



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, November 6, 2013 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the October 23, 2013 Meeting**
3. **Zoning Map Amendment – 1877 Madison Road – Woodman’s**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD, Planned Unit Development, for the property located at 1877 Madison Road
4. **Conditional Use Permit – 443 E Grand Avenue – Rival’s Bar & Grill**
Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, and consumption of alcohol in a CBD-1, Central Business District-Core, for the property located at 443 E. Grand Avenue
5. **Comprehensive Plan Amendment – 1556 Forest Avenue – Gaston School**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Single-Family Residential-Urban to Institutional and Community Services for the property located at 1556 Forest Avenue
6. **Zoning Map Amendment – 1556 Forest Avenue – Gaston School**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1B-Single-Family Residential District, to PLI, Public Lands and Institutions District, for the property located at 1556 Forest Avenue
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: October 31, 2013

Approved: Julie Christensen
Community Development Director

**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



CITY HALL • 100 STATE STREET • БЕЛОIT, WI 53511

**MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, October 23, 2013
The Forum, Beloit City Hall
100 State Street, Beloit**

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:00 PM. Julie Christensen called the roll. Present were Commissioners Jacobsen, Kelly, Moore, Nee, Ruster and Kincaid.

2. **Approval of the Minutes of the October 9, 2013 Meeting**

Commissioner Moore moved and Commissioner Kelly seconded a motion to approve the Minutes of the October 9, 2013 Meeting. The minutes were approved (6-0).

3. **Sign Ordinance Exception – 2933 Milwaukee Road – U.S. Cellular**

Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations to allow three (3) secondary, on-premises wall signs to be larger than 30 square feet in area for the property located at 2933 Milwaukee Road

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee asked if the existing signs would remain. Julie explained that her understanding was that the only remaining signs would be the pole sign and the three secondary wall signs.

Chairperson Faragher opened the Public Hearing.

Rick Brunton, JNB Signs, indicated that the gas price sign would be removed and that they would be reusing the pole sign. Commissioner Nee asked how tall the sign was, and Mr. Brunton said it was 44 feet tall.

Commissioner Nee asked if that was a legal sign. Julie Christensen answered that the Sign Ordinance allows a 50 foot sign with a 150 square foot sign face for this property. The sign meets the requirements of code. Mr. Nee indicated that he did not feel that this type of business needed a sign 44 feet tall. Mr. Brunton argued there was a need for the sign to be viewed from the interstate, and that this size sign is typical in interstate business districts, like Milwaukee Road.

Commission Kincaid asked if the sign ordinance amendment being proposed would change anything about this sign request. Ms. Christensen indicated that two of secondary signs would still need exceptions. One secondary sign would be allowed under the proposed ordinance.

Commissioner Jacobsen moved, and Commissioner Moore seconded approval of the Sign Ordinance Exception as proposed with the staff conditions. The motion carried (6-0).

4. **Sign Ordinance Amendment**

Public hearing, review and consideration of an Ordinance to amend various sections of the Code of General Ordinances of the City of Beloit pertaining to Outdoor Sign Regulations

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

The owner of the National Martial Arts Academy at 3100 Riverside Drive attended the hearing to encourage the Commission to shorten the compliance time for removing illegal signs. He indicated that his competition is putting up illegal off-premise signs all over the City in an attempt to drive business away from the National Martial Arts Academy.

The Commission discussed what could be done about these types of illegal signs. Julie Christensen agreed to check with the City Attorney regarding what type of signs are allowed on property surrounding a person's residence.

Rick Brunton, JNB Signs, suggested establishing a minimum percentage of building façade that could be secondary signage, rather than using 45 square feet for secondary signs. He also suggested classifying the residential signs as off-premise signs and not allowing off-premise signs on residential properties.

The Commission discussed the possibility of having primary signs be allowed to be electronic, and what rules would apply to them. They indicated that they felt that the City should take a more comprehensive look at the Sign Ordinance. They suggested that the City is allowing signs that are too large or too tall for the site, and that signs are being approved for businesses where the rationale for the taller or larger sign doesn't make sense. The Commission requested that sign ordinances from other comparable cities be researched. The Commission indicated the desire to limit the size, height and square footage of pole signs and encourage the use of ground-mounted signs.

Commissioner Nee moved and Commissioner Ruster seconded laying over the Sign Ordinance Amendment. The motion carried (6-0).

5. **Status Report on Prior Plan Commission Items**

The Conditional Use Permit for 856 Fourth Street was approved.

The PUD Plan and zoning for the Arby's strip development was approved.

6. **Adjournment**

The meeting adjourned at 7:50 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 6, 2013	Agenda Item: 3	File Number: ZMA-2013-16
Applicant: Building Systems Gen. Corp.	Owner: Woodman's Food Markets, Inc.	Location: 1877 Madison Road
Current Zoning: C-3, Community Commercial District	Existing Land Use: Grocery Store, Warehouses, & Gas Station/Service	Parcel Size: 17.05 Acres

Request Overview/Background Information:

Building Systems General Corp., on behalf of Woodman's Food Markets, Inc., has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development District, for the property located at 1877 Madison Road. The attached **Location & Zoning Map** shows the location of the subject property and the zoning of the surrounding area.

Key Issues:

- On September 3, 2013, the City Council approved a PUD – Master Land Use Plan authorizing the demolition of the existing gas station/carwash/quick lube facility, the demolition of an existing 34,000 square-foot warehouse, and the construction of a new gas station/carwash/quick lube facility at the southern end of the subject property near the intersection of Madison Road and Woodman Lane.
- The applicant pursued PUD approval in order to keep all of their buildings on one parcel.
- The second phase of a PUD involves rezoning the subject property to PUD, which may be done concurrently or following approval of a PUD – Master Land Use Plan.
- Planning staff posted an informational sign on the subject property and mailed the attached Public Notice to the owners of nearby properties. Planning staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance:
 - a. *The existing use of property within the general area of the subject property;*
 - This PUD involves rearranging the current mix of land uses, and does not involve any new uses.
 - The Resolution approving this PUD limits the uses to those permitted and conditional in the C-3 district.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed PUD district is compatible with surrounding zoning classifications, which include C-2, R-1A, R-2, R-3, and PLI. To ensure compatibility, this PUD is subject to C-3 use & development standards.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property is suitable for C-3 uses, but the applicant decided to pursue this PUD approval to allow the new gas station/carwash/quick lube facility to remain on the same parcel as the other buildings.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The subject property has been continuously improved and developed during the past several years, including a 32,639 square-foot warehouse addition in 2011 and a 91,546 square-foot addition under construction.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses of the subject property. This PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development District, for the property located at 1877 Madison Road.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, PUD Resolution, Application, Public Notice, and Mailing List.

Location & Zoning Map

1877 Madison Road

ZMA-2013-16



1 inch = 208 feet
0 45 90 180 270 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: October 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



RESOLUTION
AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER
LAND USE PLAN FOR THE PROPERTY LOCATED AT 1877 MADISON ROAD

WHEREAS, the application of Building Systems General Corp., on behalf of Woodman's Food Markets, Inc., for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1877 Madison Road, having been considered by the City Council 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, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the PUD - Master Land Use Plan for the property located at 1877 Madison Road in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 29, Pages 83-86 in the Certified Survey Maps of Rock County, located in the City of Beloit, Rock County, Wisconsin. Said parcel contains 17.05 acres, more or less.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

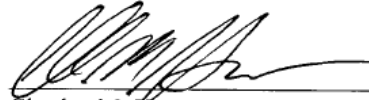
1. This approval authorizes the construction of a detached 3,150 square-foot convenience store with 3 quick lube bays, a new canopy over 5 dual gasoline & diesel pumps, and a detached 2,112 square-foot automatic drive-through carwash with 2 bays on the Woodman's property located at 1877 Madison Road. These improvements may be located on the same zoning lot/tax parcel as the existing grocery store and warehouses.
2. The proposed drive-through carwash is hereby approved, and a separate Conditional Use Permit is not required.
3. For allowable use & dimensional standard purposes, the regulations applicable in the C-3, Community Commercial District shall apply to the subject property.
4. For outdoor sign purposes, the regulations applicable in the C-3 District shall apply to the subject property.
5. All of the recently approved Conditional Use Permits for the subject property and the conditions imposed thereon remain in full force and effect.
6. The final site plan shall include and the applicant shall construct a new sidewalk that will connect the new convenience store to the public sidewalk along the north side of Madison Road. The applicant shall provide a bike rack near the new convenience store that can accommodate at least 4 bicycles.
7. Full-scale vehicle repair as defined in the Zoning Ordinance is prohibited on the subject property.

PUD-2013-01, Woodman's, 1877 Madison Road, Council Report

8. Prior to issuance of a Building Permit for this project, the applicant shall rezone the subject property to PUD and submit detailed site & architectural plans for Planning staff review and approval.
9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

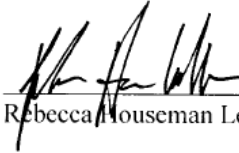
Adopted this 3rd day of September 2013.

BELOIT CITY COUNCIL



Charles M. Haynes, Council President

ATTEST:



Rebecca Houseman LeMire, City Clerk

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-16

1. Address of subject property: 1877 MADISON RD.

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

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

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

If more than two acres, give area in acres: 17.05 acres.

3. Tax Parcel Number(s): 12810060

4. Owner of record: WOODMAN'S FOOD MARKET, INC Phone: 608-752-8382

2631 LIBERTY LANE, JAMESVILLE, WI. 53545
(Address) (City) (State) (Zip)

5. Applicant's Name: BUILDING SYSTEMS GENERAL CORP - GARY FOX

5972 EXECUTIVE DR. MADISON, WI. 53714
(Address) (City) (State) (Zip)

608-276-4400 / 608-575-7503 / G.FOX@BSGC-WI.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-3 to: POD

All existing uses on this property are: GROCERY STORE, LIQUOR STORE, WAREHOUSING, CONVENIENCE STORE, LUBE CENTER, GAS STATION CAR WASH AND THOSE USED IN C-3

7. All the proposed uses for this property are:

Principal use(s): GROCERY STORE, LIQUOR STORE, CONVENIENCE, GAS, LUBE CENTER, CAR WASH

Secondary use(s): WAREHOUSING

Accessory use(s): _____

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

() Owner

() Leasehold, Length of lease: _____

(X) Contractual, Nature of contract: CONSTRUCTION LAWYER

() Other, explain: _____

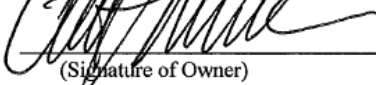
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

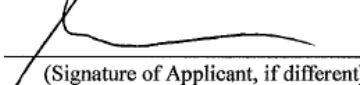
Name(s): CLINT WOODMAN Phone: 608-752-8382

2631 LIBERTY LANE JANESVILLE , WI. 53545
(Address) (City) (State) (Zip)

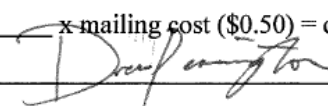
The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

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

 / CLINT WOODMAN / 9-18-13
(Signature of Owner) (Print name) (Date)

 / GARY FOX / 9-18-13
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff		
Filing Fee: \$275.00	Amount Paid: <u>\$275.⁰⁰</u>	Meeting Date: <u>Nov. 6, 2013</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: 	Date: <u>10/11/13</u>	
Date Notice Published: _____	Date Notice Mailed: _____	



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

October 24, 2013

To Whom It May Concern:

Building Systems General Corp., on behalf of Woodman's Food Markets, Inc., has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development District, for the property located at:

1877 Madison Road.

On September 3, 2013, the City Council approved a PUD – Master Land Use Plan authorizing the demolition of the existing gas station/carwash/quick lube facility, the demolition of an existing 34,000 square-foot warehouse, and the construction of a new gas station/carwash/quick lube facility at the southern end of the subject property near the intersection of Madison Road and Woodman Lane. The second phase of a PUD involves rezoning the subject property to PUD, which may be done concurrently or following approval of a PUD – Master Land Use Plan.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, November 6, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, November 18, 2013, 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 ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

ZMA-2013-16, 1877 Madison Road

MARK A & KATHRYN RYAN VIVIAN
2002 HIGHVIEW CT
BELOIT, WI 53511

DENISE HOWARD
1812 MADISON RD
BELOIT, WI 53511

JOHNSON BANK
1 SOUTH MAIN ST
JANESVILLE, WI 53545

WOODMANS FOOD MARKETS INC
2631 LIBERTY LN
JANESVILLE, WI 535450319

LAYMON BLAKE
1339 BITTEL ST
BELOIT, WI 53511

CLAUDIA FOLIACO
1911 FREDERICK ST
BELOIT, WI 535112709

ROGER NULL
1914 FREDERICK ST
BELOIT, WI 53511

CLEORA APARTMENTS LLC
3156 MUIR FIELD RD
MADISON, WI 53719

STATELINE VETERINARY
HOSPITAL
P O BOX 100
CLINTON, WI 53525

FIRST NATIONAL BANK &
TRUST CO
345 E GRAND AVE
BELOIT, WI 53511

BELOIT HEALTH SYSTEMS
INC
1969 WEST HART RD
BELOIT, WI 53511

PAUL SUNDE
2545 S VICTORY DR
BELOIT, WI 53511

ALBERT ENGLESON
1904 FREDERICK ST
BELOIT, WI 535112710

MICHAEL & ULLA BRITH QUINN
1910 FREDERICK ST
BELOIT, WI 535112710

DBA WOODSIDE TERRACE
APARTMENTS SUMMERSET LLC
7447 UNIVERSITY AVE #210
MIDDLETON, WI 53562

THOMAS & LAUREN HARTUNG
1804 MADISON RD
BELOIT, WI 53511

THOMAS H & MARY M
SWEZEY
2450 S CLOVER LN
BELOIT, WI 53511

MUKESHBHAI V &
HINABAHEN M PATEL
1850 MADISON RD
BELOIT, WI 53511

FOUR STAR PARTNERSHIP
P O BOX 253
BELOIT, WI 535120253

SHIRLEY SHEAR
2013 GRANT ST
BELOIT, WI 535112837

KATIE FLORES
1915 FREDERICK ST
BELOIT, WI 53511

FREE METHODIST CHURCH OF
BELOIT
1919 CLEORA DR
BELOIT, WI 535120385

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: November 6, 2013

Agenda Item: 4

File Number: CU-2013-13

Applicant: Brad McCaslin

Owner: Michael & Charlotte Jero

Location: 443 E. Grand Avenue

Existing Zoning: CBD-1, Central
Business District – Core

Existing Land Use: Tavern

Parcel Size: 0.09 Acre

Request Overview/Background Information:

Brad McCaslin of Rival's Bar & Grill has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in the CBD-1, Central Business District – Core, for the property located at 443 E. Grand Avenue. The attached **Location and Zoning Map** shows the location of the parcel involved in this application.

Key Issues:

- The applicant has partially constructed an outdoor seating area in the northeast corner of the existing building by creating a separate room with large openings in the walls facing Pleasant Street and the alley. This project was under construction when a Building Official posted a Stop Work Order on June 19th. The attached application was submitted on June 28th, but has been on hold due to delinquencies. All delinquencies have now been paid.
- Section 4-902 of the Zoning Ordinance states that outdoor seating areas for bars in the CBD are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.
- If the requested Conditional Use Permit is granted, the applicant will be allowed to complete this project. The applicant must expand the tavern's liquor license to include the outdoor area before serving alcoholic beverages. If the requested permit is denied, the applicant will be ordered to install windows in all openings.
- According to the applicant, the proposed outdoor seating area includes 3 tables and 12 chairs.
- The City's Review Agents have reviewed this application and have not submitted any comments or concerns.
- The attached Public Notice was sent to ten nearby property owners. Planning staff has not received any comments.

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 outdoor seating area will create a designated area for patrons who smoke, which will end the practice of patrons smoking on the public sidewalk outside the entrance. Therefore, subject to certain conditions of approval, the proposed outdoor seating area will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- 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 proposed outdoor seating area is located in the middle of the City's downtown core, surrounded by commercial uses. Noise, smoke, and glare created by the outdoor seating area will not affect the use & enjoyment of nearby properties. The outdoor seating area is similar to others in the area, including the outdoor seating area at Sud's tavern.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed outdoor seating area will not diminish or impair property values within the neighborhood.
- 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 fully developed.
- 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 outdoor seating area is within the footprint of the existing building. While the vertical fence/bars are not an ideal aesthetic, they are necessary in order to secure the area while complying with the statewide smoking ban.
- 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;*
 - Adequate facilities and infrastructure are available to serve the proposed outdoor seating area.

- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - There are no off-street parking requirements in the CBD and the proposed outdoor seating area is not expected to cause traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional uses will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan defers to the Downtown Plan, which recommends *Planned Mixed Use: Office/Residential Above Retail* uses for the subject property. This request and the underlying CBD zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in the CBD-1, Central Business District – Core, for the property located at 443 E. Grand Avenue, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the use of the existing, separate room with large openings in the walls facing Pleasant Street and the alley in the northeast corner of the existing building as an outdoor seating area with alcohol.
2. Prior to establishment of the outdoor seating area, the applicant shall amend the liquor license for the premises to include the outdoor seating area.
3. The Fire Inspector and Building Official will inspect the outdoor seating area and establish a maximum occupancy, which shall be posted inside the building and within the outdoor seating area. The door leading to the outdoor seating area shall be marked as an exit.
4. The applicant shall provide a visible and/or audible fire alarm within the outdoor seating area.
5. Music may not be played in the outdoor seating area between 12:00 – 7:00 AM.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Site Photos, Application, Public Notice, and Mailing List.

Location & Zoning Map

443 E. Grand Avenue

CU-2013-13



1 inch = 58 feet

0 12.5 25 50 75 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: October 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



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: CU-2013-13

1. Address of subject property: 443 E. GRAND AVE

2. Legal description:

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): 13530830

4. Owner of record: MIKE & CHARLOTTE JERO Phone: 608 365 1209

862 PETUNIA LN BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: BRAD MCCASLIN

15515 WALNUT LN SBELOIT IL 61080
(Address) (City) (State) (Zip)

608 299 8580 1608 322 2493 brivals@outlook.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: BAR & GRILL

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

A Conditional Use Permit for: OUTSIDE SEATING & SMOKING AREA

_____ in a(n) CDD-1 pp Zoning District.

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

Principal use: BAR & GRILL

Secondary use: OUTDOOR PATIO AREA WHICH MEETS WI

STATE LAW ON TWO EXTERIOR WALLS WITH AT

LEAST 25% OPEN AIR EXPOSURE

Accessory use: _____

9. Project timetable: Start date: 6/1/13 Completion date: 7/10/13

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

- Owner
- Leasehold, length of lease: _____
- Contractual, nature of contract: _____
- Other, explain: FAMILY OWNED & OPERATED

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.

Charlotte Jero (Signature of Owner) CHARLOTTE JERO (Print name) 6/28/13 (Date)

[Signature] (Signature of Applicant, if different) BRAD McCASLIN (Print name) 6/20/13 (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 \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: \$275.00	Amount paid: <u>\$275.00</u>	Meeting date: <u>Nov. 6, 2013</u> <u>August 7, 2013</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>6/20/13</u>	



NOTICE TO THE PUBLIC

October 15, 2013

To Whom It May Concern:

Brad McCaslin of Rival's Bar & Grill has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in the CBD-1, Central Business District – Core, for the property located at:

443 E. Grand Avenue.

The applicant has partially constructed an outdoor seating area in the northeast corner of the existing building by creating a separate room with large openings in the walls facing Pleasant Street and the alley. If the requested Conditional Use Permit is granted, the applicant will be allowed to complete this project.

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

City Plan Commission: Wednesday, November 6, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, November 18, 2013, 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 ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

HERITAGE BANK
500 E GRAND AVE
BELOIT, WI 53511

MICHAEL D & CHARLOTTE J
JERO
862 PETUNIA LN
BELOIT, WI 53511

BETSEY SCHMIECHEN BELOIT
VILLAGER LLC
429 E GRAND AVE
BELOIT, WI 535116228
BELOIT HOTEL LLC
2040 S PARK
MADISON, WI 53713

SUDS OHANAHANS REAL
ESTATE
P O BOX 116
BELOIT, WI 535120116

ARNOLD BELOIT COMPANY
LLC
1835 N FREEMONT
CHICAGO, IL 60614

FIRST NATIONAL BANK &
TRUST COMPANY OF BELOIT
345 E GRAND AVE
BELOIT, WI 53511

BELOIT COLLEGE BOARD OF
TRUSTEES

700 COLLEGE ST
BELOIT, WI 53511

TCP HOLDINGS LLC
431 E GRAND AVE
BELOIT, WI 53511

HENDRICKS COMMERCIAL
PROPERTIES LLC
655 THIRD ST STE 301
BELOIT, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 6, 2013

Agenda Item: 5

File Number: RPB-2013-13

Request Overview/Background Information:

The School District of Beloit has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

Wisconsin’s Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin’s “smart growth” law, although the law does not prescribe or require a particular type of development pattern. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan.

The Beloit City Council approved the City’s Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010.

If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration on December 16, 2013.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City’s Comprehensive Plan:
 - 1556 Forest Avenue – From Single-Family Residential – Urban to Institutional & Community Services.
- The following table describes the status of the subject property:

Property	Current Land Use	Zoning	Acres	Future Land Use	Proposed Future Land Use
1556 Forest Ave	SF Home	R-1B	0.3758	SF Residential - Urban	Institutional/Comm. Services

- The proposed amendment is related to the proposed expansion of Gaston Elementary School, as illustrated on the attached preliminary site plan.
- The district has purchased the subject property on October 14, 2013.
- The Location & Zoning Map and Future Land Use Map for this site are attached to this report.
- If the proposed amendment is approved, the applicant will rezone the subject property and begin demolishing the residential structure on the subject property.
- **Land Use Analysis**
 - The proposed amendment would designate the subject property as appropriate for Institutional & Community Services. This would allow the district to rezone the subject property to PLI, Public Lands & Institutions District, demolish the existing structure, and expand the school grounds as shown on the attached preliminary site plan.
 - The proposed amendment would establish a new boundary between the single-family residential neighborhood to the west and the Gaston grounds. This expanded area will be used for open space and recreation.
 - The proposed amendment is compatible with existing and planned land uses in the vicinity and will facilitate a significant improvement and expansion of this elementary school site.

Consistency with Comprehensive Plan and Strategic Plan:

- The City’s compliance with the Comprehensive Planning law’s consistency requirement is the impetus for this request.

- Consideration of this request supports Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the following proposed amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 1556 Forest Avenue – From Single-Family Residential – Urban to Institutional & Community Services.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Future Land Use Map, Site Plan, Public Notice, Mailing List, and Resolution.

Location & Zoning Map

Gaston Expansion

RPB-2013-13



1 inch = 91 feet



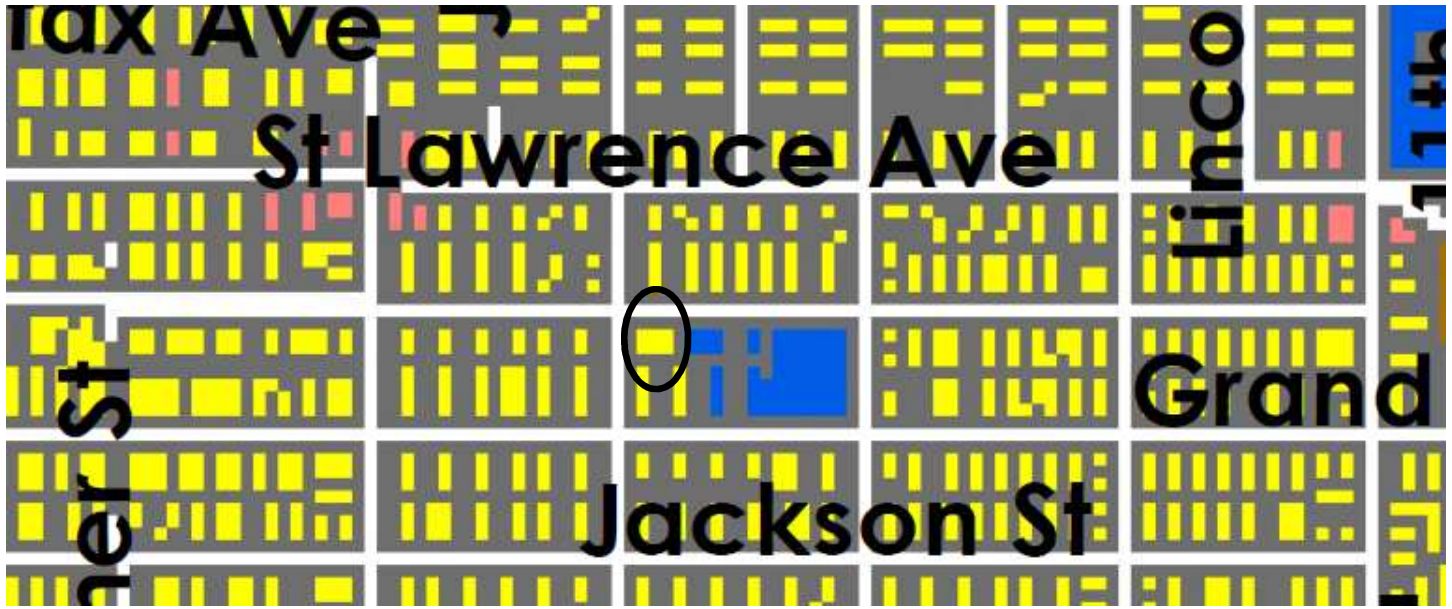
Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: October 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (subject property is circled)



Legend

- Municipal Boundaries
- City of Beloit/Town of Turtle Boundary Adjustment Area
- Interstate Highway
- County Highway
- Existing Roads
- Potential Future Major Collector/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories

- Agricultural
- Single-Family Residential - Exurban
- Single-Family Residential - Urban
- Two-family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood*
- Office
- Planned Mixed Use
- Neighborhood Commercial
- Community Commercial
- Downtown
- Business Park
- General Industrial
- Institutional & Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

**Planned Neighborhood* should include a mix of the following:
 1. Single-Family - Urban (condominium land use)
 2. Two-family/Townhouse
 3. Mixed Residential
 4. Institutional and Community Services
 5. Office
 6. Neighborhood Commercial
 7. Parks and Open Space

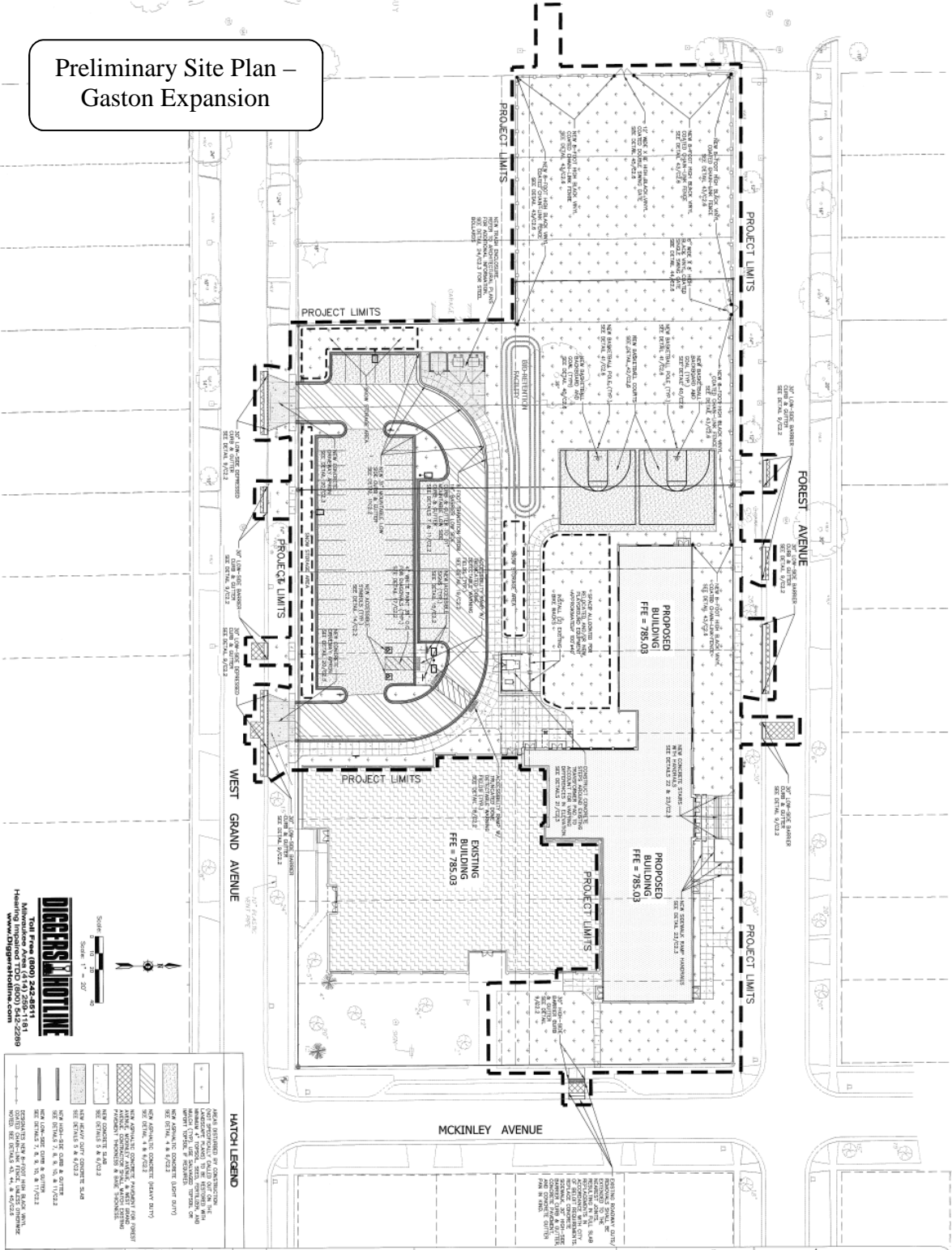
0 0.25 0.5 1 Miles

Date: March 17, 2008
 Source: City of Beloit, Rock County

**City of Beloit
 Comprehensive Plan**

**Map 10:
 Future Land Use**

Preliminary Site Plan –
Gaston Expansion



bray architects
solid foundation. forward thinking.

DRAPER
3670 Lakeshore Drive
Chicago, Illinois 60657
773.452.8232
www.draperllc.com

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
210 N. LaSalle St. Suite 1600
Chicago, Illinois 60610
312.642.3333
www.kapurengineers.com

Project Title:
**Addition and Remodeling to:
Gaston Elementary School
School District of Beloit**
610 McKinley Avenue, Beloit, WI 53511

3064
06/20/2018

C1.2
SITE PLAN

DEGENS HOTLINE
Midvale Ave. (414) 205-1851
www.DegensHotline.com

HATCH LEGEND
ASPHALT DRIVEWAY AT CONSTRUCTION (PERFORATED METAL CURB) WITH 24\"/>
ASPHALT DRIVEWAY WITH 24\"/>
ASPHALT DRIVEWAY WITH 24\"/>
ASPHALT DRIVEWAY WITH 24\"/>
CONCRETE DRIVEWAY WITH 24\"/>
PERFORATED METAL CURB WITH 24\"/>
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PERFORATED METAL CURB WITH 24\"/>
PERFORATED METAL CURB WITH 24\"/>

Scale: 0' 1" = 20'



NOTICE TO THE PUBLIC

October 25, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1556 Forest Avenue – From Single-Family Residential – Urban to Institutional & Community Services.

Information regarding the location, zoning, and land use of this property is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendment:

City Plan Commission: Wednesday, November 6, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council (Public Hearing): Monday, December 16, 2013, 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 MEETINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.,
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Janelle Marotz
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511

Paul Benjamin
Rock County Planning
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Dennis McCarthy
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Dr. Pamela Kiefert, Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Kristi Howe
Beloit Public Library
605 Eclipse Boulevard
Beloit, WI 53511

Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 300
Beloit, WI 53511

**RESOLUTION
RECOMMENDING APPROVAL OF AMENDMENT TO THE
CITY OF BELOIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendments, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1556 Forest Avenue – From Single-Family Residential – Urban to Institutional & Community Services.

Adopted this 6th day of November, 2013.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 6, 2013

Agenda Item: 6

File Number: ZMA-2013-14

Applicant: School District of Beloit

Owner: School District of Beloit

Location: 1556 Forest Avenue

Current Zoning: R-1B, Single-Family Residential

Existing Land Use: Single-Family Residential

Total Area: 0.3758 Acre

Proposed Zoning: PLI, Public Lands & Institutions District

Proposed Land Use: Gaston School Expansion

Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the property located at 1556 Forest Avenue.

The attached **Location & Zoning Map** shows the location of the subject property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R-1B, Single-Family Residential District; Single-Family Dwellings
- South: R-1B, Single-Family Residential District; Single-Family Dwellings
- East: PLI, Public Lands & Institutions, Existing Gaston Elementary School
- West: R-1B, Single-Family Residential District; Single-Family Dwellings

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment based on written Findings of Facts and consistency with the Comprehensive Plan.

Key Issues:

- This request is related to the proposed expansion of Gaston Elementary School. This application will be reviewed concurrently with a Comprehensive Plan Amendment for the same property.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- The subject property must be rezoned to PLI and the existing structure must be demolished in order for the school grounds to be expanded as shown on the attached site plan.
- Planning staff is currently performing Architectural and Site Plan Review of this proposed expansion.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments or concerns.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - There are residential uses to the north, south, and west of the subject property, and a school use to the east of the subject property. The proposed expanded PLI District is compatible with these existing uses and the proposed school expansion is expected to have a positive impact upon the neighborhood.
 - b. *The zoning classification of property within the general area of the subject property;*
 - Properties within the general area of the subject properties are zoned R-1B, with the exception of Gaston Elementary School, which is zoned PLI. This request involves a proposed expansion of the existing PLI district. It will expand the boundaries of the district by 135 feet along Cleveland Street and 120 feet along Forest Avenue.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property is suitable for Single-Family Residential uses permitted in the existing zoning classification.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The subject property is located within an established neighborhood that has experienced very little redevelopment activity during the past decade.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Single-Family Residential - Urban uses for the subject property. A Comprehensive Map Amendment is being reviewed to change this to Institutional & Community Services uses. This proposed Zoning Map Amendment is consistent with the proposed changes to the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This rezoning will allow for the expansion of Gaston School which will help the school district to better meet the needs of the school children.

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the property located at 1556 Forest Avenue.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Preliminary Site Plan, Application, Public Notice, and Mailing List.

Location & Zoning Map

Gaston Expansion

ZMA-2013-14



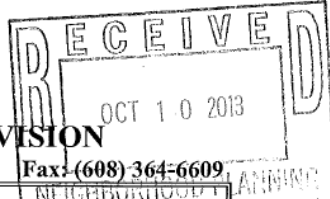
1 inch = 91 feet
0 20 40 80 120 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: October 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-14

1. Address of subject property: 1556 Forest Ave, Beloit, WI 53511

2. Legal description: Lot: [check] Block: Subdivision: (If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 100/24 feet by 132 feet = square feet.

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

3. Tax Parcel Number(s): 13431120

4. Owner of record: Megan Zimmerman Phone: 608-207-9639
1556 Forest Ave Beloit WI 53511

5. Applicant's Name: School District of Beloit
1633 Keeler Ave Beloit WI 53511

608-361-4015 (Office Phone #) 715-577-8367 (Cell Phone #) jmarotz@sdb.k12.wi.us (Email Address)

6. THE FOLLOWING ACTION IS REQUESTED:

Change zoning district classification from: Residential to: PLI

All existing uses on this property are: Residential

7. All the proposed uses for this property are:

Principal use(s): Expand Gaston School Campus

Secondary use(s): Hard Surface Play Area

Accessory use(s):

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

- () Owner
- () Leasehold, Length of lease: _____
- () Contractual, Nature of contract: _____
- () Other, explain: Accepted offer - Schedule to Close on October 11, 2013

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

Name(s): Janelle Maratz Phone: 608-361-4045
1633 Keeler Beloit WI 53511
(Address) (City) (State) (Zip)

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

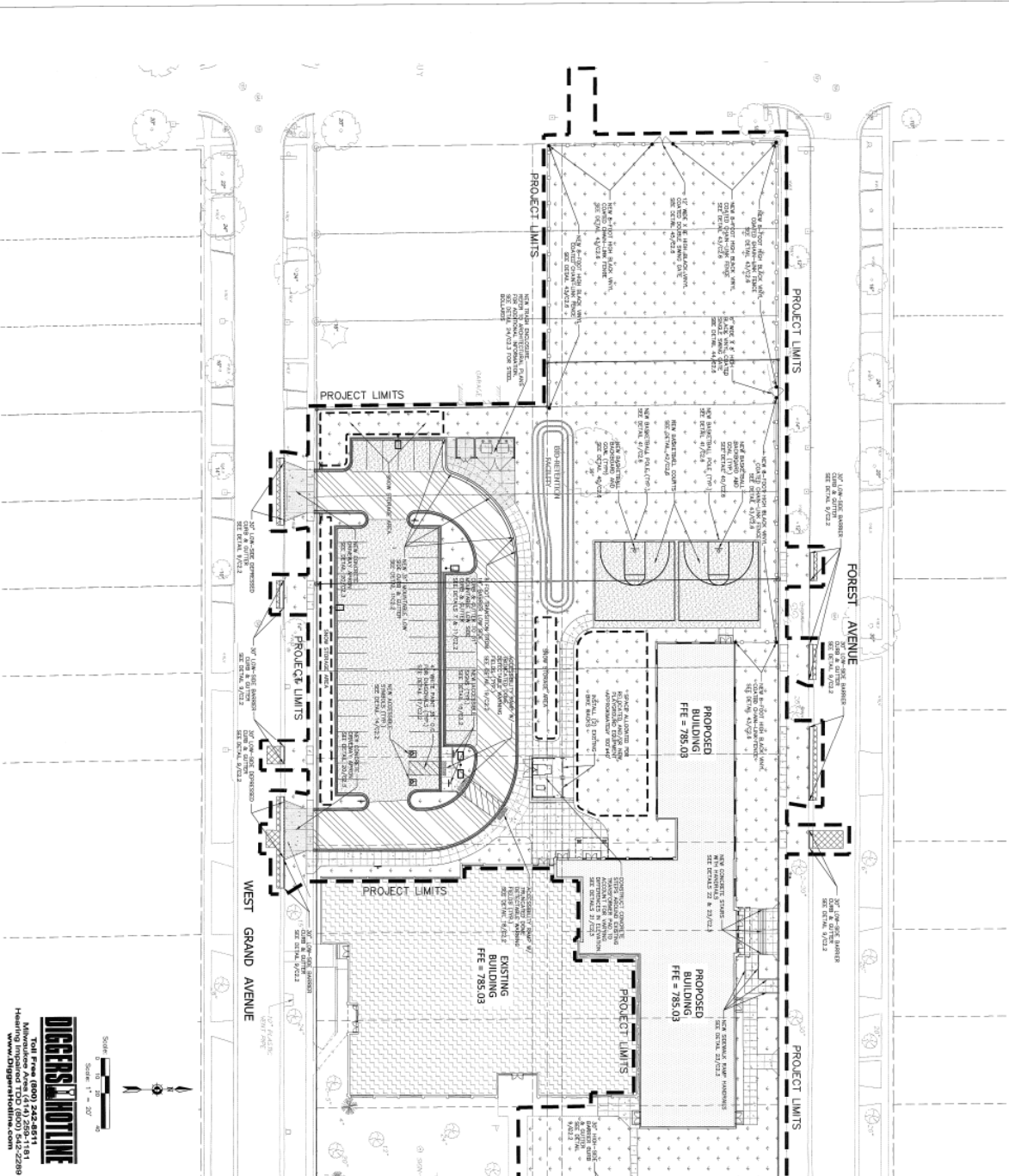
I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

[Signature] / _____ / _____
(Signature of Owner) (Print name) (Date)

[Signature] / Janelle Maratz / 10/5/2013
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: <u>\$275.00</u> Meeting Date: <u>11/6/13</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>[Signature]</u>	Date: <u>10/11/13</u>
Date Notice Published: _____	Date Notice Mailed: _____



HATCH LEGEND	
[Symbol]	ANALYSIS EXISTING OR CONSTRUCTION
[Symbol]	CONSTRUCTION PROPOSED TO BE EXISTING WITH
[Symbol]	MODIFICATION TO EXISTING STRUCTURE AND
[Symbol]	NEW ASPHALT CONCRETE (SLOPE 3.0%)
[Symbol]	NEW ASPHALT CONCRETE (SLOPE 4.0%)
[Symbol]	NEW ASPHALT CONCRETE (SLOPE 5.0%)
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[Symbol]	NEW ASPHALT CONCRETE (SLOPE 11.0%)
[Symbol]	NEW ASPHALT CONCRETE (SLOPE 12.0%)
[Symbol]	NEW ASPHALT CONCRETE (SLOPE 13.0%)
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[Symbol]	NEW ASPHALT CONCRETE (SLOPE 30.0%)

3064
 Project Title:
**Addition and Remodeling to:
 Gaston Elementary School
 School District of Beloit
 610 McKinley Avenue, Beloit, WI 53511**

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 2101 SOUTH KANAWAY AVENUE
 SUITE 200
 BELLOIT, WISCONSIN 53511
 TEL: 608.735.1414
 FAX: 608.735.1415
 WWW.KAPURENGINEERS.COM

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 architects
 solid foundation. forward thinking.

2150 NORTH STATE STREET
 BELLOIT, WISCONSIN 53510
 TEL: 608.735.1414
 FAX: 608.735.1415
 WWW.BRAYARCHITECTS.COM

DIGGERS & HOTLINE
 1400 UNIVERSITY AVENUE
 SUITE 200
 BELLOIT, WISCONSIN 53511
 TEL: 608.735.1414
 FAX: 608.735.1415
 WWW.DIGGERSHOTLINE.COM

C1.2
 SHEET NAME
 SITE PLAN



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

October 25, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classifications from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the property located at:

1556 Forest Avenue.

This request is related to the proposed expansion of Gaston Elementary School. The above-referenced property is currently zoned R-1B. The subject property must be rezoned to PLI before the school building and grounds may be expanded as planned.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, November 6, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, December 16, 2013, 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 ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

ISAIAS & ANA M JIMENEZ
1516 W GRAND AVE
BELOIT, WI 535115934

FRED R & JILL R THOMAS
1755 JACKSON ST
BELOIT, WI 53511

LAIB TRUST DTD 3/10/10
1552 W GRAND AVE
BELOIT, WI 53511

RANDALL & DARLA BREWER
205 HIGH ST
CLINTON, WI 53525

JASON W & TRACY L SCHOVILLE
1547 W GRAND AVE
BELOIT, WI 535115933

JIMMY BAILEY
2408 SHOPIERE RD
BELOIT, WI 53511

LEEROY & KAREN TAYLOR
1717 W GRAND AVE
BELOIT, WI 535115935

CHRIS MORELOCK
1702 FOREST AVE
BELOIT, WI 535115930

TROY FIORUCCI
1716 FOREST AVE
BELOIT, WI 53511

JAMES A & SHIRLEY A FREGEAU
639 CLEVELAND ST
BELOIT, WI 535115967

MARSHA MILNER
1526 W GRAND AVE
BELOIT, WI 535115934

KEVIN QUADE
1542 W GRAND AVE
BELOIT, WI 53511

JOYCE KRAEPLIN
1558 W GRAND AVE
BELOIT, WI 535115934

NORMA TANNER
1712 W GRAND AVE
BELOIT, WI 535115936

NORMAN GEFFERS
1553 W GRAND AVE
BELOIT, WI 535115933

CLAUDE & SYLIVA MCMAHON
1707 W GRAND AVE
BELOIT, WI 535115935

SCOTT A & BRENDA L STOWERS
1725 W GRAND AVE
BELOIT, WI 535115935

GARY BERGERON
1706 FOREST AVE
BELOIT, WI 535115930

BRYAN BRAUER
11779 W HAFEMAN RD
ORFORDVILLE, WI 53576

WINIFRED BUSS
1519 FOREST AVE
BELOIT, WI 535115927

MARK VOSS
1532 W GRAND AVE
BELOIT, WI 53511

WANDA VANWORMER
1546 W GRAND AVE
BELOIT, WI 535115934

JOHN HEIDT
1702 W GRAND AVE
BELOIT, WI 535115936

SILVER LEAF INVESTMENTS INC
1401 SHERIDAN RD
WINTHROP HBR, IL 60096

MARK THRONSDEN
609 CLEVELAND ST
BELOIT, WI 53511

DAVID L & DELLA M HALVERSON
1713 W GRAND AVE
BELOIT, WI 535115935

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

MARY KAY PERRY
1712 FOREST AVE
BELOIT, WI 53511

KEITH W & ELIZABETH S BARBARICK
4630 E CREEK RD
BELOIT, WI 53511

CONNIE MILLER
1533 FOREST AVE
BELOIT, WI 535115927

JOSEPH BANNO
1537 FOREST AVE
BELOIT, WI 535115927

KENNETH C & KAREN BACH
1543 FOREST AVE
BELOIT, WI 535115927

ANTHONY & MELODY L CASEY
1547 FOREST AVE
BELOIT, WI 53511

RONALD & MARY BENNETT
1553 FOREST AVE
BELOIT, WI 535115927

BEVERLY L GARCIA REVOCABLE TRUST
643 CLEVELAND ST
BELOIT, WI 53511

WILLIAM JOHNSTON
642 CLEVELAND ST
BELOIT, WI 535115968

HANS MILLER
1707 FOREST AVE
BELOIT, WI 535115929

RENEE RISSEEUW
1711 FOREST AVE
BELOIT, WI 535115929

JUSTIN KREHOFF
1140 RITSHER ST
BELOIT, WI 53511

MARVIN MILNER
P O BOX 1161
BELOIT, WI 535121161

DORA MUELLER
1522 ST LAWRENCE AVE
BELOIT, WI 53511

DOROTHY VANDEGRAFT
1526 ST LAWRENCE AVE
BELOIT, WI 535115074

FRANCISCO & CAROLINA ADALPE-
NAVARRO
1532 ST LAWRENCE AVE
BELOIT, WI 535114611

VICTORIA BRADSHER
1602 ST LAWRENCE AVE
BELOIT, WI 53511

ALAN & MARCIA WOELFEL
1608 ST LAWRENCE AVE
BELOIT, WI 535114935

STEVE & GEORGIA WHEELOCK
1612 ST LAWRENCE AVE
BELOIT, WI 535114935

JOSE ANAYA
1618 ST LAWRENCE AVE
BELOIT, WI 535114935

GERALD BELKE
1622 ST LAWRENCE AVE
BELOIT, WI 535114935

KIRBY H & JACQUELINE T YOUNKIN
9636 RAMBOUILLET RDG
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BELOIT, WI 535114937

ROBERT ZECHLIN
1804 ST LAWRENCE AVE
BELOIT, WI 535113465

CHRISTINE HANSEN
1716 ST LAWRENCE AVE
BELOIT, WI 535114937