the past 20 years. Chairperson Ramsden asked how long they had owned the property, to which Mr. Mellin replied that they purchased the home last year. When asked about the previous owner, Mr. Mellin said they were unsure. Chairperson Ramsden further inquired if anyone had been living in the home, and Mr. Mellin confirmed it had been vacant.

He explained that they have been waiting to see if they could convert the property into a duplex. The upper floor previously had a kitchen, which they have since demolished. The home currently features two rooms on the first floor and one on the upper floor. Mr. Mellin mentioned that he wished he had brought an outline of the layout for clarification but noted there is an attic on the upper floor that could be converted into an additional room. The first floor measures approximately 1,200 square feet, while the second floor is 790 square feet. The attic, currently excluded from the living space, could potentially be finished to create more room on the upper level.

Chairperson Ramsden asked what their plans are if the zoning request to change from single-family to multi-family is approved, specifically regarding any renovations or improvements to the building. Mr. Mellin explained that they had applied for funding to renovate the property and were approved. Their intention is to retain the building and rent it out. However, he noted that if the request is denied, they will proceed with renovations and put the property back on the market as a single-family home.

Chairperson Ramsden asked if the zoning request is denied, whether Mr. Mellin would renovate the building and put it on the market. Mr. Mellin confirmed that he would, but if the request is approved, they will proceed with renovations to convert the property into a duplex. Chairperson Ramsden also inquired if Mr. Mellin owns other rental properties in Beloit, to which he responded that they own about ten properties.

Commissioner Elliott asked about the back part of the house and its connection to the second floor. Mr. Mellin explained that it connects the first floor to the second floor. Commissioner Elliott then asked if it would be possible to build a door to separate the spaces, to which Mr. Mellin replied that they plan to add a door to the garage, which

they will separate with a wall to designate access for each apartment. He also mentioned that the driveway is large enough to allow parking on both sides.

When Commissioner Elliott inquired about the planned rental prices, Mr. Mellin mentioned that they plan to charge \$1,000 for a two-bedroom unit and \$1,200 for a three-bedroom unit. Commissioner Elliott then asked if the applicant wanted a duplex, would they need to submit a separate request. Ms. Christensen responded that she was unsure and would need to check with the City Attorney, as it was unclear whether the City would need to start the process over since the public notice indicated the request was for R-3 zoning.

Chairperson Ramsden closed the public hearing.

Commissioner Elliott made a motion to approve, but the motion died due to lack of a second.

Commissioner Winkelmann made a motion to deny, seconded by Commissioner Abarca.

Commissioner Winkelmann pointed out that there are R-2 family units in the area. Ms. Christensen explained that the area is currently a mix of residential properties. However, the request for R-3 zoning, which would allow additional units, which was inconsistent with the intent of the Established Neighborhood designation in the Comprehensive Plan. Therefore, staff recommended denial. She noted that she did not write the staff report and couldn't speak to whether the recommendation would have been different if only two units were proposed.

Commissioner Abarca asked if the new zoning ordinance planned for next year would allow the property to be converted into a duplex. Ms. Christensen clarified that since the zoning request was for R-3, not R-2, staff did not analyze whether a duplex would be allowed. Staff would need to confirm whether it was originally built as a duplex, rather than broken up into two units. However, she mentioned that in 1985, the building had been used as a two-unit property, so it's possible it was designed that way. Commissioner Winkelmann inquired about the building's age, and Ms. Christensen replied that the building was constructed in 1850.

Commissioner Elliott indicated that since the property was used as a duplex in 1985, it likely has the space for a second unit and is needed, especially given the current housing shortage. He also pointed out that if the property were put back on the market as a single-family home, it might be out of place in the neighborhood and harder to sell.

Ms. Christensen expressed concern with the idea that certain neighborhoods should be restricted to rental properties, stating that the City has been collaborating with

nonprofits to build new single-family homes. She emphasized that there is demand for single-family homes, with many people wanting to live in central city neighborhoods.

Ms. Christensen clarified that the property has been used as a single-family home since 1985. Commissioner Jacobsen noted that the Plan Commissioners cannot alter the applicant's original request, which was for multi-family zoning. Ms. Christensen acknowledged that she wasn't sure about the urgency of the applicant's request. She suggested that the Commission could table the item to explore the possibility of R-2 zoning instead.

Commissioner Jacobsen asked if the building could be divided into apartments, stating she wouldn't support that. Commissioner Elliott agreed, stating he wouldn't support it either but felt a duplex would be the ideal solution. Commissioner Winkelmann proposed that the Commissioners could either deny the request, allowing the applicants to return later, or table the item to give staff time to work with the applicants on a solution. He emphasized that while more than a duplex would be inappropriate, a duplex seemed the most fitting. The Commissioners discussed tabling the item.

Chairperson Ramsden then asked the applicant to return to the podium. He noted that based on the discussion, the chance of the property being zoned R-3 seemed slim, but the Commission appeared more open to zoning it R-2 for a duplex. Chairperson Ramsden asked the applicant if he would prefer to have a vote on R-2 tonight or if he would like the item tabled and returned at a later time with a request for R-2 zoning. Mr. Mellin explained that there had been confusion, as they initially thought R-3 would allow multi-family units, but they now realized the mistake. He stated that if the Commissioners needed to table the item to consider R-2 zoning, they were inclined to proceed with that request.

Commissioner Winkelmann withdrew his motion, seconded by Commissioner Abarca.

Commissioner Jacobsen made a motion to table the item, seconded by Commissioner Elliott. Motion carried, voice vote (5-0).

3.f. **Consideration of Resolution 2024-035 approving an exception to Sections 30.0, 30.10, 30.35(2)(c), and 30.42(2)(c) of the Outdoor Sign Regulations for the property located at 2825 Prairie Avenue**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Abarca made a motion to table the item, seconded by Commissioner Ramsden. Motion carried, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of a one-lot Certified Survey Map for the property located at 1452 S Townhall Road**

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

Commissioner Winkelmann made a motion for approval, seconded by Commissioner Elliott. Motion carried, voice vote (5-0).

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 January 8, 2025.

7. **ADJOURNMENT**

Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Abarca at 8:14 PM. Motion carried, voice vote (5-0).

Mike Ramsden, Chairperson

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 8, 2024**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

There were no minutes to consider.

3. PUBLIC HEARINGS

No public hearings were scheduled.

4. REPORTS

4.a. Consideration of Resolution 2025-01 approving a one-lot Extraterritorial Certified Survey Map for the property located at 4212 W Spring Creek Road in the Town of Beloit

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

Commissioner Jacobsen made a motion for approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (4-0).

4.b. Consideration of Resolution 2025-02 approving a three-lot Certified Survey Map for the properties located at 709 College Street and 717 and 725 Chapin Street

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

Commissioner Winkelmann asked if the Beloit College president's house will have a driveway to the garage.

Dan Schooff, 1955 Pebble Drive, representing Beloit College explained that there is a need to secure an accepted offer for 725 Chapin Street, and it is expected to be sold by February 2025. Regarding the middle lot, they do not plan to sell it this year, and as the garage is divided, they will need to make a decision before marketing the middle building. Additionally, the driveway leading to the garage on the left may require some adjustments or could potentially need to be revisited by the Plan Commission next year.

Commissioner Winkelmann asked if it could be a shared driveway. Yes, it could be. Beloit College has several properties for sale, but they won't be actively marketing the middle one for the time being. Beloit College worked with TJ and Batterman's to determine the most efficient way to divide the properties, allowing them to sell the 725 Chapin Street property. This approach was deemed the simplest solution.

Commissioner Anderson made a motion for approval, seconded by Commissioner Jacobsen. Motion carried, voice vote (4-0).

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 January 22, 2025.

7. ADJOURNMENT

Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Winkelmann at 7:11 PM. Motion carried, voice vote (4-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2025

Agenda Item: 3. a.

File Number: CU-2025-01

General Information

Applicant: Jairo Sanchez Garcia

Owner: Margarita Mora

Address/Location: 1623 Park Avenue (Cinco De Mayo Supermarket)

Applicant's Request: The applicant has applied for a Conditional Use Permit (CUP) to allow Liquor Sale in a C-2, Neighborhood Commercial District for the property located at 1623 Park Avenue.

Background

Cinco De Mayo Supermarket would like to add beer and liquor sales to their existing supermarket at 1623 Park Avenue, which is zoned C-2, Neighborhood Commercial. The Use Table contained in the Zoning Ordinance indicates that *Liquor Sale* in the C-2, Neighborhood Commercial District is only allowed if reviewed and approved in accordance with the CUP procedures.

Staff Analysis

Existing Conditions: Cinco De Mayo Supermarket is located at the corner of Park Avenue and Washburn Street in the Merrill Neighborhood. The businesses on this commercial block share a rear off-street parking lot, which is accessible from Washburn Street.

In 2013, the property owner applied for liquor sale within a C-2 district, but the request was denied due to opposition from residents. Community members expressed concerns and did not support the sale of alcohol in nearby commercial establishments.

Surrounding Land Use and Zoning: To the north is the CFSC Beloit Check Cashing Store, which is zoned C-2, Neighborhood Commercial. To the east are single-family dwellings zoned R-1B, Single-Family Residential. To the south are R & R Auto Rental, Clippers & Curls, and Two Worlds One Heart Childcare Center, all zoned C-2, Neighborhood Commercial. To the west is American Construction Metals (ACM), which is zoned M-2, General Manufacturing.

Public Notice

In addition to a Class 2 Newspaper Notice published in the Beloit Daily News on January 8, and 15, the attached Public Notice was sent out to the media and surrounding property owners. No comments have been submitted as of the writing of this report.

City of Beloit Comprehensive and Strategic Plan: The City's Comprehensive Plan recommends *Avenue Mixed Use* for the subject property. Section 66.1001(2m) (b) of Wisconsin Statutes specifies that conditional use permits do not need to be consistent with the Comprehensive Plan.

Municipal Utilities: The subject property receives the full range of municipal services.

Review Agent Comments: This application was sent out to the City's Review Agents including the utilities, and no comments were received.

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The proposed use of liquor sales will require a license which will be reviewed by the City's Alcohol Beverage and License Control Committee and approved by City Council. If the use is determined to be detrimental to the public welfare, the license can be denied, revoked or suspended.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The conditional use will not injure the use and enjoyment of nearby properties. A majority of properties are commercial and industrial.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The conditional use is not expected to diminish or impair property values in this commercial corridor.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The surrounding area is either developed or suitable for redevelopment, and proposed alcohol sales will not impede further development or redevelopment.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The proposed conditional use does not include changes to exterior architectural design or site layout. Staff does not believe the conditional use will depreciate the property values of neighboring properties. Any modifications to the exterior of the building will require architectural review and approval by staff.

- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - The property already has the necessary utilities and facilities. The existing site has adequate parking on-site.

- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed use is not anticipated to increase traffic congestion.

- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The proposed use will comply with all other applicable regulations.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow *Liquor Sale* in the C-2, Neighborhood Commercial District for property located at 1623 Park Avenue based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes *Liquor Sale*, for the property located at 1623 Park Avenue.
2. The applicant shall obtain and retain all applicable liquor licenses, while the conditional use is established and maintained.
3. In accordance with Section 2-511 of the Zoning Ordinance, if the conditional use has not been established within one year after the date of issuance of the permit, then without further action by the Plan Commission and without further notice to the applicant, the conditional use permit shall lapse and become null and void.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this CUP. The Director of Planning and Building Services may approve minor changes administratively.

ATTACHMENTS: Resolution 2025-003, Conditional Use Permit Decision Form, Store Layout, Application, Public Notice and Mailing List.

RESOLUTION 2025-03

**APPROVING A CONDITIONAL USE PERMIT TO ALLOW
LIQUOR SALE FOR PROPERTY LOCATED AT 1623 PARK AVENUE**

WHEREAS, the application of Jairo Sanchez Garcia on behalf of Margarita Mora for a Conditional Use Permit (CUP) to allow *Liquor Sale*, in the C-2, Neighborhood Commercial District for the property located at 1623 Park Avenue having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT, the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby grant a CUP to allow a Liquor Sales at 1623 Park Avenue in the City of Beloit, for the following premises:

NORTH 46 FEET OF LOTS 1, 2, 3, AND 4 OF BLOCK THREE OF RIVERSIDE ADDITION,
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. CONTAINING 0.17 ACRES, MORE OR
LESS.

As a condition of granting the Conditional Use Permit, the Plan Commission does hereby stipulate the following conditions and restrictions upon the conditional use, which are hereby deemed necessary for the public interest:

1. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this CUP. The Director of Planning and Building Services may approve minor changes administratively.

BE IT FURTHER RESOLVED that the applicant is formally advised of the following additional ordinance requirements:

1. This Conditional Use Permit authorizes *Liquor Sale*, for the property located at 1623 Park Avenue.
2. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.
3. In accordance with Section 2-511 of the Zoning Ordinance, if the conditional use has not been established within one year after the date of issuance of the permit, then without further action by the Plan Commission and without further notice to the applicant, the conditional use permit shall lapse and become null and void.

Adopted this 22nd day of January, 2025.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen
Community Development Director

**Beloit Plan Commission
Conditional Use Permit Decision Form**

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

Ordinance Requirements

List ordinance requirements related to the conditional use permit:

1. This Conditional Use Permit authorizes *Liquor Sale*, for the property located at 1623 Park Avenue.

Substantial Evidence: *Retail Sales and Service (Entertainment Oriented)* uses including *Liquor Sale* requires a Conditional Use Permit in the C-2 district, and this condition articulates that the proposed uses are deemed appropriate at this location.

2. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.

Substantial Evidence: All alcohol sales require a liquor license per City regulations.

3. In accordance with Section 2-511 of the Zoning Ordinance, if conditional use has not been established within one year after the date of issuance of the permit, then without further action by the Plan Commission and without further notice to the applicant, the conditional use permit shall lapse and become null and void.

Substantial Evidence: Standardized condition that outlines the regulation for establishing a Conditional Use Permit.

Does the applicant meet **all** of the ordinance requirements? No Yes, after the steps above

Permit Conditions

A local government is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable**, and to the extent, practicable and **measurable**. Conditions may limit the permit's duration, transfer, or renewal.

List conditions imposed on the permit:

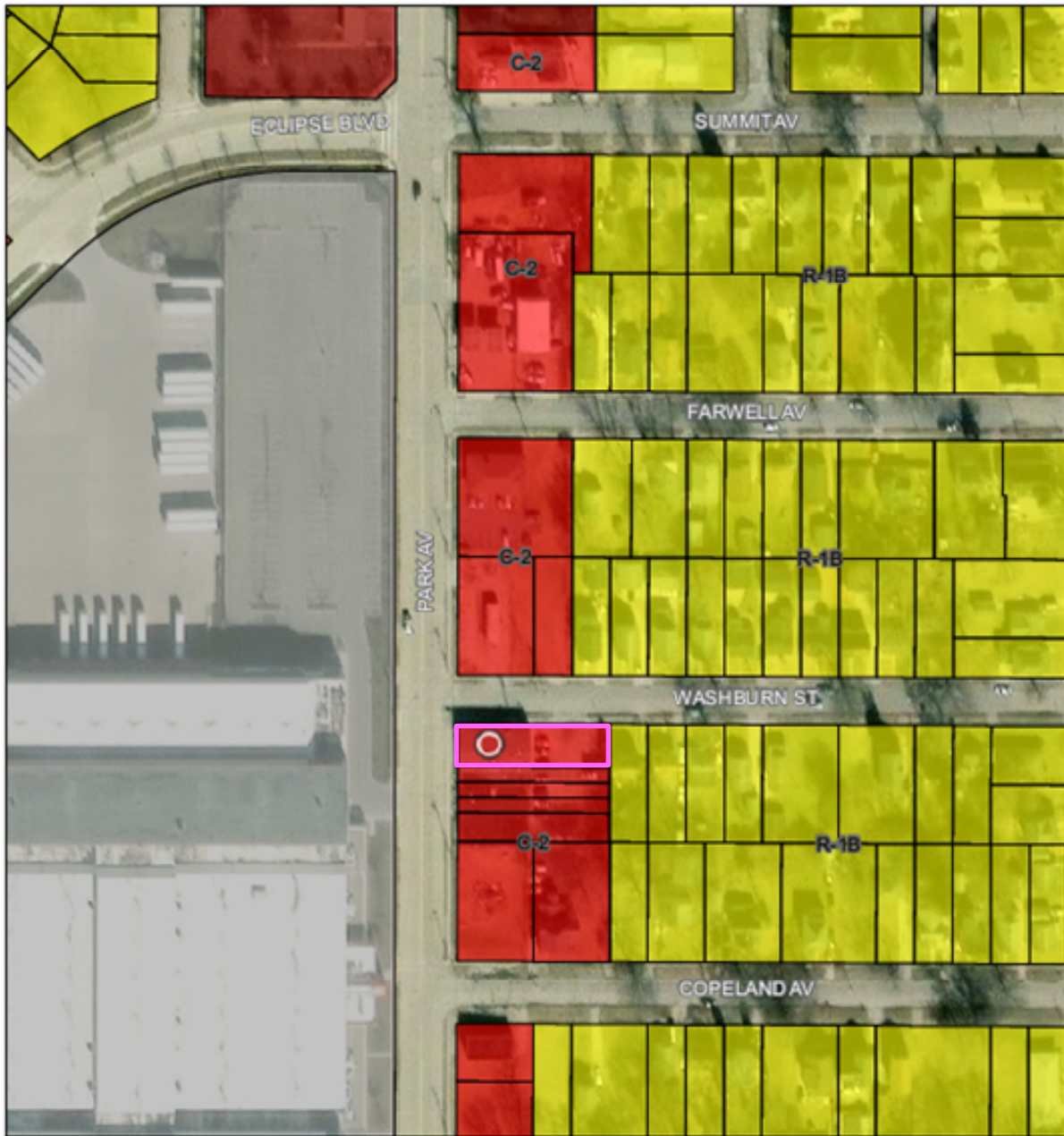
1. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

Substantial Evidence: Standardized condition to establish a process for future changes.

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

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

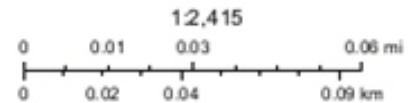
City of Beloit Zoning Map



1/2/2025

- Zoning Districts**
- C-2
 - C-3
 - M-2
 - R-1B
- World Imagery

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



Maple, Microsoft

Bathroom

Storage

Seating area

Kitchen

Produce department

shelf stable
grocery
items

Storage
Beer

walk in
cooler

meat
department

Register

Entrance

Parking Lot

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print) File Number: _____

1. Address of subject property: 1623 Park Ave

2. Legal description: Grocery Store

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): _____

4. Owner of record: _____ Phone: _____

(Address) (City) (State) (Zip)

5. Applicant's Name: Jairo Sanchez Garcia (Cinco de Mayo Supermarket)

1255 S 53rd St West Milwaukee WI 53214
(Address) (City) (State) (Zip)

(Office Phone #) (Cell Phone #) (E-mail Address)

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

7. THE FOLLOWING ACTION IS REQUESTED:

A Conditional Use Permit for: BEER LIQUOR
_____ in a(n) C-2 Zoning District.

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

Principal use: GROCERY STORE

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: _____ Completion date: _____

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

- () Owner
- (X) Leasehold, length of lease: 5 years
- () Contractual, nature of contract: _____
- () Other, explain: _____

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

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Jairo Sanchez Jairo Sanchez Garcia 11-21-24
(Signature of Owner) (Print name) (Date)

Margarita Mora Margarita Mora 11/9/24
(Signature of Applicant, if different) (Print name) (Date)

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

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the application fee.

To be completed by Planning Staff	
Filing fee: <u>\$500.00</u> Amount paid: _____ Meeting date: _____	Application accepted by: _____ Date: _____



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

NOTICE TO THE PUBLIC

January 8, 2025

To Whom It May Concern:

Jairo Sanchez Garcia, on behalf of Margarita Mora has applied for a Conditional Use Permit to allow alcohol sales in a C-2, Neighborhood Commercial District for the property located at:

1623 Park Avenue

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

City Plan Commission: Wednesday, January 22 2025, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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.

Andrew Milner Rentals, LLC
PO Box 1161
Beloit, WI 53511

Loyd Majeed
2034 S Mound Ave
Beloit, WI 53511

George H. Hattiex
923 Washburn St
Beloit, WI 53511

American Builders & Contractors
Supply Co, Inc
1 Abc Pkwy
Beloit, WI 53511

1637 Park, LLC
425 Huehl Rd Bldg 3
Northbrook, IL 60062

Rockside Properties, LLC
4380 67th Dr #1005
Union Grove, WI 53182

Edward R Mulligan
2091 Shopiere Rd Ste D
Beloit, WI 53511

Martha S. Mendoza Soberanes
920 Washburn St
Beloit, WI 53511

Edward A Laughlin Rentals, LLC
121 Dayton Row
Madison, WI 53703

Harril White
913 Washburn St
Beloit, WI 53511

Leon J. Foxen Sr
10703 S Hickory Ct
Beloit, WI 53511

Javier Almaraz-Agudo
931 Copeland Ave
Beloit, WI 53511

Nora Navarro Revocable Trust
1119 Dewey Ave
Beloit, WI 53511

ADT Ventures, LLC
PO Box 930312
Verona, WI 930312

Juan Cabrera-Aguilar
921 Copeland Ave
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2025

Agenda Item: 4.a.

File Number: CSM-2025-03

General Information

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

Owner: Samra & Singh 2, Inc.

Address/Location: 1407 Liberty Avenue, 1112 Garfield Avenue and 1118 Garfield Avenue

Jurisdiction: City of Beloit

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

Staff Analysis

Proposed Land Division: The purpose of the proposed CSM is to combine the current gas station and convenience store property located at 1407 Liberty Avenue with the two former residential properties to the north located at 1112 Garfield Avenue and 1118 Garfield Avenue to form one large lot for building a new gas station and convenience store. Combining the lots is needed to avoid building over existing lot lines, and to avoid the need for an exception to the Landscape Code, which requires open green space along interior lot lines for new development and redevelopments such as this. The proposed redevelopment will also feature a new pump canopy and space for a future tenant. Lot 1 measures 203 feet along Garfield Avenue and 170.27 feet along the alley, by 129.99 feet along the north property line and 99.70 feet along Liberty Avenue, and is 0.594 acres (25,860 square feet). Currently, the proposed Lot 1 has access from Madison Road, Liberty Avenue, and Garfield Avenue. However, it will lose its access to and from Madison Road after completion of the Madison Road, Liberty Avenue and McKinley Avenue intersection improvements by the Wisconsin Department of Transportation (WisDOT), currently planned for 2027.

Plan Commission reviewed and approved a similar CSM on August 21, 2024, subject to the following three conditions:

- 1. Up to a 20-foot-wide access easement or alley reservation by the owner to connect the existing alley to Garfield Avenue shall be provided along the north property line on the final CSM as evaluated and determined during the PUD Final Plan review.*
- 2. All primary and accessory structures at 1112 Garfield Avenue and 1118 Garfield Avenue shall be demolished before the final CSM is recorded. A wrecking permit and plumbing permit must be issued before demolition work begins. Alliant Energy needs to be contacted before any demolition work begins.*
- 3. 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.*

The August 21, 2014 CSM was not recorded, and subsequently, because the applicant did not

want to provide an access easement or alley behind the proposed building, an alternative means of providing access through the site was discussed with City staff. This alternative approach is to provide a 20-foot public ingress/egress easement from Liberty Avenue to the alley along the southwest edge of the property connecting the proposed driveway to the alley. Staff deems this alternative acceptable subject to the review comments below, which have been incorporated into the resolution. As of the writing of this report, the houses located at 1112 and 1118 Garfield Avenue have been fully demolished and sewer and water laterals have been capped.

Surrounding Land Use and Zoning: There are residential properties to the north of the subject property zoned R-1B, Single Family Residential District, and Hinckley Park zoned PLI, Public Lands and Institutions to the east. The applicant's property is part of a larger C-2 district that runs along Madison Road to the northwest.

Review Agent Comments: The proposed CSM was distributed to the Review Agents. The review agents had the following comments:

Engineering: A separate easement document to provide public ingress/egress through the property to the alley must be prepared and recorded prior to recording the CSM, with the easement document number referenced on the CSM. Additionally, the easement language must include the following restrictions:

- The easement area must be kept clear and accessible at all times and may not be obstructed. No parking, standing, stopping allowed.
- Snow cannot be stored within the easement area. The easement area will be kept clear by the property owner after snow fall. If the area is not cleared, the City has the right to clear snow from the easement area onto the property.
- The City is not responsible for damage to landscaping or curbing or private utilities within the easement area.
- No installation of private improvements that would have potential to cause obstruction, i.e. air pumps, vacuums, hose, etc. is allowed within or adjacent to the easement area.

STAFF RECOMMENDATION:

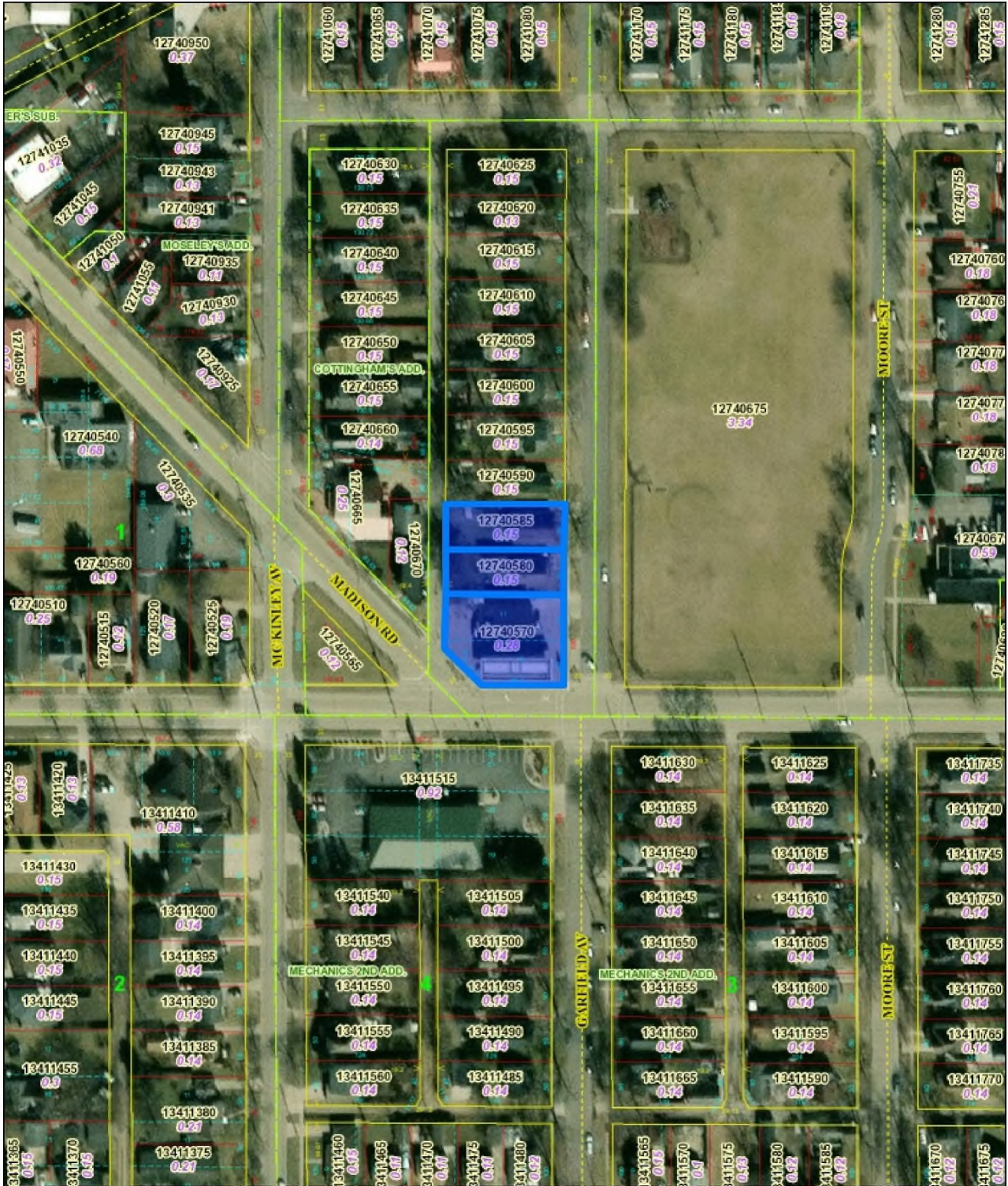
The Planning and Building Services Division recommends **approval** of the attached one-lot CSM located at 1407 Liberty Avenue, 1112 Garfield Avenue and 1118 Garfield Avenue in the City of Beloit, subject to the following conditions:

1. A separate easement document to provide public ingress/egress through the property to the alley must be prepared and recorded prior to recording the CSM, with the easement document number referenced on the CSM. Additionally, the easement language must include the following restrictions:
 - The easement area must be kept clear and accessible at all times and may not be obstructed. No parking, standing, stopping allowed.
 - Snow cannot be stored within the easement area. The easement area will be kept clear by the property owner after snow fall. If the area is not cleared, the City has the

- right to clear snow from the easement area onto the property.
- The City is not responsible for damage to landscaping or curbing or private utilities within the easement area.
 - No installation of private improvements that would have potential to cause obstruction, i.e. air pumps, vacuums, hose, etc. is allowed within or adjacent to the easement area.
2. 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, Zoning Map, Certified Survey Map, Application, Site Concept and Resolution.

LOCATION MAP



1407 Liberty and 1112, 1118 Garfield
 Web Print: 08/06/2024

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



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ZONING MAP



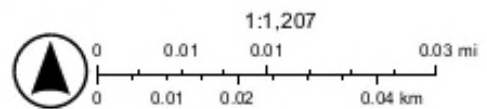
8/9/2024

Zoning Districts

- C-2
- PLI
- PUD
- R-1B

World Imagery

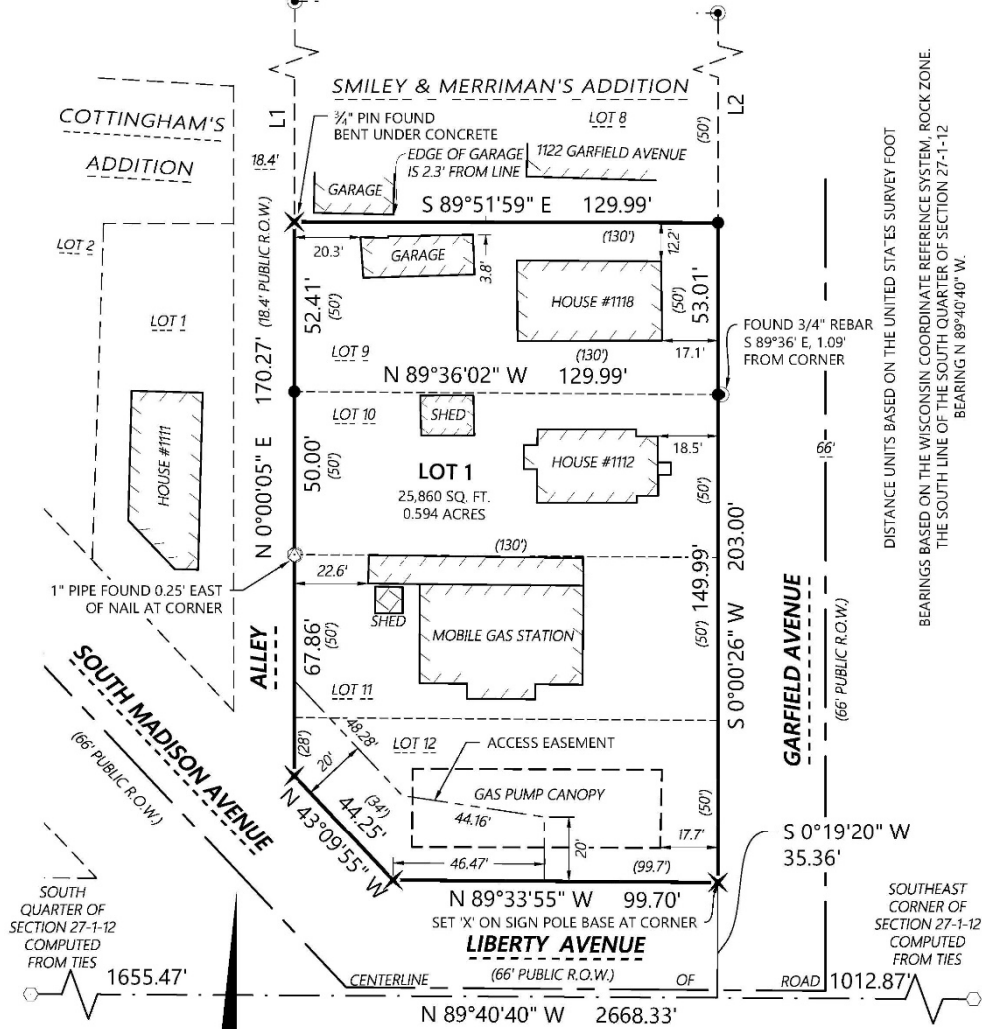
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata



Mapbox, Microsoft

CERTIFIED SURVEY MAP

OF LOTS 9, 10, 11, & 12 OF SMILEY & MERRIMAN'S ADDITION TO THE CITY OF БЕЛОIT, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 27, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
 BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK ZONE.
 THE SOUTH LINE OF THE SOUTH QUARTER OF SECTION 27-1-12
 BEARING N 89°40'40" W.

LEGEND

- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found (size noted)
- ✕ Cut Cross Set
- Section Corner Monument Found
- ⊗ 60D Nail Found
- (XXX.XX) Record Information

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°00'05" E	150.00'
L2	S 00°00'26" W	150.00'

ORDER NO: 35087 FIELD CREW: DGM/JPL DRAWN BY: JPL SHEET 1 OF 4	FOR THE EXCLUSIVE USE OF: Samra Investments, Inc.	Batterman engineers surveyors planners БЕЛОIT ELKHORN JANESVILLE 2857 S. Bartells Dr., Beloit, WI 53511 608.365.4464 www.hbatterman.com	
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File Name: J:\35000-35137\35087 - AYA - CSW - Liberty SURVE\MR18 DRAWING FILES

CERTIFIED SURVEY MAP

OF LOTS 9,10,11, & 12 OF SMILEY & MERRIMAN'S ADDITION TO
THE CITY OF БЕЛОIT, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 27, T. 1 N., R. 12 E., OF THE 4TH P.M.,
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have
County of Rock } ss. surveyed and mapped Lots 9,10,11, & 12 of Smiley & Merriman's Addition to the
City of Beloit, Being part of the Southeast 1/4 of the Southeast 1/4 of Section 27, T. 1 N., R. 12 E., of the 4th P.M.,
City of Beloit, Rock County, Wisconsin.


Containing 25,860 square feet (0.594 acres), more or less.

Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of the Owner(s) of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 23rd day of May, 2024 at Beloit, Wisconsin.
Revised this 13th day of December, 2024.

Last day of field work May 21st, 2024.

ORDER NO: 35087 FIELD CREW: DJM/JPL DRAWN BY: JPL SHEET 2 OF 4	<i>FOR THE EXCLUSIVE USE OF:</i> Samra Investments, Inc.	Batterman engineers surveyors planners BELOIT ELKHORN JANESVILLE 2857 S. Bartells Dr., Beloit, WI 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\35000-35137\35087 - AYA - CSM Liberty\SURVEY\RH B DRAWING FILES

CERTIFIED SURVEY MAP

OF LOTS 9, 10, 11, & 12 OF SMILEY & MERRIMAN'S ADDITION TO
THE CITY OF BELOIT, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 27, T. 1 N., R. 12 E., OF THE 4TH P.M.,
CITY OF BELOIT, ROCK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

I, SAMRA INVESTMENTS, INC., Owner of the land described in the foregoing description, do hereby certify that I have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that this map is required to be submitted to the following for approval or objection: City of Beloit


WITNESS the hand and seal of said Owner, this _____ day of _____, 2024.

REPRESENTATIVE FOR SAMRA INVESTMENTS, INC., Owner

State of Wisconsin }
County of Rock } *ss.* Personally came before me, this _____ day of _____, 2024, the
above-named *REPRESENTATIVE FOR SAMRA INVESTMENTS, INC.*, to me known to
be the person who executed the foregoing certificate and acknowledged the
same.

Notary Public, _____ County, Wisconsin

My Commission Expires _____

ORDER NO: 35087 FIELD CREW: DJM/JPL DRAWN BY: JPL SHEET 3 OF 4	<i>FOR THE EXCLUSIVE USE OF:</i> Samra Investments, Inc.	Batterman engineers surveyors planners BELOIT ELKHORN JANESVILLE 2857 S. Bartels Dr., Beloit, WI 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\35000-35137\35087 - AYA - CSM - libory\SURVEY\RIIB DRAWING FILES

CERTIFIED SURVEY MAP

OF LOTS 9,10,11, & 12 OF SMILEY & MERRIMAN'S ADDITION TO
THE CITY OF БЕЛОIT, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 27, T. 1 N., R. 12 E., OF THE 4TH P.M.,
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

Approved by the Planning Commission of the City of Beloit, this ___ day of _____, 2024.


By: _____

I hereby certify that the Property Taxes on the parent Parcel are current and have been paid as of
_____, 2024.

Rock County Treasurer

MAP NO. _____ RECEIVED FOR RECORD THIS ___ DAY OF _____ A.D. 2024 AT
_____ O'CLOCK ___M. AND RECORDED AS DOCUMENT NO. _____ OF CERTIFIED SURVEY
MAPS OF ROCK COUNTY, WISCONSIN.

_____ REGISTER OF DEEDS

ORDER NO: 35087 FIELD CREW: DJM/JPL DRAWN BY: JPL SHEET 4 OF 4	FOR THE EXCLUSIVE USE OF: Samra Investments, Inc.	Batterman engineers surveyors planners BELOIT ELKHORN JANESVILLE 2857 S. Bartells Dr., Beloit, WI 53511 608.365.4464 www.rhbatterman.com	
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File Name: J:\35000-35137\35087 - AYA - CSM Liberty\SURVEY\RP18 DRAWING FILES

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: 1407 Liberty Avenue, 1112 & 1118 Garfield Avenue
- 2. Tax Parcel Number(s): 12740570, 12740580, 12740585
- 3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 27, Township 1 North, Range 12 East of the 4th P.M.
- 4. Owner of record: Samra Investments, Inc. Phone: _____
1985 Pebble Drive Beloit WI 53511
(Address) (City) (State) (Zip)
- 5. Applicant's Name: R.H. Batterman & Co., Inc. (Kristin Belongia)
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
(608) 365-4464 / _____ / kbelongia@rhbatterman.com
(Office Phone #) (Cell Phone #) (E-mail Address)
- 6. Number of new lots proposed with this land division is 1 (combination) lot(s).
- 7. Total area of land included in this map: 0.594 acres
- 8. Total area of land remaining in parent parcel: None
- 9. Is there a proposed dedication of any land to the City of Beloit? No
- 10. The present zoning classification of this property is: C-2
- 11. Is the proposed use permitted in this zoning district: Yes

54098

- 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.

CSMP

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.

Kristin Belongia / Kristin Belongia / 1/6/2025
(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: _____

RESOLUTION 2025-04

**APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT 1407 LIBERTY AVENUE,
1112 GARFIELD AVENUE AND 1118 GARFIELD AVENUE IN THE CITY OF БЕЛОIT**

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

WHEREAS, the attached one-lot Certified Survey Map at 1407 Liberty Avenue, 1112 Garfield Avenue and 1118 Garfield Avenue in the City of Beloit, containing 0.594 acres, more or less, is located within the 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:

LOTS 9, 10, 11, & 12, OF SMILEY AND MERRIMAN’S ADDITION TO THE CITY OF БЕЛОIT, BEING PART OF THE SE ¼ OF THE SE ¼ OF SECTION 27, T. N., R. 12 E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the properties located at 1407 Liberty Avenue, 1112 and 1118 Garfield Avenue in the City of Beloit, subject to the following conditions:

1. A separate easement document to provide public ingress/egress through the property to the alley must be prepared and recorded prior to recording the CSM, with the easement document number referenced on the CSM. Additionally, the easement language must include the following restrictions:
 - The easement area must be kept clear and accessible at all times and may not be obstructed. No parking, standing, stopping allowed.
 - Snow cannot be stored within the easement area. The easement area will be kept clear by the property owner after snow fall. If the area is not cleared, the City has the right to clear snow from the easement area onto the property.
 - The City is not responsible for damage to landscaping or curbing or private utilities within the easement area.
 - No installation of private improvements that would have potential to cause obstruction, i.e. air pumps, vacuums, hose, etc. is allowed within or adjacent to the easement area.
2. 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 22nd day of January, 2025.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2025

Agenda Item: 4.b.

File Number: RPB-2025-01

General Information

Applicant: Alex Feuling (R.H. Batterman), on behalf of Hendricks Commercial Properties, LLC

Owner: City of Beloit

Address/Location: Broad Street Public Parking Lot, 425 Broad Street

Applicant's Request: Alex Feuling (R.H. Batterman), on behalf of Hendricks Commercial Properties, LLC, has requested approval for the extension of the water main from Broad Street into the Broad Street Parking Lot.

Staff Analysis

Existing Conditions: The proposed water main will extend from Broad Street into the Broad Street Public Parking Lot to serve the 300 Block of State Street and the 400 Block of East Grand Avenue. These upgrades will significantly improve water service for the area. The proposed municipal water main exhibit is attached to this report. Wisconsin Statute 62.23(5) requires Plan Commission to make a recommendation to City Council for consideration of the location, extension, abandonment or authorization for any public utility whether publicly or privately owned.

Surrounding Land Use and Zoning: The proposed water main is zoned CBD-1, Central Business District. The proposed extension does not affect zoning.

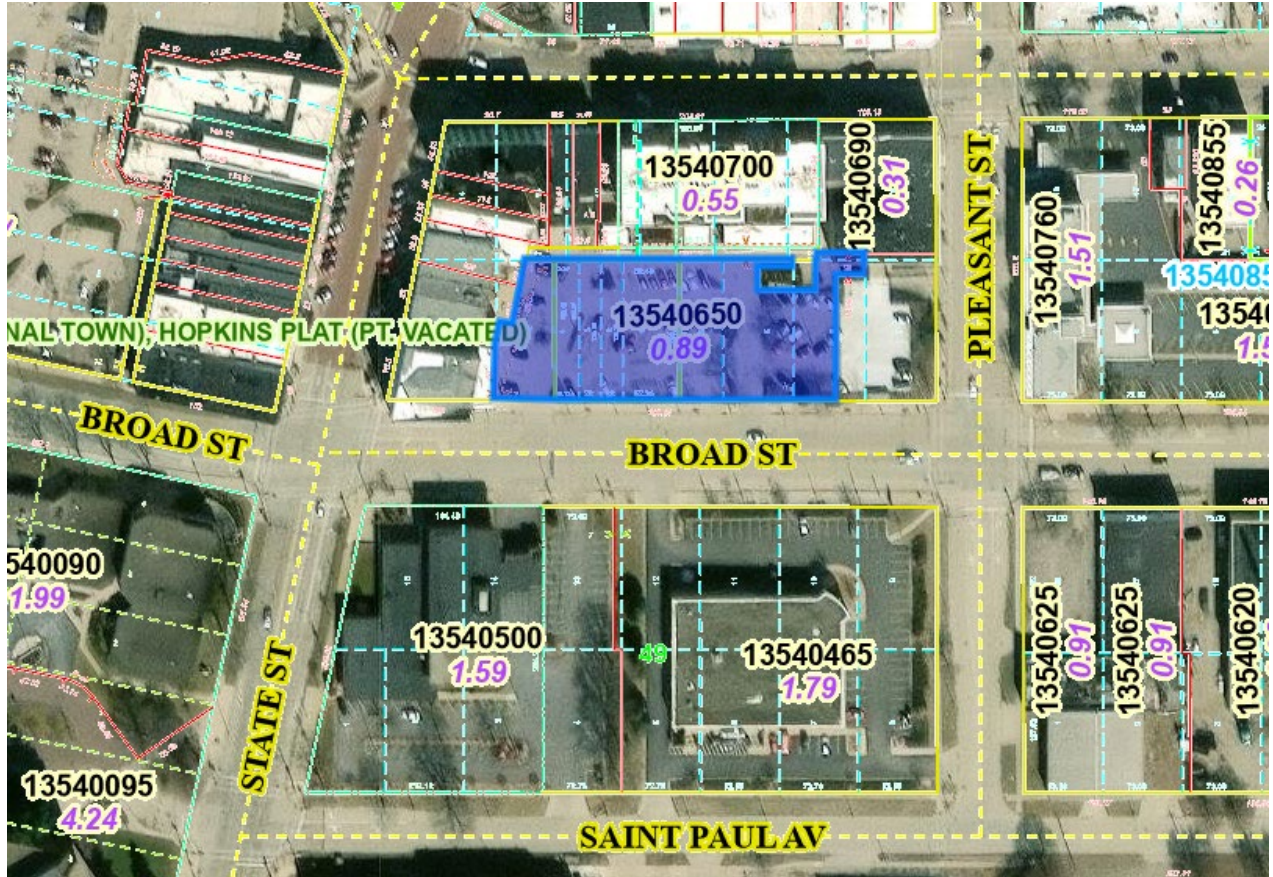
City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends *Downtown Mixed Use*, while the current land use is Downtown and Commercial. The proposed easement does not affect future land use. This request supports Strategic Goals #3 and #5 by creating and sustaining high-quality infrastructure and connectivity to support the adjacent properties for business uses and upper-floor housing opportunities.

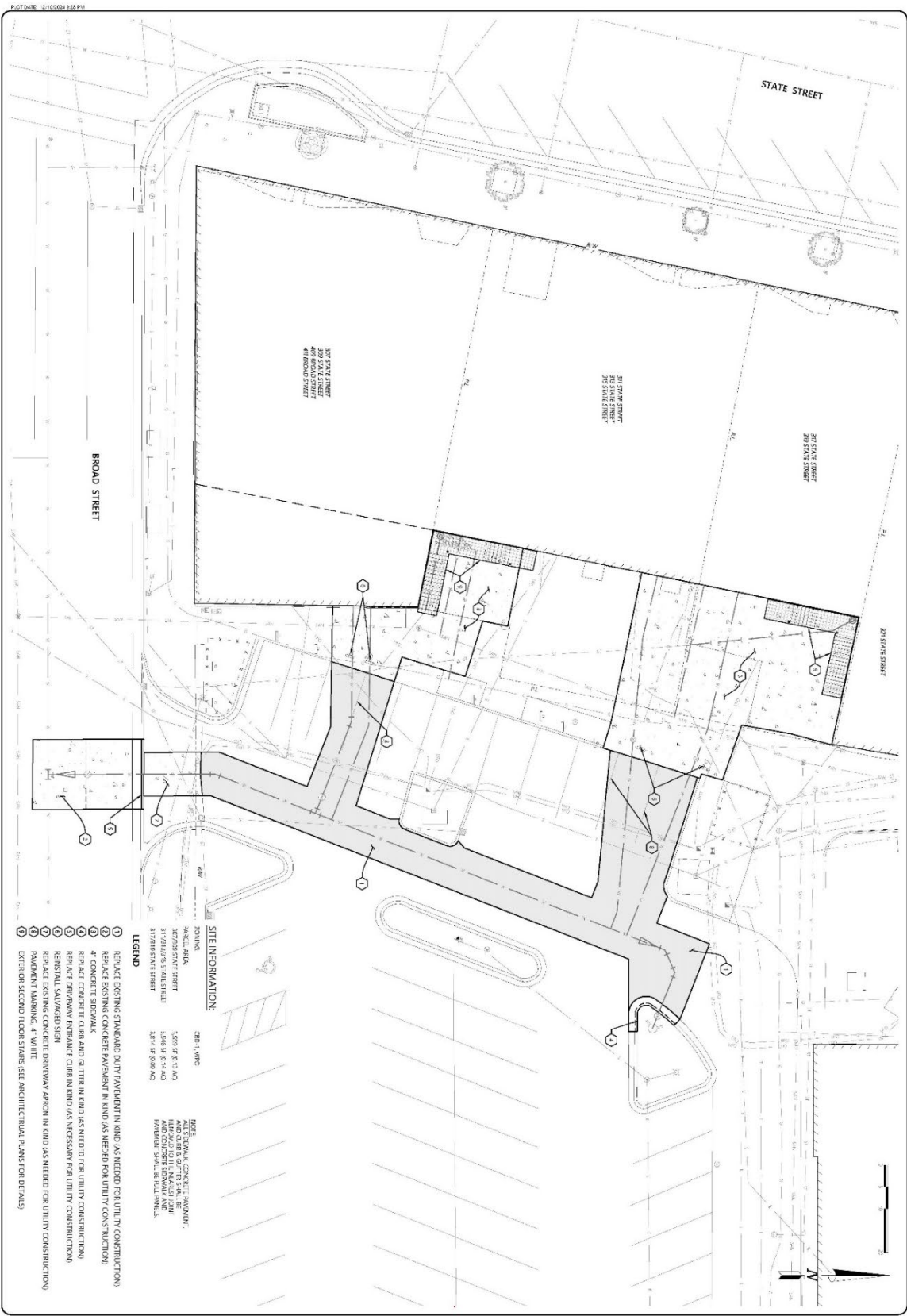
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the municipal water main extension from Broad Street into the Broad Street Public Parking Lot.

ATTACHMENTS: Location Map, Municipal Water Main Exhibit.

Location Map





C4.03 SHEET NO. PROJECT NO. 24433	HENDRICKS COMMERCIAL PROPERTIES STATE STREET RENOVATIONS PHASE 1 UTILITY SERVICES CITY OF BELoit ROCK COUNTY, WISCONSIN 84236 - C4.03 - SITE LAYOUT.DWG	SITE LAYOUT PLAN	ISSUANCE PROJECT NUMBER: 24433 DATE: 12/10/19	7577 Barabes Drive Beloit, WI 53511 (608) 365-7144	179 N. High Street Janesville, WI 53548 (608) 713-9350	1040 N. Wisconsin St. Rockton, WI 53151 (608) 724-2252	



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2025

Agenda Item: 4.c.

File Number: RPB-2025-02

General Information

Applicant: City of Beloit Engineering Division on behalf of The Wisconsin Department of Transportation

Owner: Angel B. Bonilla Jr. and Lauren M. Kuffer

Address/Location: 1501 Liberty Avenue

Applicant's Request: The Wisconsin Department of Transportation has undertaken a project to reconstruct the intersection of Liberty Avenue and Madison Road (WIS 213/McKinley Avenue, Intersection WIS 81). As part of the project, additional land needs to be acquired outside of the right of way for the improvements including early acquisition of the property at 1501 Liberty Avenue. Attachment A - Exhibit Number: 1 identifies the land that needs to be acquired.

Staff Analysis

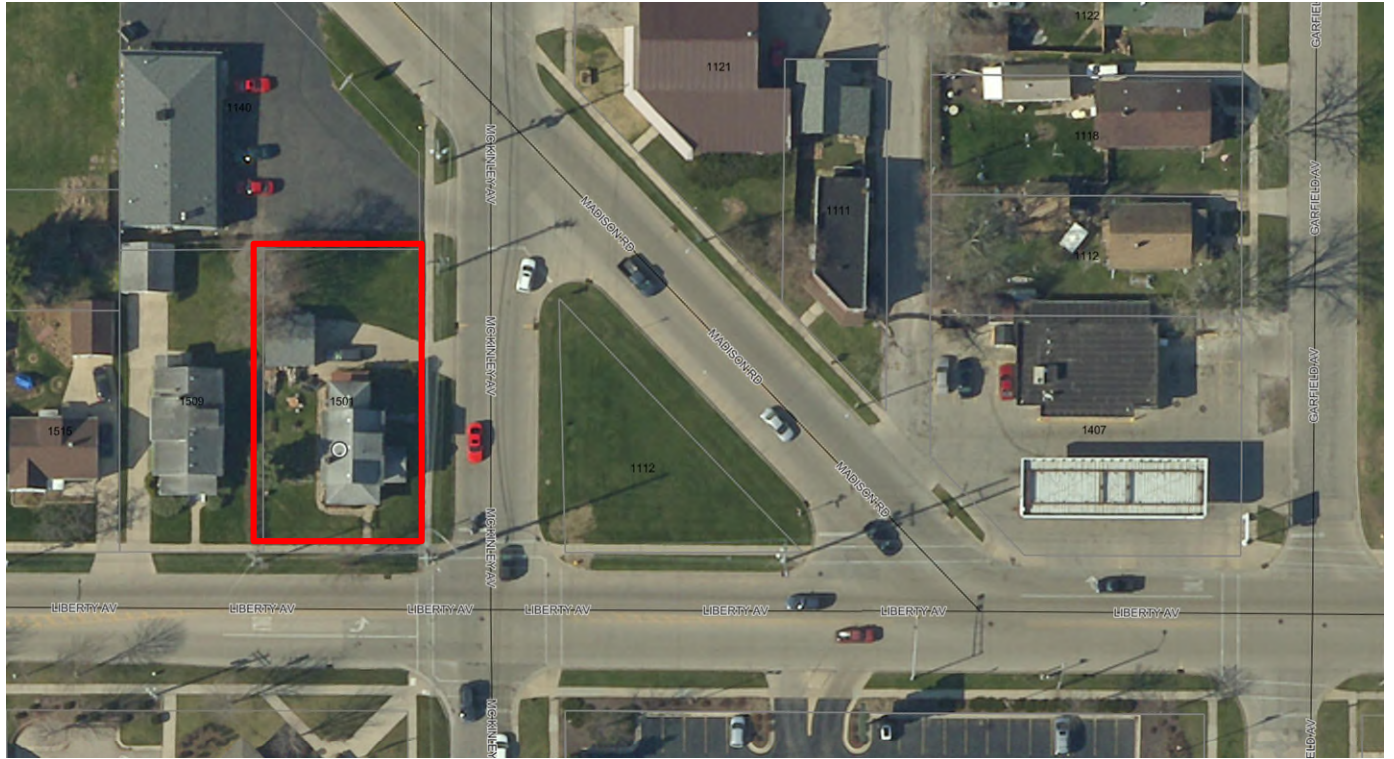
Overview/Background Information: WisDOT requires additional land outside the existing right-of-way for the intersection reconfiguration to properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway. WisDOT will conduct the appraisal and manage the land acquisition process. While the City is required to purchase the land, the State will reimburse the cost. The City must approve and sign Attachment A – Exhibit Number: 1 for the acquisition process to proceed. The property owner requested early acquisition of the parcel from WisDOT because they are moving. An additional Relocation Order and Transportation Project Plat (TPP) will follow for the remainder of the right-of-way needs at a later date.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the early acquisition and Relocation Order for WisDOT Project ID: 5340-02-01, pertaining to the property located at 1501 Liberty Avenue.

ATTACHMENTS: Location Map, Notification of Relocation Order, Relocation Order, and Attachment A.

LOCATION MAP



WisDOT Division of Transportation
System Development
Southwest Region
2101 Wright Street
Madison WI 53704

Governor Tony Evers
Secretary Craig Thompson
wisconsindot.gov
Telephone: (608) 246-3800
FAX: (608) 246-7996
Email: swr.dtsd@dot.wi.gov



November 20, 2024

Lisa Tollefson, County Clerk
51 South Main Street
Janesville, WI 53545
Email: Call for it.

Reference:
Project ID: 5340-01-20
SOUTHWEST REGION,
WIS 213/McKinley Ave Intersection
WIS 81, Rock County

Dear Ms. Tollefson:

Wisconsin Department of Transportation deems it necessary to acquire certain land(s) or interest therein for the proper improvement or maintenance of the above designated project and highway.

Sections 84.09(1) and 32.05(1) (a) of Wisconsin Statutes states, in part, that a copy of the Department's Relocation Order and Right of Way Plat shall be filed, within 20 days after its issue, with the county Clerk and county Highway Committee for each county in which such lands or interests are required. It is the intent of this submittal to comply with that law and provide you with a copy to file the Relocation Order and Right of Way plat for the project. The Relocation Order also indicates by whom the right of way will be acquired.

The original of this approved Relocation Order will be retained in this office.

Sincerely,

Annette L Haak
Real Estate Specialist

Enclosure: Relocation Order, Exhibit 1

Cc: Rock County Highway Commissioner, Duane Jorgenson, 3715 N Newville Road, Janesville, WI 53545
Email: duane.jorgenson@co.rock.wi.us

RELOCATION ORDER

RE1708 01/2023

Project ID 5340-01-20	Road name C BELOIT, LIBERTY AVENUE	Highway STH - 081	County Rock
Right of way plat date	Plat sheet number(s) Exhibit 1	Previously approved Relocation Order date N/A	

Description of termini of project:

PROJECT NAME: City of Beloit, Liberty Avenue, WIS 213/McKinley Ave Intersection, WIS 81, Rock County

PROJECT LIMITES: WIS 213/McKinley Ave and WIS 81 intersection

Exhibit 1: Lot 2, Block 1, Laforge's Addition, City of Beloit, County of Rock, State of Wisconsin

To properly establish, layout, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 84.02(3) and 84.09 and 84.30, Wisconsin Statutes, the Wisconsin Department of Transportation orders that:

1. The said highway is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the Wisconsin Department of Transportation in the name of the City of Beloit, the pursuant to the provisions of Section 84.09(1) or (2), Wisconsin Statutes. Section 84.09(1) or (2) Wisconsin Statutes
3. This order supersedes and amends any previous order issued by the Agency.

City of Beloit Date
Marcy J. Granger, City Clerk-Treasurer
Print Name

Real Estate Management Date
Emily Hemling, SW, Real Estate Supervisor
Print Name

NOTES:
 THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY.
 REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

LEGAL DESCRIPTION:
 LOT 2, BLOCK 1, LAForge's ADDITION, CITY OF
 BELLOIT, COUNTY OF ROCK, STATE OF WISCONSIN.

R/W PROJECT NUMBER: 5340-01-20

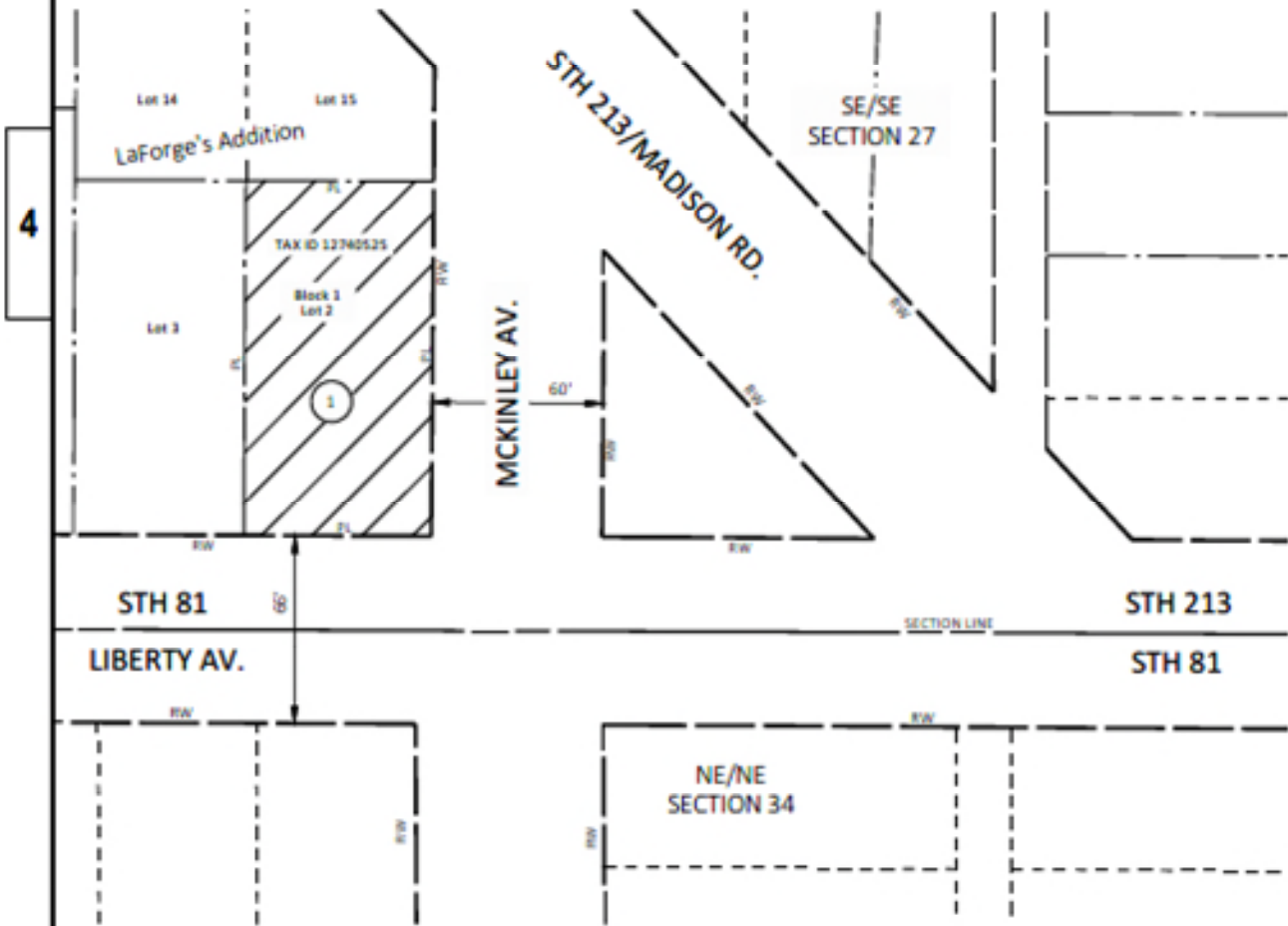
EXHIBIT NUMBER: 1

TOTAL BUYOUT/PROTECTIVE PURCHASE EXHIBIT

C BELLOIT, LIBERTY AVENUE

STH 81 STH 213/MCKINLEY AVE INTERSECTION ROCK COUNTY

THAT PART OF THE SE/SE OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 12 EAST,
 CITY OF BELLOIT, ROCK COUNTY, WISCONSIN



**SCHEDULE OF LANDS
 & INTERESTS REQUIRED**

OWNERS NAMES ARE SHOWN FOR REFERENCE
 PURPOSES ONLY AND ARE SUBJECT TO CHANGE
 PRIOR TO THE TRANSFER OF LAND INTERESTS TO
 THE DEPARTMENT

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES
1	Angel B. Bonilla Jr and Lauren M. Kuffer	FEE	0.19

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
N/A	N/A	N/A

THIS MAP IS APPROVED FOR THE CITY OF BELLOIT.

SIGNATURE: _____ DATE: _____

FRONT NAME: Marcy J. Granger



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2024

Agenda Item: 4.d.

File Number: CSM-2025-04

General Information

Applicant: Jeff Garde, Combs and Associates, Inc.

Owner: Shannon Dykstra

Address: Parcel 6-19-132D on the 8,000 Block of S. Butterfly Road

Jurisdiction: Town of Turtle

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

Staff Analysis

Proposed Land Division: The intent of this proposed extraterritorial CSM is to subdivide a 20-acre parcel into two lots. The parcel is currently vacant. The proposed Lot 1, which is intended as a homesite, has approximately 400 feet of frontage on S. Butterfly Road and is about 3.3 acres including right-of-way. The proposed Lot 2 has approximately 552 feet of frontage on S. Butterfly Road and is about 16.7 acres including right-of-way. The applicant indicated there are no plans for Lot 2 at this time. The northern portion of the 20-acre parcel, including most of the proposed Lot 1 is wooded. An intermittent stream acts as the boundary between the two proposed lots. A 100-year floodplain follows the intermittent stream, and large portions of both lots are subject to Rock County Shoreland Zoning. However, both of the proposed lots contain areas outside of the floodplain that may be suitable to build on subject to Town and County regulations and permitting.

Surrounding Land Use and Zoning: The subject property is zoned A-E, Exclusive Agricultural District, and is surrounded by A-E parcels in all directions within the Town of Turtle. The applicant indicated that the owner is pursuing a rezoning to A-G, General Agricultural District for both parcels in conjunction with the CSM at the Town to comply with the Town's Zoning Ordinance lot area requirements. The Town requires new lots to be a minimum of 3 acres and 100 feet in width for the A-G, General Agricultural District. The City does not have extraterritorial zoning authority in the Town.

City of Beloit Comprehensive Plan and Strategic Plan: The subject parcel is beyond the City's Long-Range Urban Growth Area. 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 two-lot Extraterritorial CSM for the property located on the 8,000 block of S. Butterfly 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.

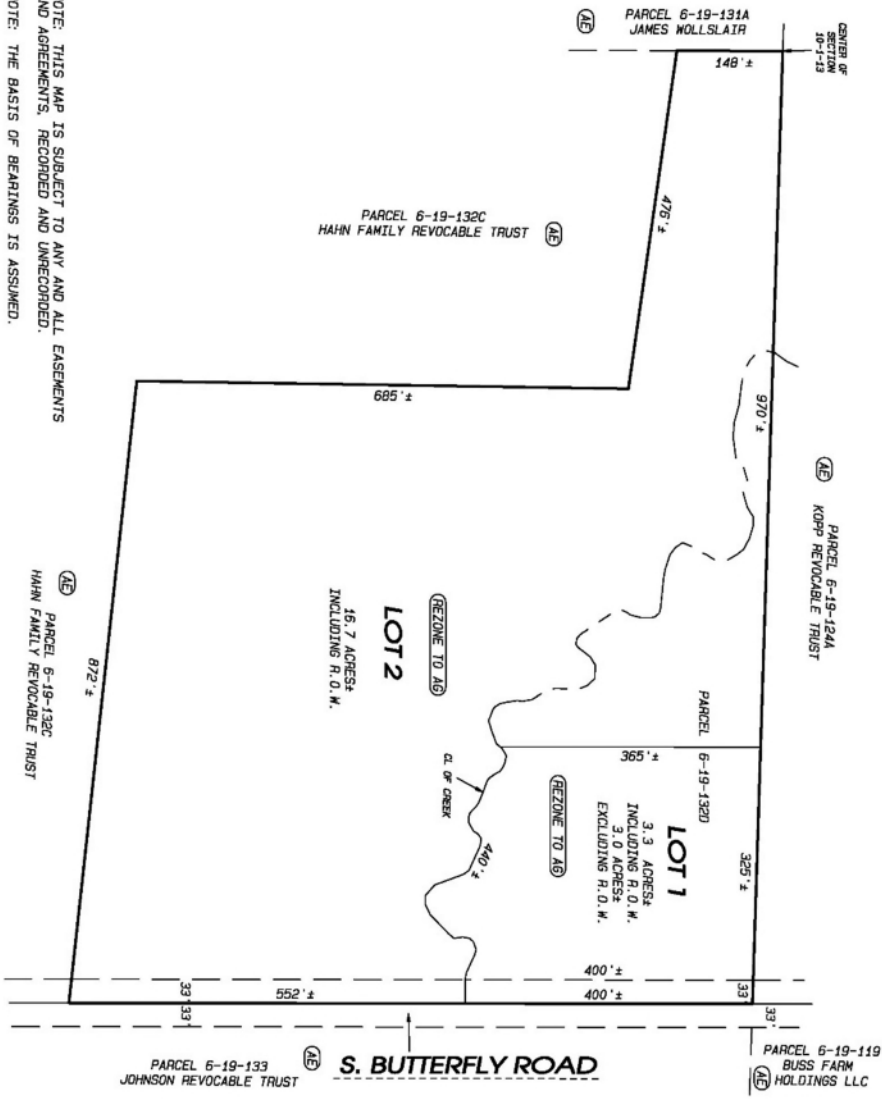
ATTACHMENTS: Location and Town Zoning Map, Certified Survey Map, Application, Site Assessment Checklist and Supplementary Information, and Resolution.

LOCATION AND TOWN ZONING MAP



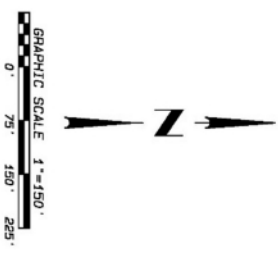
PRELIMINARY CERTIFIED SURVEY/REZONE MAP

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, T. 1N., R. 13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 512 For DYNSTRA



DATE: DECEMBER 17, 2024

Colymbus & Associates

• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

409 N. Milwaukee St.
 Appleton, WI 53212
 www.colymbusinc.com

Cell: 608 752-0975
 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

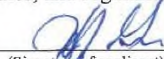
Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: _____

1. Address of property: S BUTTERFLY RD
2. Tax Parcel Number(s): 6-19-132D
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 10, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: SHANNON DYKSTRA Phone: 608 631 0036
415 ALLEN STREET CLINTON WI 53525
(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@combssurvey.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: 20 ACRES
8. Total area of land remaining in parent parcel: 0 ACRES
9. Is there a proposed dedication of any land to the City of Beloit? yes (33')
10. The present zoning classification of this property is: AE
11. Is the proposed use permitted in this zoning district: 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 of applicant)

JEFF GARDE
(Print name of applicant)

REVISITS ZONING
1/6/2025
(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: NW 1/4 SE 1/4 10-1-13 (NO STREET ADDRESS)

Property owner's name: SHANNON DYKSTRA P/N 6-19-132D

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

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?	✓	

EXHIBIT A

EXHIBIT B

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; <u>CUNTDN</u>	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.

EXHIBIT A



[Handwritten signature]

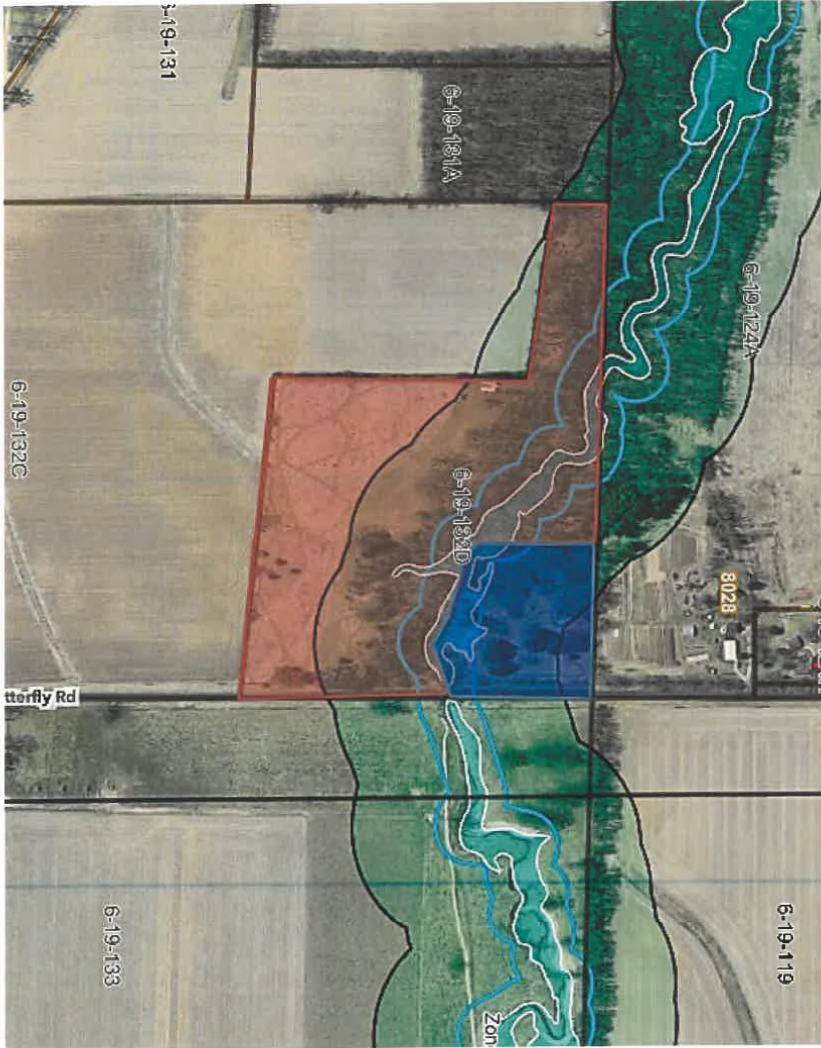


EXHIBIT B

- SHORELAND ZONING
- 500 YEAR FLOOD PLAIN

Handwritten signature or initials.

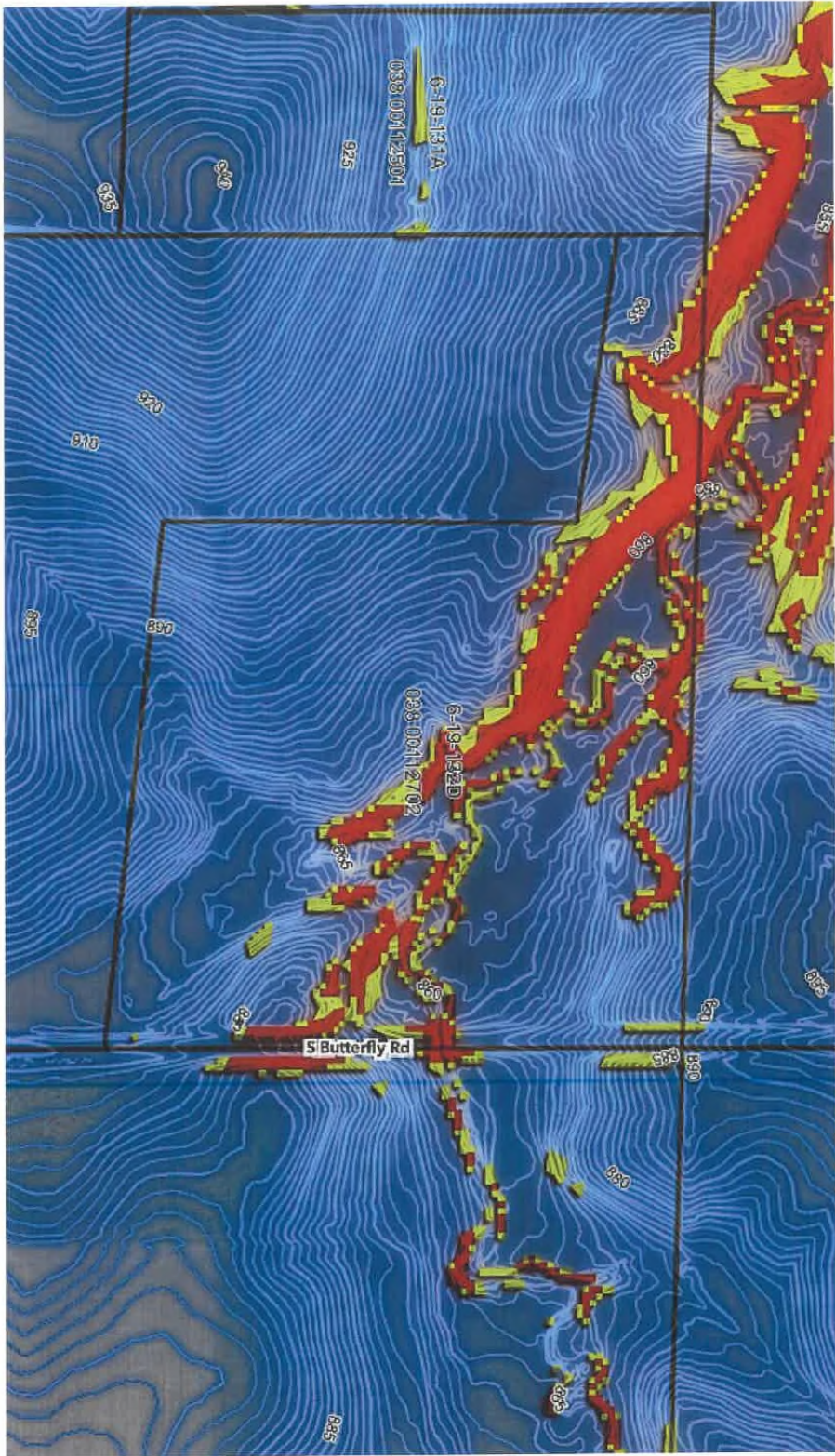


EXHIBIT C

- CONTOURS
- STEEP SLOPES



RESOLUTION 2025-05

APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED ON THE 8,000 BLOCK OF S. BUTTERFLY 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 two-lot Certified Survey Map for the property located on the 8,000 block of S. Butterfly Road in the Town of Turtle, containing 20 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NW ¼ OF THE SE ¼ OF SECTION 10, 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 two-lot Extraterritorial Certified Survey Map for the property located on the 8,000 block of S. Butterfly 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 22nd day of January, 2025.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director