



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, April 23, 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 April 9, 2014 Meeting**
3. **Comprehensive Plan Amendment – 1601 and 1801 Gateway Boulevard**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Planned Neighborhood to Parks and Open Space for the property located at 1601 Gateway Boulevard and from Planned Neighborhood to Business Park for the property located at 1801 Gateway Boulevard
4. **Zoning Map Amendment – 1601 and 1801 Gateway Boulevard**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1A, Single Family Residential, to PLI, Public Lands & Institutions, for the property located at 1601 Gateway Boulevard and from R-1A, Single Family Residential, to C-1, Office, for the property located at 1801 Gateway Boulevard
5. **Zoning Map Amendment – 312 W Grand Avenue**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential, to C-1, Office, for a portion of the property located at 312 W Grand Avenue
6. **Status Report on Prior Plan Commission Items**
7. **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 17, 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, April 9, 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, Moore, Kelley, and Ruster.

2. **Approval of the Minutes of the March 19, 2014 Meeting**

Commissioner Moore moved and Commissioner Kelly seconded a motion to approve the March 19, 2014 minutes. The minutes were approved. (5-0)

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

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid arrived at 7:05 PM.

Chairperson Faragher opened and closed the Public Hearing.

Ms. Christensen added that as the condition stands the fence has to be 4-foot and 50% visible because that is what the Zoning Ordinance requires. The applicant would need a variance to construct the proposed 6-foot solid fence.

Scott Murray, owner of Clara Bo's, 1517 N. Parker Court, Janesville, was present for questions.

Commissioner Kelly asked if there was any reason that they did not want the fence to be four feet high and 50% visible.

Mr. Murray commented that one reason they want an outside seating area is to provide an environment for their guests to be outside and a taller privacy fence would not only keep their noise in but will help keep noise out. This would serve both the neighborhood and

patrons. In addition, a solid fence will limit any garbage or debris from leaving the restaurant. Mr. Murray stated that they are proposing a six (6) foot privacy fence.

Commissioner Faragher asked if the Police Department would have a problem with a 6-foot privacy fence, and Ms. Christensen answered that the Police Department had no comment about this proposal.

Chairperson Faragher asked if there were any issues with the water lateral.

Katie Udell, 555 S. River Street, Janesville, answered that they tried locating the water and sanitary laterals and will be digging carefully in that area because they know it is there. She added that it is a private lateral so it will be on the owner to make sure it is working.

Chairperson Faragher asked about the communications with property owners in the area and their concerns. Mr. Murray stated that he had not seen the communications but that they share similar concerns as the neighbors and feel that a higher fence would make sense for them and the neighbors.

Commissioner Kincaid asked about landscaping. Ms. Christensen commented that they currently meet the landscaping code. Mr. Kincaid commented that the landscape ordinance is the bare minimum. Ms. Udell commented that they do have plans for landscaping that goes beyond the minimum.

Ms. Udell added that what's unique to the site is that the building has been there a long time, and the building is set really close to the intersection which makes them limited to where the patio can go. This is what they will be discussing at the Board of Appeals meeting.

Commissioner Ruster commented that she did not have a problem with the fence being taller but she does have concerns with it being a totally solid fence.

Following more discussion among Commissioners it was decided to include an amendment to the request.

Commissioner Jacobsen moved to approve the Conditional Use Permit with an amendment to Staff Recommendation Item #3 to read as follows: "The outdoor seating area shall be surrounded by 4-foot fence that must be at least 50% see-through or whatever is approved by Board of Appeals". Commissioner Ruster seconded the motion. The motion carried. (5-0)

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

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Jim Arneson, Building Systems, 5972 Executive Drive, Suite 100, Madison, was present. Mr. Arneson commented that Woodman's felt that the orientation involved too many maneuvers for customers to get into the gas pumps and felt a better design was to rotate the station so that it turned off Woodman Lane onto the private drive and then made one turn directly into the gas dispensers as opposed to having to fish their way in. Also, in working with Drew and staff, they chose to situate the building so that the convenience store was on the corner of Madison Road and Woodman Lane because that was the most pleasing element for people to see as they approach the facility.

Chairperson Faragher closed the Public Hearing.

Commissioner Ruster moved to approve the Planned Unit Development. Commission Moore seconded the motion. The motion was approved. (5-0)

5. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the Conditional Use Permit for 3 Frank's on 2100 Newark Road was approved by City Council. City Council also approved the re-zoning for 319-333 Bluff Street along the river.

6. Adjournment

The meeting adjourned at 7:47 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: April 23, 2014

Agenda Item: 3

File Number: RPB-2014-03

Request Overview/Background Information:

The City of Beloit has submitted an application requesting two amendments 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 adopted plan, a requirement that became effective in 2010.

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. The state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendments, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on June 2, 2014.

Key Issues:

- The Plan Commission recently approved the attached CSM to subdivide a city-owned lot into 1601 Gateway Boulevard (8.6 acres) and 1801 Gateway Boulevard (35.4 acres).
- The City is proposing the following amendments to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 1601 Gateway Boulevard – From Planned Neighborhood to Parks and Open Space.
 - 1801 Gateway Boulevard – From Planned Neighborhood to Business Park
- These properties are vacant land and are currently used for agricultural purposes. The lands surrounding the properties are also vacant agricultural land except the single-family residential development to the south of 1601 Gateway Boulevard. Both properties are current zoned R-1A, Single-Family Residential.
- The City intends to market 1801 Gateway Boulevard for Business Park Development. The property at 1601 Gateway Boulevard will be retained as open space to act as a buffer between the commercial site and the residential properties to the south.
- If the requested amendments are approved, the applicant will rezone 1801 Gateway Boulevard to C-1, Office District, and 1601 Gateway Boulevard to PLI, Public Lands and Institutions.
- A Location/Land Use/Zoning Map and the Future Land Use Map are attached to this report.

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** – The proposed amendments may reduce dependence upon fossil fuels by increasing the likelihood of retail sales & service uses in close proximity to relatively dense housing and existing transportation routes.
- **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 amendments to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 1601 Gateway Boulevard – From Planned Neighborhood to Parks and Open Space.
2. 1801 Gateway Boulevard – From Planned Neighborhood to Business Park.

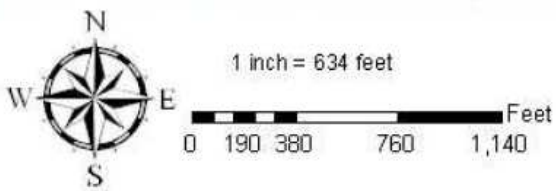
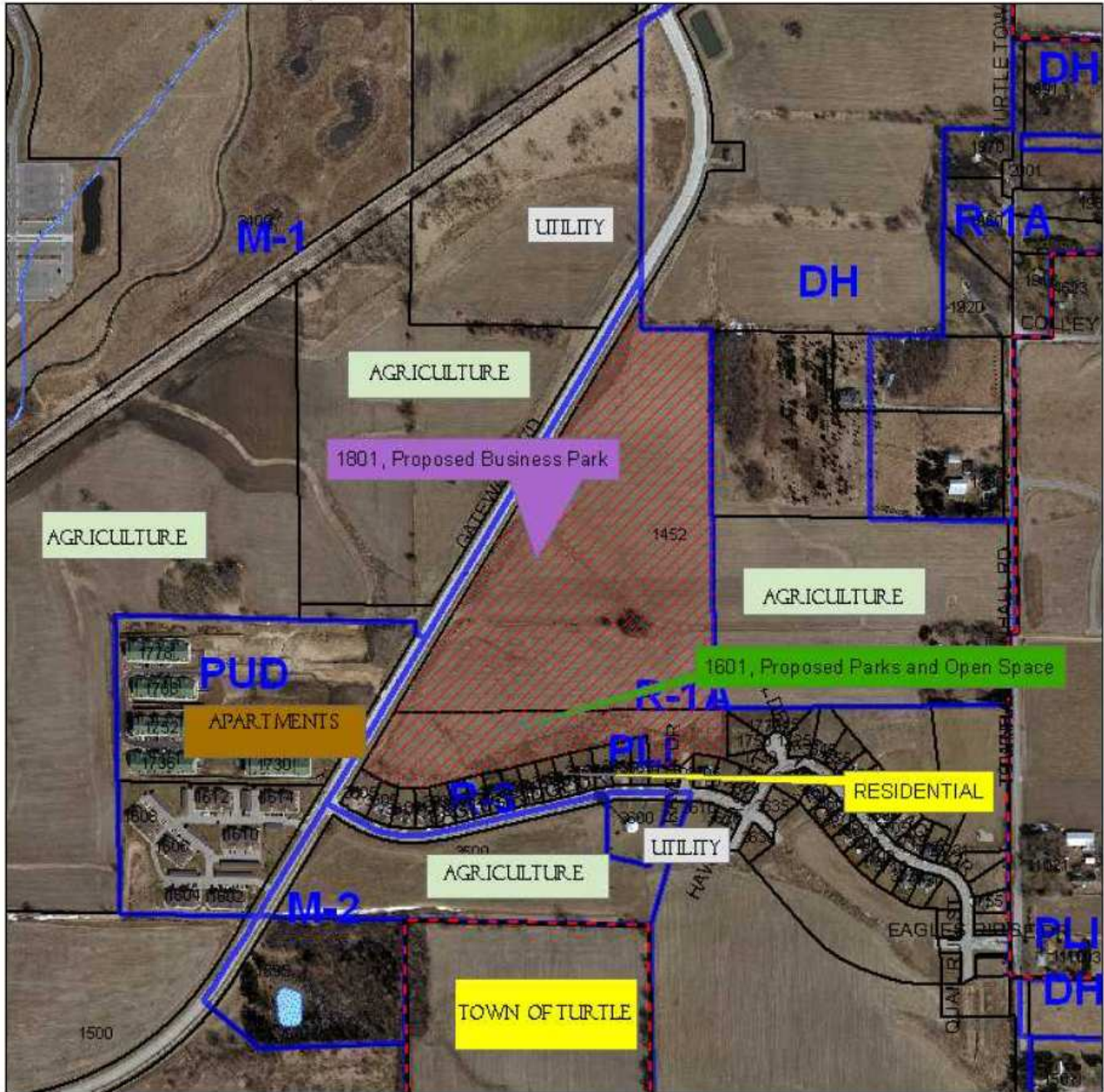
Fiscal Note/Budget Impact: N/A

Attachments: Location/Land Use/Zoning Map, Future Land Use Map, CSM, Public Notice, Mailing List, and Resolution.

Location, Land Use, & Zoning Map

1601 & 1801 Gateway Boulevard

RPB-2014-03



Legend	
	Zoning District
	City Limits
	COB Parcels

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

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Property)





1999527

RANDAL LEYES
REGISTER OF DEEDS
ROCK COUNTY, WI
RECORDED ON
03/18/2014 01:53:52PM

CERTIFIED SURVEY MAP

OF PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, ALSO PART OF THE N.W. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E., OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

REC FEE: 30.00
EXEMPT #:
EXCLUSION CODE:
PAGES: 4

N 1/4 CORNER SECTION 28-1-13



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK DATUM THE NORTH LINE OF THE N.E. 1/4 OF SECTION 28-1-13 HAVING A BEARING OF S 88°42'46" E

CSM VOL. 35 PG. 328-330
GATEWAY BOULEVARD

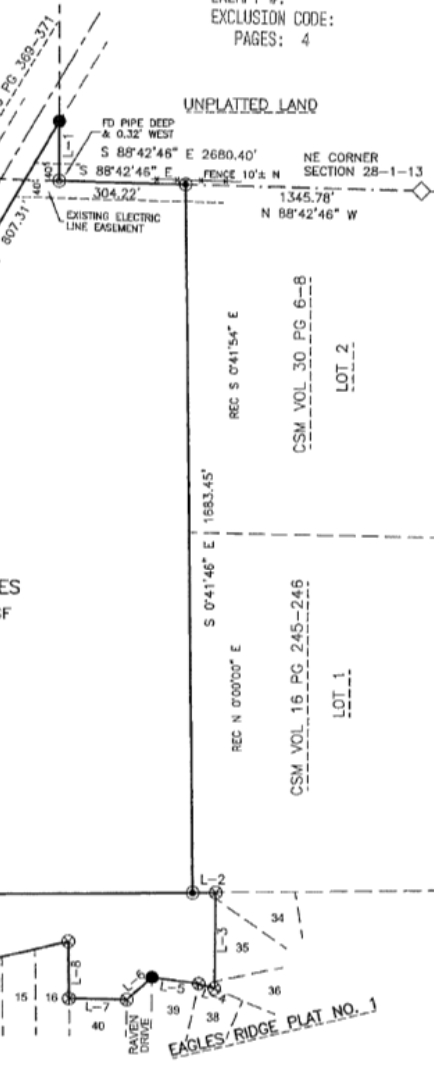
1
35.443 ACRES
1,543,893± SF

2
8.599 ACRES
374,558± SF

Scale: 1" = 300'

ORDER NO. 31613
BOOK 553 PAGE 39
DATE FEBRUARY 28, 2014
FOR CITY OF БЕЛОИТ
SHEET 1 OF 4

File Name: J:\31600-31650\31613 COB\FIELDWORK.DWG



- MONUMENT KEY
- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
 - ⊙ Iron Pipes Found
 - ⊗ 3/4" Iron Rebar Found
 - ⊠ 1 1/4" Round Iron Pin Found
 - Conc. Mon. Found
 - ◇ C. I. Mon. Box/Pin

Batterman
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com





NOTICE TO THE PUBLIC

April 11, 2014

To Whom It May Concern:

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

1. 1601 Gateway Boulevard – From Planned Neighborhood to Parks and Open Space
2. 1801 Gateway Boulevard – From Planned Neighborhood to Business Park

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 amendments:

City Plan Commission: Wednesday, April 23, 2014, 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, June 2, 2014, 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@beloitwi.gov. 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

Rock County Planning Director
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

Beloit Public Library Director
605 Eclipse Boulevard
Beloit, WI 53511
Via I/O Mail

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 101
Beloit, WI 53511

**RESOLUTION
RECOMMENDING APPROVAL OF AMENDMENTS TO THE
CITY OF БЕЛОIT 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. 1601 Gateway Boulevard (Parcel No. 22810010) – From Planned Neighborhood to Parks and Open Space.
2. 1801 Gateway Boulevard (Parcel No. 22810015) – From Planned Neighborhood to Business Park.

Adopted this 23rd day of April, 2014.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: April 23, 2014

Agenda Item: 4

File Number: ZMA-2014-06

Applicant: City of Beloit

Owner: City of Beloit

Location: 1601 & 1801 Gateway Boulevard

Current Zoning: R-1A, Single-Family Residential District

Existing Land Use: Agricultural & Vacant Land

Parcel Size:

1601: 8.599 Acres

1801: 35.443 Acres

Proposed Zoning: PLI, Public Lands and Institutions District, and C-1, Office District

Request Overview/Background Information:

The City of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District, to C-1, Office District, for the property located at 1801 Gateway Boulevard and to PLI, Public Lands and Institutions District, for the property located at 1601 Gateway Boulevard.

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

- North: DH, Development Holding District; Agricultural & Vacant Land
- South: R-1A, Single-Family Residential District; Single-Family Dwellings
- East: DH, Development Holding District; Agricultural & Vacant Land
- West: PUD, Planned Unit Development; Low-Rise Apartments; & M-1, Limited Manufacturing District; Agricultural & Vacant Lands

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- The applicant intends to market 1801 Gateway Boulevard for Business Park (office) uses. These uses are not allowed in the R-1A District. The property at 1601 Gateway Boulevard will be retained as open space to act as a buffer between the commercial site and the residential properties to the south.
- The property located at 1801 Gateway Boulevard is 35.443 acres and the property located at 1601 Gateway Boulevard is 8.599 acres.
- This application is being processed congruently with the application to amend the Comprehensive Plan's Future Land Use Map to recommend Business Park for 1801 Gateway Boulevard and Parks and Open Space for 1601 Gateway Boulevard.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- 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;*
 - The subject properties are located near major employers such as Kettle Foods, Staples, and Kerry Ingredients, as well as residential developments. Although the surrounding properties remain in agricultural use, they are expected to develop as a mix of office and light industrial projects within the next decade. The PLI and C-1 classifications are compatible with existing and planned uses within the general area.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The subject properties are adjacent to residential (PUD & R-1A) districts, as well as vacant and agricultural lands (DH & M-1). The PLI district will act as a buffer between the proposed office district and the existing residential districts to the south of the subject properties.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*

- The subject properties are suitable for the uses permitted in the R-1A district, but the applicant intends to market the subject properties for office development.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The Gateway Business Park and Eagles Ridge neighborhood have developed in a slow-but-steady fashion over the past decade. Recent nearby projects include a major addition to the Morse Group/Amp Electric building and major additions to the Kettle Foods processing and distribution facilities, along with the Alliant Energy substation.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan currently recommends Planned Neighborhood for the subject properties. Upon approval from City Council, the Comprehensive Plan will recommend Parks and Open Space for 1601 Gateway Boulevard and Business Park for 1801 Gateway Boulevard. This proposed Zoning Map Amendment is consistent with 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** – The proposed amendments may reduce dependence upon fossil fuels by increasing the likelihood of retail sales & service uses in close proximity to relatively dense housing and existing transportation routes.
- **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 R-1A, Single-Family Residential District, to C-1, Office District, for the property located at 1801 Gateway Boulevard and to PLI, Public Lands and Institutions District, for the property located at 1601 Gateway Boulevard.

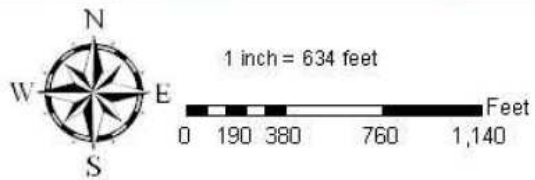
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1601 & 1801 Gateway Boulevard

ZMA-2014-06



Legend	
	Zoning District
	City Limits
	COB Parcels

Map prepared by: Stephanie Hummel
Date: April 2014
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-2014-04

1. Address of subject property: 1401 & 1801 Gateway Blvd.

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: _____ acres.

3. Tax Parcel Number(s): 22810010 & 22810015

4. Owner of record: City of Beloit Phone: _____

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: City of Beloit

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: R-1A to: PL1(1401) & (-1)(1801)

All existing uses on this property are: vacant

7. All the proposed uses for this property are:

Principal use(s): 1801: office

1401: vacant

Secondary use(s): _____

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: _____

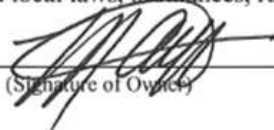
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): _____ Phone: _____

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

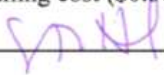
The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

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.

 / L.N. ARFT / 4-8-14
 (Signature of Owner) (Print name) (Date)

_____/_____/_____
 (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>n/a</u>	Meeting Date: <u>4/23/14</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: 	Date: _____	
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

April 11, 2014

To Whom It May Concern:

The City of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District, to C-1, Office District, for the property located at:

1801 Gateway Boulevard,

and to PLI, Public Lands and Institutions District, for the property located at:

1601 Gateway Boulevard.

The applicant intends to market 1801 Gateway Boulevard for Business Park development and retain 1601 Gateway Boulevard as open space to buffer between the Business Park development and southern residential properties.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, April 23, 2014, 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, June 2, 2014, 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.

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MLG/BRC BELOIT LLC
ATTN: ANDY BRUCE
13400 BISHOPS LN STE 270
BROOKFIELD, WI 53005-6203

DAVID & JANA AHLES
3517 EAGLES RIDGE DR
BELOIT, WI 53511

HEUANE & LAN N LINSON
3509 EAGLES RIDGE DR
BELOIT, WI 53511

TRAN DUONG
3533 EAGLES RIDGE DR
BELOIT, WI 53511

NGUYEN K & THANH K HO AN
3541 EAGLES RIDGE DR
BELOIT, WI 53511

TIMOTHY J & JANET M BEFUS
3549 EAGLES RIDGE DR
BELOIT, WI 53511

BARBARA HAHN
3561 EAGLES RIDGE DR
BELOIT, WI 53511

DAVID LUNDAHL
1890 TOWNHALL RD
BELOIT, WI 53511-9801

JOSEPH R & BARBARA A SPENCER
3610 GATEWAY BLVD
BELOIT, WI 53511

TODD OCZUS
3521 EAGLES RIDGE DR
BELOIT, WI 53511

DZEMO & AMDIJE IMERI
3525 EAGLES RIDGE DR
BELOIT, WI 53511

KIEU & BE THI NGUYEN
3505 EAGLES RIDGE DR
BELOIT, WI 53511

ERIC MCILQUHAM
21984 45TH AVE
CADOTT, WI 54727

ENRIQUE PEREZ
3553 EAGLES RIDGE DR
BELOIT, WI 53511

GEORGE STATHOPOULOS
3565 EAGLES RIDGE DR
BELOIT, WI 53511

WISCONSIN POWER & LIGHT CO
4902 N BILTMORE LN STE 1000
ATTN: REAL ESTATE DEPT
MADISON, WI 53718-2148

JOHN A & JOE ANN OWENS
3513 EAGLES RIDGE DR
BELOIT, WI 53511

JAMES W & LOIS GUENTHER
12645 W BURLEIGH RD STE 20
BROOKFIELD, WI 53005

JOEL B & JEANNE D OTTO
3529 EAGLES RIDGE DR
BELOIT, WI 53511

JASON M & CANDI J VINCENT
3537 EAGLES RIDGE DR
BELOIT, WI 53511

DASURI LENA
3605 EAGLES RIDGE DR
BELOIT, WI 53511

CHINSON SIM
3557 EAGLES RIDGE DR
BELOIT, WI 53511

ROLF LUND
1610 TOWNHALL RD
BELOIT, WI 53511

HAWKS RIDGE APARTMENTS LLC
N7152 BOWERS RD
ELKHORN, WI 53121-3359

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: April 23, 2014

Agenda Item: 5

File Number: ZMA-2014-05

Applicant: Alex Blazer

Owner: Alex & Debra Blazer

Location: 312 West Grand Avenue,
"Parcel A"

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

Existing Land Use: Single-Family Residence

Total Area: .2800 Acre

Proposed Zoning: C-1, Office District

Request Overview/Background Information:

Alex Blazer has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to C-1, Office District, for "Parcel A" of the property located at 312 West Grand Avenue.

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

- North: C-1, Office District; Multi-Family Dwellings
- South: R-1B, Single-Family Residential District; Single-Family Dwelling
- East: R-1B, Single-Family Residential District; Vacant
- West: C-1, Office District; Single-Family Rental Dwelling

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- The applicant had a Plat of Survey approved for this property in 2013 subject to this rezoning. This moved "Parcel A" from his property at 308 West Grand Avenue to the subject property. "Parcel A" was zoned R-1B when it was part of 308 West Grand Avenue and needs to be rezoned to C-1 to match the zoning of the subject property.
- The Comprehensive Plan's Future Land Use Map recommends Office uses for the subject property.
- The C-1 district is intended to accommodate low- to moderate-intensity office development and personal service-oriented retail sales and service uses.
- 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;*
 - The existing use of the property is compatible with the residential uses surrounding the subject property. The use of "Parcel A" will not change.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed C-1 zoning district is contiguous to an existing C-1 district and compatible with the surrounding R-1B zoning district.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*
 - The parcel in question is currently being used as lawn area for the subject property. It is suitable for this use under the existing zoning classification. This zoning change is intended to create cohesive zoning throughout the subject property.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The subject property is in an established residential neighborhood inside the Bluff Street Historic District. This is a stable neighborhood with owner-occupied and rental properties, as well as institutional uses like churches and community centers.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Office uses for the subject property. The proposed Zoning Map Amendment is consistent with 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 – 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 R-1B, Single-Family Residential District, to C-1, Office District, for "Parcel A" of the property located at 312 West Grand Avenue.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Plat of Survey, Public Notice, and Mailing List.

Location & Zoning Map

312 West Grand Avenue

ZMA-2014-05



1 inch = 78 feet

0 30 60 120

Legend

- CQB Parcels
- 18 Zoning District

Map prepared by: Stephanie Hummel
Date: April 2014
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-2014-05

1. Address of subject property: 312 W GRAND Parcel 'A'

2. Legal description: Lot: 9 & 10 Block: Subdivision: HACKETT'S ADDITION
(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): 135600415

4. Owner of record: Alex & Debra Blazen Phone: 608-313-0007

312 W GRAND Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Alex Blazen

312 W. GRAND Beloit WI 53511
(Address) (City) (State) (Zip)

608 313 0007 1 608 290 6882 1 alexblazen @ Charter.net
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R1B to: C1

All existing uses on this property are: Residential

7. All the proposed uses for this property are:

Principal use(s): Residence

Secondary use(s): office

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: _____

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

Name(s): _____ Phone: _____

(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 of Owner)

Alex Blazer
(Print name)

13-21-14
(Date)

(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

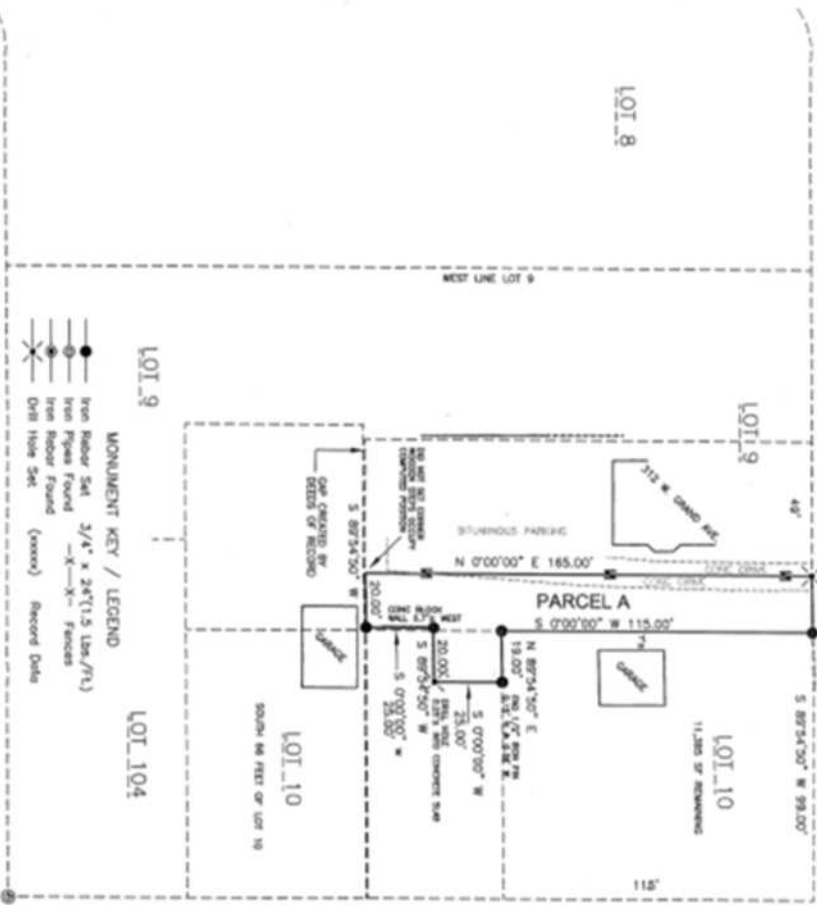
Filing Fee: \$275.00 Amount Paid: 275.00 Meeting Date: 4/23/14

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by:  Date: 3/21/14

Date Notice Published: _____ Date Notice Mailed: _____

WEST GRAND AVENUE



ORDER NO. 31524
FOR ALEX BLAZER



PLAT OF SURVEY OF

PART OF LOTS 9 AND 10 OF HACKETT'S ADDITION TO THE CITY BELOIT, ROCK COUNTY, WISCONSIN

RECORDED AS FOLLOWS:
 BEING THE SOUTHWEST CORNER OF LOT 10, 46'x100' THENCE SOUTH 07°00'00" WEST 115.00' FEET ALONG THE WEST LINE OF SAID LOT 10, THENCE NORTH 87°24'30" EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 18.00' FEET, THENCE SOUTH 07°00'00" WEST 23.00' FEET, THENCE SOUTH 87°24'30" WEST 20.00' FEET, THENCE SOUTH 07°00'00" EAST 150.00' FEET TO A POINT ON THE NORTH LINE OF LOT 9, DISTANCE THENCE NORTH 87°24'30" EAST 31.00' FEET TO THE POINT OF BEGINNING, CONTAINING 2131.5 SQUARE FEET MORE OR LESS.

NOTE: A SPREAD MARKER IS ON THE INTERSECTION OF WEST GRAND AVENUE AND BLUFF STREET, NE TO LOCATE THE SETTING OF THE SOUTHWEST CORNER OF PARCEL A DUE TO THE EXISTING WOODEN SIGN.

THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND, SPECIFICALLY, THE INTENT IS FOR PARCEL "A" HEREON TO BE COMBINED WITH THE ADJOINING OWNER TO THE WEST.

IT IS NOT THE INTENT OF THIS SURVEY TO CREATE ANY SEPARATE BUILDABLE LOT. PARCEL "A" CANNOT BE SOLD AS A SEPARATE BUILDING SITE.

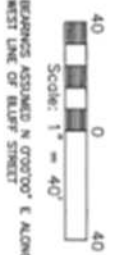
NOTE: THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND BETWEEN ADJOINING OWNERS, CITY OF BELOIT SUPERVISION ORDINANCE 12.01 (4) (c) APPROVED THIS 16th DAY OF August, 2013 BY THE CITY OF BELOIT PLANNING AND BUILDING SERVICES

DIRECTOR OF PLANNING AND BUILDING SERVICES

Robert H. Leueberger

Robert H. Leueberger, R.L.S.
 Wisconsin Land Surveyor S-12444
 State of Wisconsin } ss
 County of Rock }

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat herein drawn correctly represents said survey and its location.
 Given under my hand and seal this 12th day of August 2013 at Beloit, Wisconsin.



Batterman
 engineers surveyors planners
 2807 Branch Oak Beloit, Wisconsin 53511
 608.363.4554 www.batterman.com



NOTICE TO THE PUBLIC

April 11, 2014

To Whom It May Concern:

Alex Blazer has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to C-1, Office District, for "Parcel A" of the property located at:

312 West Grand Avenue.

A plat of survey was done to move "Parcel A" from 308 West Grand Avenue to the subject property. This parcel must be rezoned to match the current zoning of the subject property, which is C-1.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, April 23, 2014, 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, May 5 2014, 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.

KEITH & MARY SEABERG
512 BLUFF ST
BELOIT, WI 53511

NEW COVENANT CHURCH
1750 ROYCE AVE
BELOIT, WI 53511

AMY TRUTTMANN
1149 EUCLID AVE
BELOIT, WI 535116008

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 535121317

JOSEPH MILLER
P O BOX 13123
MILWAUKEE, WI 532130123

MARY BOURQUE
512 BLUFF ST
BELOIT, WI 535117456

MICHAEL WORDEN
518 BLUFF ST
BELOIT, WI 53511

BETH DOERRFELD
528 BLUFF ST
BELOIT, WI 535116102

PROPERTY CONNECT LLC
711 ROLAND AVE
ROCKFORD, IL 61107

MARK GLAZER
P O BOX 932 RAVINIA STATION
HIGHLAND PARK, IL 60035

ALEX & DEBRA BLAZER
312 W GRAND AVE
BELOIT, WI 53511

JAGGER BAY PROPERTIES LLC
250 GARDEN LN STE 200
BELOIT, WI 53511

PEOPLES CHURCH OF BELOIT
340 W GRAND AVE
BELOIT, WI 53511

CHARLES BUSCH
N6762 LAKE LORRAINE
DELAVAN, WI 531154282

KEVIN KERWIN
623 BLUFF ST
BELOIT, WI 53511

STATELINE PREGNANCY CLINIC INC
347 W GRAND AVE
BELOIT, WI 53511