



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, April 9, 2014 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 March 19, 2014 Meeting**
3. **Conditional Use Permit - 1901 Liberty Avenue - Clara Bo Steak & Seafood Restaurant and Gatsby Wine Lounge**
Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1901 Liberty Avenue
4. **Planned Unit Development - 1877 Madison Road - Woodman's**
Public hearing, review and consideration of an amendment to an approved Planned Unit Development Master Land Use Plan for the property located at 1877 Madison Road
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: April 4, 2014

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 • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, March 19, 2014
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. Gail Riddle called the roll. Present were Commissioners Jacobsen, Kelly, Ruster, and Kincaid.

2. **Approval of the Minutes of the March 5, 2014 Meeting**

Commissioner Kelly moved and Commissioner Jacobsen seconded a motion to approve the Minutes of the March 5, 2014 Meeting. The minutes were approved (4-0).

3. **Certified Survey Map - 2157 Schuster Drive - Cherry Tree Development**

Review and consideration of a two-lot Certified Survey Map for the properties located at 2157 Schuster Drive in the City of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Moore arrived at the meeting (7:03 p.m.) Chairman Faragher asked if the developer had all their state approvals for the project. Ms. Christensen responded that they did.

Commissioner Kincaid asked if any changes had been made to the site plan. Ms. Christensen responded that the site plan was the same. However, some minor building changes were made related to additional windows.

Commissioner Kincaid asked if the developer would be purchasing the house as well, and Ms. Christensen said that they would be.

Commissioner Ruster moved to approve the Certified Survey Map and Commissioner Kelly seconded the motion. The motion carried (5-0).

4. **Conditional Use Permit - 2100 Newark Road - 3 Franks Services, LLC**

Public hearing, review and consideration of a Conditional Use Permit to allow contractor office and storage yard uses in a DH, Development Holding District, for the property located at 2100 Newark Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked if any additional access would be granted to the site. Ms. Christensen responded that access would remain as it is.

Chairperson Faragher opened the Public Hearing.

Steve and Zach Franks, the applicants, indicated that they were available for any questions the Commission had.

Chairman Faragher asked if the conditions and deadlines recommended were acceptable to them. Steve Franks responded that they had already contracted with a company to remove trash, and since they are a paving company, it will not be a problem to pave the driveway and parking areas. Zach Franks indicated that they would like to plant additional trees as well.

Commissioner Kincaid asked the applicant if they would be getting their asphalt off-site. Steve Frank responded that they obtain their asphalt from existing asphalt plants. For Rock County projects, for example, they get their asphalt from Rock Road.

Chairperson Faragher closed the public hearing.

Commissioner Jacobsen moved and Commissioner Moore seconded a motion to approve Conditional Use Permit. The motion carried (5-0).

5. **Display Public Art on Various City-Owned Properties**

Review and consideration of a request to display public works of art on various City-owned properties during Visit Beloit's "Come and Knock on our Doors" campaign

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Ms. Christensen indicated that Monica Krysztopa and Ruth Carlson were available to answer any questions. Commissioner Kelly asked if they were only doing this in the summer months. Monica Krysztopa, Visit Beloit, responded that for the first year, it will be June through August. The campaign will include a marketing element to get people excited about it.

Commissioner Kelly asked if they would be selling the doors at the end of the campaign. Ms. Krysztopa indicated that they intended to keep the doors for three years for a different event each year. Next year, the Symphony would be using them.

Commissioner Kelly asked how many doors they would be using. Ms. Krysztopa indicated that they had 50 doors, and at this point, they have 20 artists signed up. The plan is to give the artists some flexibility related to what they will paint on the doors. However, the City and Visit Beloit will be approving all of the paintings.

Commissioner Moore responded that she thought this was a very creative idea.

Commissioner Faragher asked how they came up with the idea. Nicki Meyer, Friends of the Riverfront, said it was her idea. She thought that Beloit needed something like this, to encourage tourism. She said, "Come and knock on our doors. Beloit is waiting for you."

Commissioner Ruster moved and Commissioner Moore seconded a motion to approve the request. The motion carried (5-0).

6. **Zoning Map Amendment – 319 and 333 Bluff Street**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential, to PLI, Public Lands and Institutions District, for the properties located at 319 and 333 Bluff Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly asked about the owners. She thought that the new owners were individuals who would live in the house. Ms. Christensen said that it is owned by an LLC. However, the owners are planning to live in the house.

Commissioner Jacobsen asked if the zoning would affect the taxes. Ms. Christensen explained that it should not because it is undevelopable no matter what the zoning is.

Commissioner Kincaid asked if there was the possibility of a donation to the City. Ms. Christensen indicated that her understanding was that the owners wanted to retain ownership of the property.

Commissioner Faragher asked if the City mows the lot. Ms. Christensen indicated that Parks has mowed it along with the parkland adjacent to the property.

Commissioner Ruster moved and Commissioner Jacobsen seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0)

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

Ms. Christensen stated that the vacation of excess S. Turtle Townhall right-of-way for the CCI development was approved by the City Council. City Council also approved the Zoning Map Amendment for St. Paul's Lutheran Church at 1000 Bluff Street, the indoor batting cages at Telfer Park, and the Zoning Text Amendment to allow contractor's office and storage yards as a Conditional Use Permit in the Development Holding Zoning District.

8. **Adjournment**

The meeting adjourned at 7:33 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: April 9, 2014

Agenda Item: 3

File Number: CU-2014-05

Applicant: Angus Young Associates

Owner: Scott Murray

Location: 1901 Liberty Avenue

Existing Zoning: C-2, Neighborhood Commercial District

Existing Land Use: Vacant Bar & Restaurant

Parcel Size: .8649 Acre

Request Overview/Background Information:

Angus Young Associates has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1901 Liberty Avenue. The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

North: R-1A, Single-Family Residential District; Single-Family Residential

South: R-1B, Single-Family Residential District; Single-Family Residential & Rental

East: R-1B, Single-Family Residential District; Single-Family Residential & Rental

West: R-1A, Single-Family Residential District; Single-Family Residential

Key Issues:

- This property was previously the site of the Liberty Inn. It is currently being renovated to become Clara Bo Steak & Seafood Restaurant and Gatsby Wine Lounge.
- This property recently completed the Site Plan Review process. With that, all parking, loading areas, and landscaping are in agreement with the City's Zoning Ordinance.
- The applicant had originally proposed a 10'2" x 40'6" outdoor seating area on the east side of the building. After a fire inspection, they expanded the north section of the patio to allow for a larger path of egress. The new proposed dimensions are 10'4" x 52'8".
- The applicant is proposing a 6' privacy fence made of wood, laid herringbone, and brick columns. This mimics the approved fencing on the west side of the building. Since the outdoor seating area is in the street-side yard, the fence must be at least 50% see-through and not exceed 4' in height. Once the applicant selects a new design, it will be approved during Architectural Review.
- The proposed outdoor seating area includes creating a platform off of the existing eastern door which will hold one (1) table and the addition of a staircase exiting south to a patio area. This area will include an emergency exit door and approximately six (6) tables.
- Section 4-704 of the Zoning Ordinance states that outdoor seating areas for restaurants are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.
- The City's Review Agents have reviewed this application. Water Resources noted that the water and sewer laterals for the property may be under the proposed patio area. The applicant is currently researching this. A condition of approval has been added to address this. No other comments were received.
- The attached Public Notice was sent to 19 nearby property owners. One property owner came out opposed to the seating area, stating littering as their main concern. Another property owner has concerns about noise and music control, but is supportive of the project overall. A condition of approval concerning noise control is being recommended to address this issue. No other 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;*
 - 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 surrounded by residential properties. Subject to certain conditions of approval, specifically the music time limit, these properties will not be affected by the outdoor seating area.
- c. *Whether the conditional use will substantially diminish or impair property values within the*

neighborhood of the subject property;

- The proposed uses will not diminish or impair property values within the neighborhood. The renovation of the site, including the addition of the outdoor seating area, is expected to have a positive impact on the neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - Not Applicable.
- 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 architectural design and site layout are compatible with existing properties in the neighborhood.
- 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 conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The subject property includes adequate off-street parking and the proposed use 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 recommends Neighborhood Commercial for the subject property. 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 and Building Services Division recommends **approval** of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1901 Liberty Avenue, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a 10'4" x 52'8" outdoor seating area on the east side of the existing building shown in the application attachments and the extension of the sale, possession, & consumption of alcohol into said area subject to all of the conditions of approval.
2. Prior to establishment of the conditional uses, the applicant shall amend the liquor license for the premises to include the outdoor seating area.
3. The outdoor seating area shall be surrounded by 4-foot fence that must be at least 50% see-through.
4. Before construction begins, the applicant shall obtain an Architectural Review Certificate, Fence Permit, and a Building Permit.
5. The maximum capacity of the outdoor seating area shall be 26 persons. This maximum capacity 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 and the path of egress shall remain clear at all times.
6. The applicant shall provide a visible and/or audible fire alarm within the outdoor seating area.
7. Music may not be played in the outdoor seating area after 10:00 PM.
8. The property owner shall be responsible for all costs associated with any maintenance or repairs needed for the water and sewer laterals that may be covered by the proposed outdoor seating area.
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 Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

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

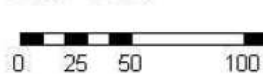
Location & Zoning Map

1901 Liberty Avenue



CU-2014-05



1 inch = 74 feet



Legend

-  Foot COB Parcels
-  50 Zoning District

Map prepared by: Stephanie Hummel
Date: March 2014
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



Proposed Fence Style for Seating Area; Current fencing on west side of building



Current View



CITY of BELOIT

Neighborhood Planning 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-2014-05

1. Address of subject property: 1901 Liberty Avenue
2. Legal description: Lot 10, Block 8 of Harper's Little Farms, City of Beloit, Rock County, Wisconsin
If property has not been subdivided, attach a copy of the complete legal description from deed.
Property dimensions are: 296.50 feet by 126.75 feet = 37581.38 square feet.
If more than two acres, give area in acres: 8049 acres.
3. Tax Parcel Number(s): 12750690 C-2
4. Owner of record: Scott Murray Phone: (608) 312-6844
1517 Parker Court, Janesville, WI 53545
(Address) (City) (State) (Zip)
5. Applicant's Name: Angus Young Associates - Jeff Davis
555 S. River Street, Janesville, WI 53548
(Address) (City) (State) (Zip)
(608) 756-2326 / jeffd@angusyoung.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: Restaurant
7. **THE FOLLOWING ACTION IS REQUESTED:**
A Conditional Use Permit for: Outdoor patio & alcohol sales
in a(n) C-2 Zoning District.
8. All the proposed use(s) for this property will be:
Principal use: Restaurant
Secondary use: _____
Accessory use: _____

9. Project timetable: Start date: 4/20/2014 Completion date: 7/31/2014

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: Architectural services
- 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.

Scott Murray / Scott Murray / 3-11-14
 (Signature of Owner) (Print name) (Date)

Jeff Davis / Jeff Davis / 3-11-14
 (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 Neighborhood Planning Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

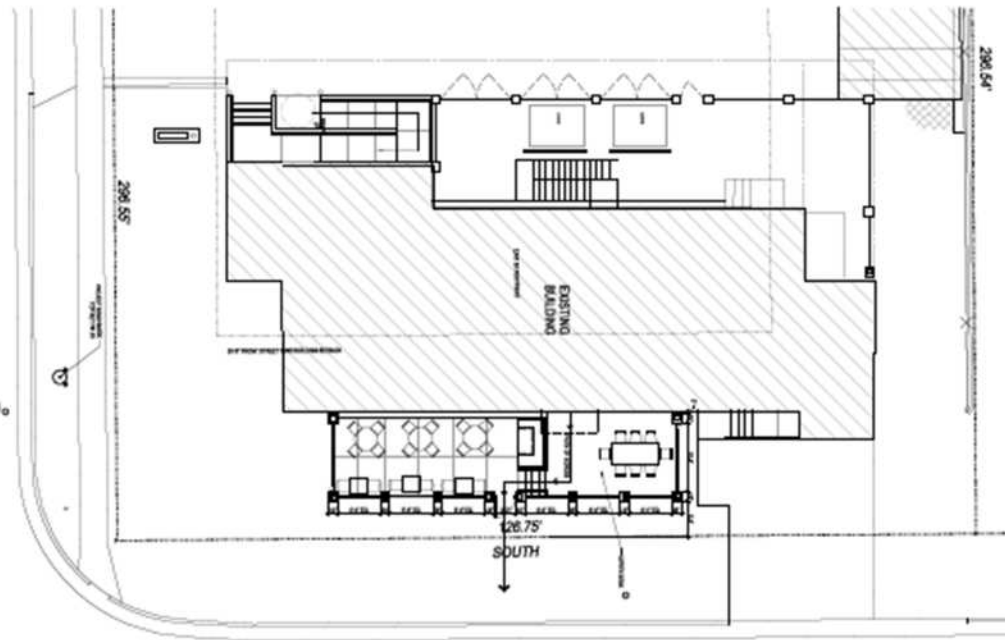
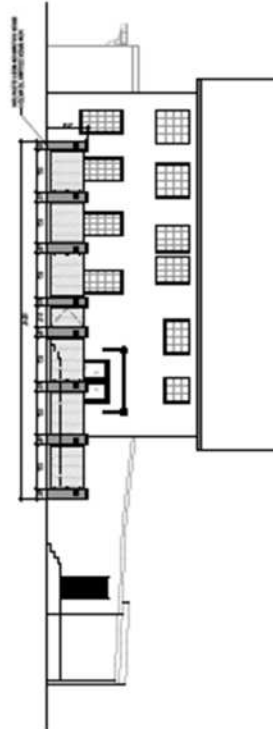
This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice 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: 275.00 Meeting date: 4/9/14

No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: YANLP Date: 3/13/14



C102

PROJECT NUMBER: 0004.00-01.01
 DATE: 08/14/14
 APPROVED BY: JPT
 REVISED BY: JPT
 DRAWN BY: JPT
 0004.00-01.01

LIBERTY INN RENOVATION
 AND ADDITION
 HIDEOUT PROPERTIES, LLC
 BELOIT, WI

Angus Young Architecture
 Engineering
 Interior Design

40 South State Street, Beloit, WI 53510-4100
 Ph: 608.733.2124 Fax: 608.733.2125
 www.angusyoung.com

REVISION	DATE
CITY OF BELLOIT RESOLUTION # 000000	
CITY OF BELLOIT RESOLUTION # 000000	
CITY OF BELLOIT RESOLUTION # 000000	
CITY OF BELLOIT RESOLUTION # 000000	
CITY OF BELLOIT RESOLUTION # 000000	
CITY OF BELLOIT RESOLUTION # 000000	



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

March 25, 2014

To Whom It May Concern:

Angus Young Associates has filed an application for a Conditional Use Permit to allow outdoor seating area in a C-2, Neighborhood Commercial District, for the property located at:

1901 Liberty Avenue.

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

City Plan Commission: Wednesday, April 9, 2014, at 7:00 p.m., or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, April 21, 2014, at 7:00 p.m., 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 and Building Services Division at (608) 364-6708 or by email at hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

JOSEPH & JEANETTE HANSEN
2516 CLIFCORN DR
BELOIT, WI 535119698

MARY KRUMENAUER
1908 LIBERTY AVE
BELOIT, WI 53511

DONALD E & MABEL L POPPIE REVOCABLE
TRUST
514 S DOE DR
BELOIT, WI 53511

PAUL & DARLENE RAMAGE REV TRST
1109 TOWNLINE AVE
BELOIT, WI 535114150

MARILYN THOMAS
14643 HANSBERRY RD
ROCKTON, IL 61072

WENDY ANN BELL
2451 S COUNTRY LANE
BELOIT, WI 53511

BEL KAY INVESTMENTS INC
12342 W SPRING VALLEY RD
JANESVILLE, WI 535484150

LISA CUMMINGS
1822 LIBERTY AVE
BELOIT, WI 53511

SANDRA MANNING BROWN
1127 RIDGEWAY ST
BELOIT, WI 535110818

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 535121317

HIDEOUT PROPERTIES LLC
1517 N PARKER CT
JANESVILLE, WI 53545

JAMES & TAMRA HORNAGOLD
1118 TOWNLINE AVE
BELOIT, WI 53511

RICHARD & BETTY RHEAD
14643 HANSBERRY RD
ROCKTON, IL 61072

AARON & RACHEL L FRERICHS
1130 TOWNLINE AVE
BELOIT, WI 535114151

NANCY STORY
1902 LIBERTY AVE
BELOIT, WI 535114077

STEVEN DIBBLE
2543 BOOTMAKER DR
BELOIT, WI 535110818

DENNIS P & DARLA L STEARNS
94 AUTUMNWOOD DR
ROCKTON, IL 61072

AMANDA UNDERHILL
941 JOHNSON ST
BELOIT, WI 53511

ROBERT A & MARY ANN SVEOM
1131 RITSHER ST
BELOIT, WI 53511

PETER E & PAMELA L ROUNDS
2034 MASTERS ST
BELOIT, WI 53511

ANGUS YOUNG ASSOCIATES
555 S RIVER STREET
JANESVILLE, WI 53548

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: April 9, 2014

Agenda Item: 4

File Number: PUD-2013-01

Applicant: Building Systems General

Owner: Woodman's Food Markets, Inc.

Location: 1877 Madison Road

Existing Zoning: PUD

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 amended Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1877 Madison Road. A copy of the amended PUD - Master Land Use Plan is attached to this report.

Key Issues:

- The City Council reviewed & approved a PUD - Master Land Use Plan for the Woodman's property on September 3, 2013. The approved PUD – Master Land Use Plan authorized 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 subject property was rezoned to PUD on November 18, 2013 and detailed site plans for this redevelopment were approved on March 14, 2014.
- Woodman's has proposed a major change in the gas station/quick lube layout, which requires Plan Commission and City Council approval of an amended PUD – Master Land Use Plan. The proposed (amended) PUD – Master Land Use Plan rotates the c-store/quick lube building 90-degrees to the east and relocates the canopy & gas pumps to the north of the c-store/quick lube building. The amended Plan and original Plan are attached to this report.
- The proposed improvements are unchanged and consist of a 3,150 square-foot convenience store with 3 quick lube bays, a new canopy over 4 dual fuel pumps, and a 2,112 square-foot automatic drive-through carwash with two bays.
- The amended PUD – Master Land Use Plan includes a sidewalk and bike rack, as previously required.
- The amended PUD – Master Land Use Plan complies with the stacking space and off-street parking requirements contained in Sections 8-112 and 8-103 of the Zoning Ordinance.
- The amended PUD – Master Land Use Plan satisfies the criteria in Section 2-402(g) of the Zoning Ordinance, as it is a redevelopment project that will utilize existing infrastructure while enhancing bike & pedestrian facilities.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses of the subject property. The 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:

The Planning & Building Services Division recommends **approval** of the amended PUD - Master Land Use Plan for the property at 1877 Madison Road, based on consistency with the Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of a detached 3,150 square-foot convenience store with 3 quick lube bays, a new canopy over 4 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. All of the conditions imposed by the PUD Resolution dated September 3, 2013 remain in full effect.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Amended PUD Plan, Original PUD Plan, and PUD Resolution.

Location & Zoning Map

1877 Madison Road

PUD-2013-01



1 inch = 208 feet

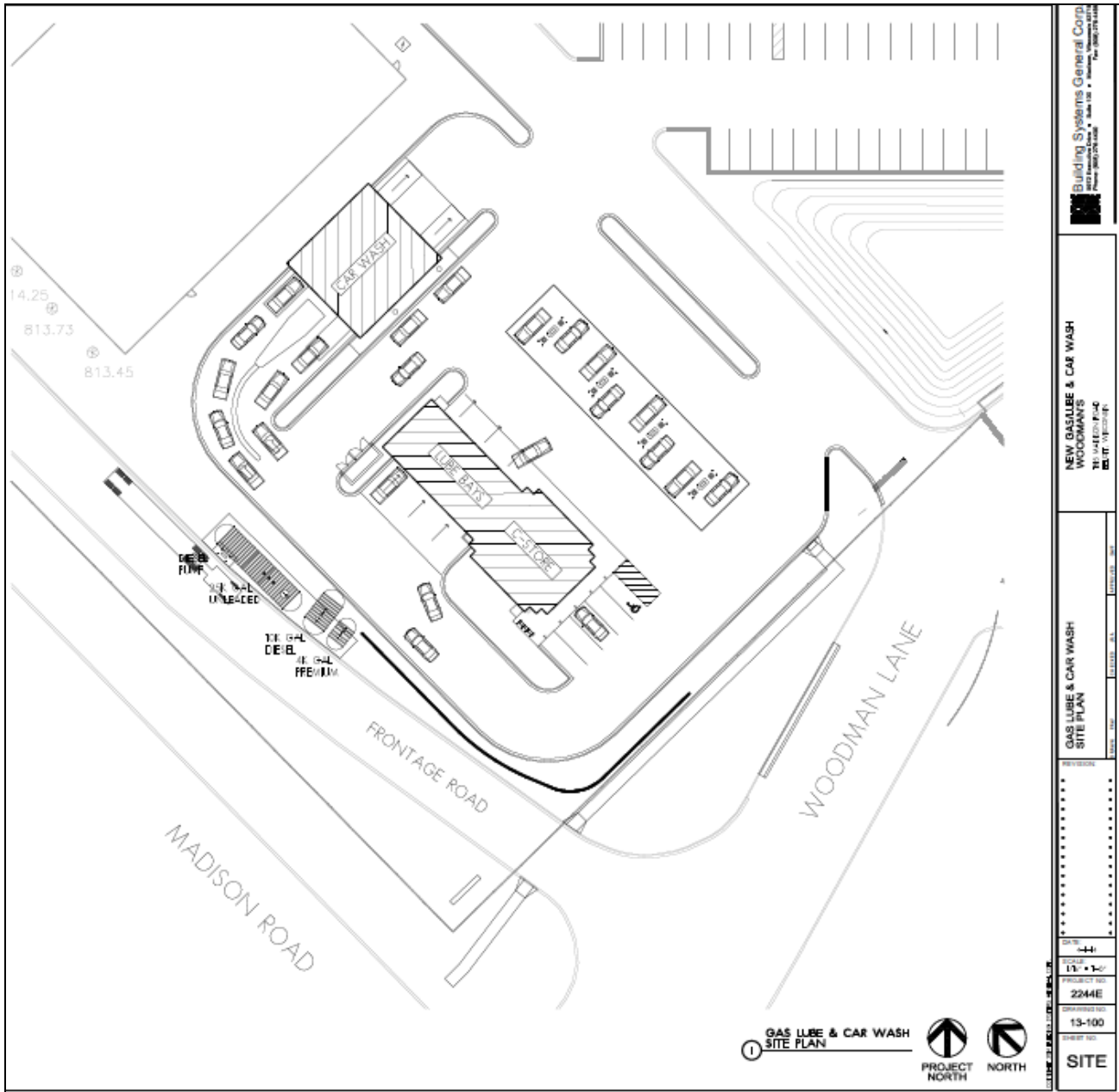
0 45 90 180 270 Feet

Legend

-  COB Parcels
-  Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

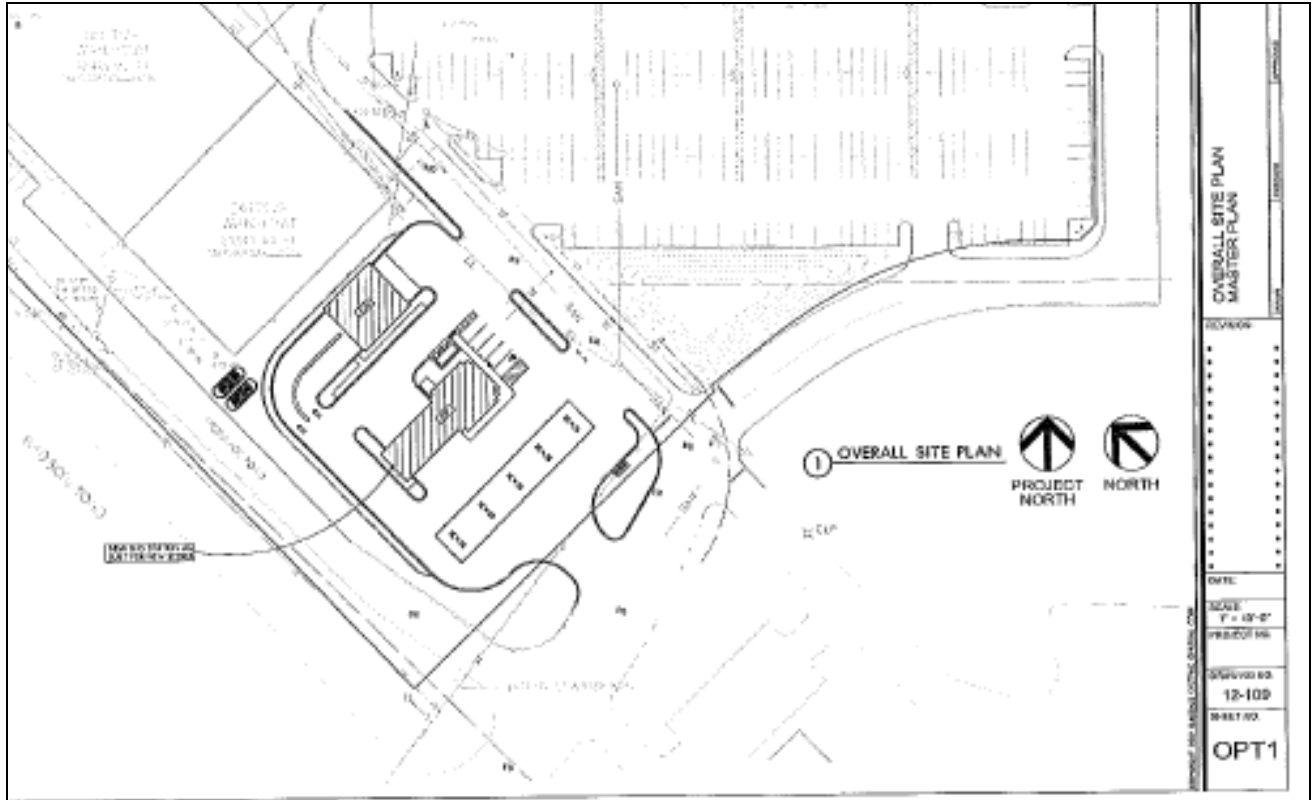


Building Systems General Corp.
 10000 Woodman Lane, Suite 100 • Madison, WI 53713
 Phone: 608.278.1100 • Fax: 608.278.1101

NEW GAS LUBE & CAR WASH
 WOODMANS

GAS LUBE & CAR WASH
 SITE PLAN

13' = 1" (1/4")
 PROJECT NO. 2244E
 SHEET NO. 13-100
 DATE: 08/13/13





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:

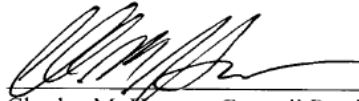
1. This approval authorizes the construction of a detached 3,150 square-foot convenience store with 3 quick lube bays, a new canopy over 5 dual gasoline & diesel pumps, and a detached 2,112 square-foot automatic drive-through carwash with 2 bays on the Woodman's property located at 1877 Madison Road. 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.

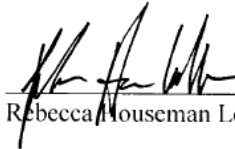
Adopted this 3rd day of September 2013.

BELOIT CITY COUNCIL



Charles M. Haynes, Council President

ATTEST:



Rebecca Houseman LeMire, City Clerk