



MBR Received 4-30-2021

City Clerk-Treasurer
City Hall
100 State Street
Beloit, Wisconsin 53511

608-364-6680 (Office)
608-364-6642 (Fax)
beloitwi.gov
Equal Opportunity Employer

FINANCE AND ADMINISTRATIVE SERVICES

ORD11313

Tuesday, April 13, 2021

Wisconsin Department of Administration
Municipal Boundary Review
P. O. Box 1645
Madison, WI 53701-1645



RE: Attachment of the property located at 1945 Prairie Ave from the Town of Turtle to the City of Beloit

On March 15, 2021, the City of Beloit City Council enacted an Ordinance attaching the property at 1945 Prairie Avenue from the Town of Turtle to the City of Beloit, Wisconsin. Enclosed are the following documents:

- A certified copy of the Ordinance No. 3694 enacted by the City Council of the City of Beloit;
- A Certificate of Attachment; and
- A plat map showing the location and legal description of these properties.

If you have any questions or require additional information, please contact me by phone at (608) 364-6684 or by email at stottlerl@beloitwi.gov

Sincerely,

Lorena Rae Stottler
City Clerk-Treasurer

Enclosures

cc: Town of Turtle Clerk
Michelle Schultz, Rock Co. Real Property Description Office
Lisa Tollefson, Rock County Clerk
Jennifer Borlick, Rock Co. Planning Dept.
Wisconsin Election Commission
Alliant Energy Co.
Drew Pennington (information only)

FINANCE AND ADMINISTRATIVE SERVICES

CERTIFICATE OF ATTACHMENT

I, Lorena Rae Stottler, City Clerk of the City of Beloit, County of Rock, State of Wisconsin, do hereby certify that the following described property in the Town of Turtle attached to the City of Beloit, pursuant to Sections 66.0307, Wisconsin Statutes, by Ordinance #3694 enacted by the City Council at the regular meeting held on March 15, 2021.

1945 Prairie Avenue, Beloit, WI
See attached Ordinance #3694 containing legal descriptions.

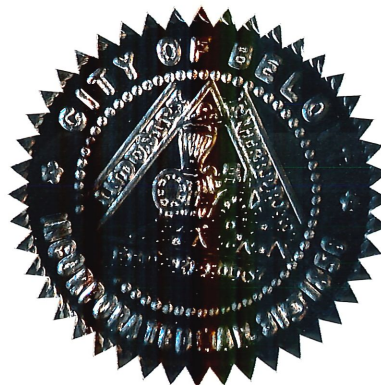
I do certify that there is one (1) person residing in the described attached area.

I do further certify that attached hereto and made a part thereof is a plat of the area so attached.

Dated this 14th day of April, 2021.

Lorena Rae Stottler

Lorena Rae Stottler, City Clerk-Treasurer
City of Beloit, County of Rock, Wisconsin



Document Number

Document Title

An Ordinance Attaching the Property Located at
1945 Prairie Avenue to the City of Beloit

Recording Area

Name and Return Address

Drafted by Lorena Rae Stottler
City Clerk-Treasurer, City of Beloit
100 State Street
Beloit, WI 53511

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

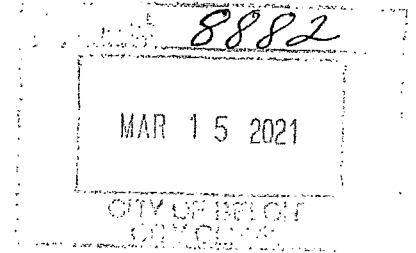
WRDA Rev. 12/22/2010

I, Lorena Rae Stottler, City Clerk-Treasurer of the City of Beloit, Rock County, Wisconsin, do hereby certify that the attached is a true copy of Ordinance No. 3694: An Ordinance Attaching the Property located at 1945 Prairie Avenue to the City of Beloit, enacted by the City Council of the City of Beloit, Wisconsin, at the regular meeting held March 15, 2021.

A handwritten signature in cursive script, reading "Lorena Rae Stottler", is written over a horizontal line.

Lorena Rae Stottler
City Clerk-Treasurer

Dated at Beloit Wisconsin
this 14th day of April, 2021



ORDINANCE NO. 3694

AN ORDINANCE ATTACHING THE PROPERTY LOCATED AT 1945 PRAIRIE AVENUE TO THE CITY OF BELOIT

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

Section 1. Territory Attached. In accordance with Section 66.0307 of Wisconsin Statutes, the Cooperative Boundary Plan between the City of Beloit and the Town of Turtle, and the Petition for Attachment filed by Gregory Spors with the City Clerk on the 14th day of January, 2021, signed by all of the owners of real property of the following described property in the Town of Turtle, Rock County, Wisconsin, the following territory is attached to the City of Beloit, Wisconsin:

LOT 30, BLOCK 2 AND THE NORTH 25 FEET IN EQUAL WIDTH OFF THE NORTH SIDE OF LOT 31, BLOCK 2, LINDALE PLACE, TOWN OF TURTLE, ROCK COUNTY, WISCONSIN. CONTAINING 0.21 ACRES MORE OR LESS (A/K/A 1945 PRAIRIE AVENUE).

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

Section 3. Payment to Town of Turtle. Since the City of Beloit has entered into a Cooperative Boundary Plan with the Town of Turtle, the City of Beloit does not have to pay any additional monies to the Town of Turtle other than the monies already agreed to in the Boundary Plan pursuant to Section 66.0217(14) of Wisconsin Statutes.

Section 4. Temporary Zoning Classification. A) The territory attached to the City of Beloit by this Ordinance is temporarily designated to be part of the following district of the City for zoning purposes and subject to all provisions of Chapter 19 of the Code of General Ordinances of the City of Beloit, entitled "The City of Beloit Zoning Ordinance" relating to such district classifications and to zoning in the City: R-1B, Single-Family Residential District. B) The boundaries of these designated districts are established as shown on the map filed in the office of the City Clerk. C) The Plan Commission is directed to initiate an amendment to the Zoning Ordinance not later than 30 days from the effective date of this Ordinance setting forth a permanent classification and regulations for the zoning of the attached area and to submit its recommendations to the City Council.

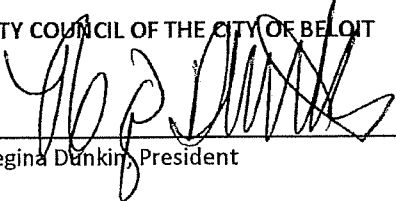
Section 5. Ward Designation. The territory described in Section 1 of this Ordinance is hereby made a part of the Twenty-second (22nd) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

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

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

Adopted this 15th day of March, 2021.

CITY COUNCIL OF THE CITY OF BELoit


Regina Dunkin, President

ATTEST:


Lorena Rae Stottler, City Clerk-Treasurer

Published this 23rd day of March, 2021.

Effective this 24th day of March, 2021.

01-611100-5231-20

A diagram of a rectangular field. The base of the rectangle is divided into a series of alternating black and white squares, resembling a checkered pattern. Below the leftmost square is the number '0', and below the rightmost square is the number '50'. A vertical arrow points upwards from the center of the base, with the letter 'N' positioned next to it, indicating North.

0 50

PRAIRE AVENUE

CITY OF BELOIT

CITY OF BELOIT

TOWN OF TURTLE

125'

25' 50'

25'	50'
-----	-----

TOWN OF TURTLE

CITY OF
BELOIT

NORTH SIDE OF LOT 31

TOWN OF TURTLE

125'

TOWN OF TURTLE

CITY OF BELOIT

CITY OF BELOIT



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109 W. Milwaukee St.
Janesville, WI 53548
www.compssurvey.com

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fax: 608 752-0534



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 17, 2021

Agenda Item: 3.a.

File Number: ANX-2021-01

General Information

Applicant: Gregory Spors

Owner: Gregory Spors

Address/Location: 1945 Prairie Avenue

Applicant's Request: The applicant has submitted a petition for attachment to the City of Beloit for his property located at 1945 Prairie Avenue in the Town of Turtle. A failing septic system is the impetus for this attachment request, as the property must be located in the City in order to connect to the City's sanitary sewer system.

Staff Analysis

Existing Conditions and Background:

1. The subject property is located within the 208 Sewer Service Area, and the City of Beloit extended sanitary sewer service to this area over a decade ago. The subject property is located in one of three Town "islands."
2. The attached Plat shows the location of the subject property on the east side of Prairie Avenue across from Janie Lane.
3. The subject property is not located within the *Boundary Adjustment Area* designated in the Cooperative Boundary Plan between the City of Beloit and the Town of Turtle. However, the 1999 Boundary Plan governs this property, stating "if the sanitary septic system on a property in a Town island fails and the Rock County Health Department determines that the septic system cannot be repaired or replaced, the property owner may petition the City of Beloit to attach to the City for the purpose of obtaining City sewer service."
4. The Wisconsin Department of Administration (DOA) does not need to review this attachment, as the DOA does not review attachments pursuant to a Boundary Agreement [Wis. Stat. § 66.0307(10)]. As a courtesy, a copy of the petition was provided to DOA's Municipal Boundary Review office and the Town of Turtle Clerk.
5. The Rock County Health Department has been notified of the failing septic system and

supports connections to public sewer service systems when available. A letter from the Rock County Health Department is attached.

6. When property is attached to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends that the temporary zoning classification for this property be R-1B, Single-Family Residential District, because of the size, location, and surrounding land uses of the property. A temporary classification of R-1B is consistent with the Comprehensive Plan. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.

Surrounding Land Use and Zoning: There are residential land uses to the north and west of the subject property, zoned R-1B, Single-Family Residential, located in the City of Beloit. The properties to the east and south are residential uses zoned R-1, Residential One in the Town of Turtle.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential – Urban uses for this property. This land use category is intended for existing and planned groupings of single-family detached residences that are served by public sanitary sewer and water systems. This proposed attachment is consistent with the Comprehensive Plan.

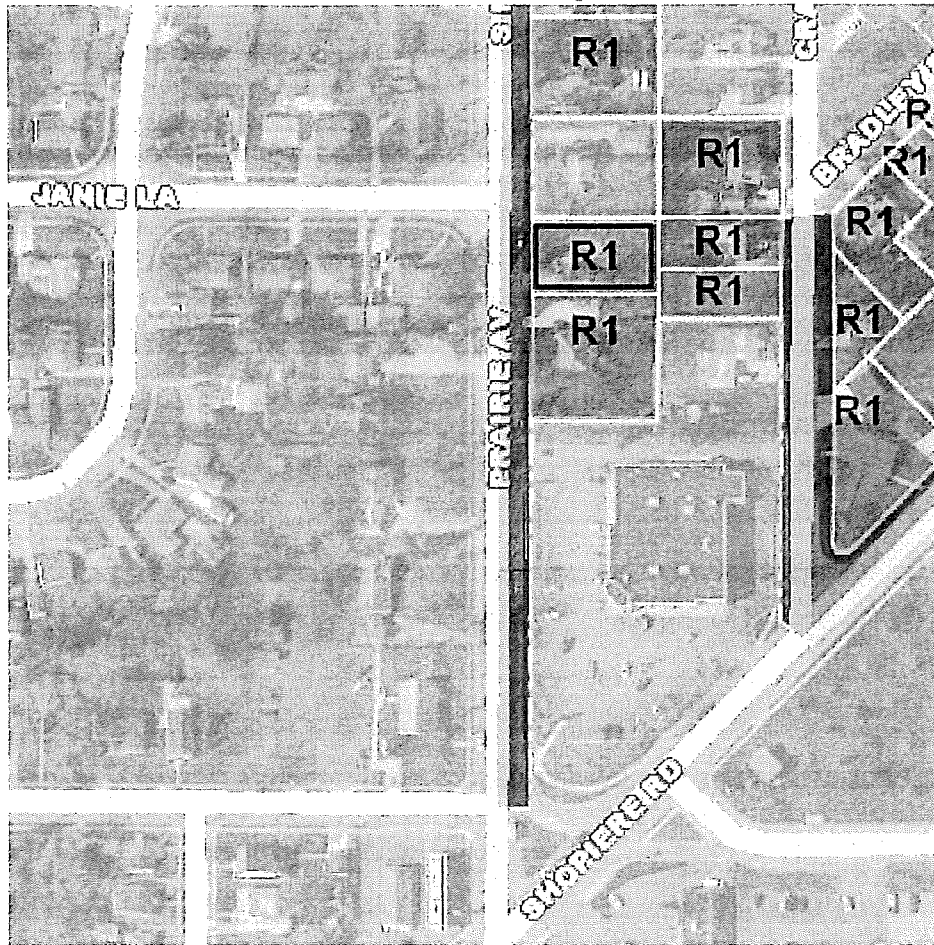
Municipal Utilities: The subject property currently does receive City water as of June of 2020. There is an existing sanitary sewer main in the Prairie Avenue right-of-way that can service this property. The owner will be responsible for the cost of installing the sewer lateral including any road repairs.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the Petition for Attachment to the City of Beloit for the property located at 1945 Prairie Avenue in the Town of Turtle and assignment of a temporary zoning district classification of R-1B, Single-Family Residential.

ATTACHMENTS: Location Map, Petition for Attachment, Plat, and Health Department Letter

Location Map





Division of Planning and
Building Services
City Hall
100 State Street
Beloit, Wisconsin 53511

608-364-6700 (Office)
608-364-6609 (Fax)
beloitwi.gov
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COMMUNITY DEVELOPMENT DEPARTMENT

Via Email and U.S. Mail

January 27, 2021

Deborah Bennett
Town Clerk
Town of Turtle
6916 S. County Road J
Beloit, WI 53511

Re: Attachment Petition for 1945 Prairie Avenue

Dear Ms. Bennett:

On behalf of the City Clerk of the City of Beloit, I have enclosed a copy of the Petition for Attachment for 1945 Prairie Avenue in the Town of Turtle, along with a copy of the necessary plat, which was filed with the City Clerk on January 14, 2021.

After acceptance by the Beloit City Council on February 15, 2021, this matter is scheduled to be considered by the City of Beloit Plan Commission on February 17, 2021. The Beloit City Council will consider this matter and perform the first reading of an Ordinance attaching this property pursuant to Section 66.0307 of Wisconsin Statutes on March 1, 2021.

If you have any questions or need additional information, please contact me in the Planning and Building Services Division at (608) 364-6700.

Sincerely,

A handwritten signature in cursive script that reads "Hilary Rottmann".

Hilary Rottmann, Planner II
Planning and Building Services

Enclosures

c: Lori Stottler, City Clerk-Treasurer (email only)
Erich Schmidtke, WI Dept. of Administration Municipal Boundary Review (email only)
File, ANX-2021-01

**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF БЕЛОИТ**

Address of Property: 1945 Prairie Ave, Beloit, WI

Property is located in (circle one): Town of Turtle Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place

Turtle Ridge

Sherwood Drive

N/A

If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the Cooperative Boundary Agreement between the City of Beloit and Town of Turtle? (If you are not sure, please leave blank for Planning staff to answer.) **YES NO**

The current population or territory to be annexed and/or attached is / persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

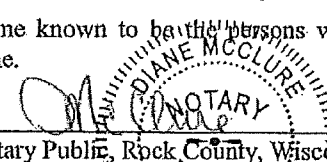
We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned residential.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
<u>Gregory D. Spors</u>	<u>Gregory D Spors</u>	<u>5618 South US Hwy 51 Janesville WI 53546</u>	<u>1/14/21</u>

Personally came before me this 14 day of January, 2021, the above named,

Gregory Spors to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 11/5/24

North Office

3328 U.S. Hwy 51 N
Janesville, WI 53545-0772
Mailing Address:
PO Box 1088
Janesville, WI 53547-1088



Public Health

www.co.rock.wi.us/health

608-757-5440
608-758-8423 (fax)

South Office

61 Eclipse Center
Beloit, WI 53511

608-364-2010
608-364-2011 (fax)

November 23, 2020

GREGORY SPORS
5618 S US HIGHWAY 51
JANESVILLE, WI 53546

Re: Public Sewerage availability to property you own in the Town of Turtle Section 19, specifically described as:
1945 S COUNTY RD G
Tax ID: 038 001519
Parcel #: 6-19-524

Dear Property Owner:


A plumber recently inquired with our office regarding the installation of a new Private Onsite Wastewater Treatment System (POWTS) on the above-described property. Based on information on file at the Health Department your property is in the future public sewerage service area of the City of Beloit.

Per Section 6.123 (3)(g) of the Rock County Public Health Ordinance, our department cannot issue a sanitary permit when the municipality provides detailed written documentation verifying that connecting to public sewer meets the policy recommendations of the current 208 Water Quality Plan.

Before our Department can begin review on a Sanitary Permit application submitted for the above described property, a letter from the City of Beloit on their letterhead must be received by the Health Department indicating that public sewer is not available to your property. **By copy of this letter a formal request to the City of Beloit is made as to the availability of public sewer to the above referenced parcel.**

If you have any questions please feel free to contact us at (608) 757-5440.

Sincerely,


Adam Elmer, R.S.
Private Sewage Program
Rock County Public Health Department

Cc: Bill Frisbee – City of Beloit, Director of Water Resources
Rock County Environmental Health Director
Rock County Planning and Development Department