



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, May 7, 2014 at 7:00 PM  
The Forum  
Beloit City Hall, First Floor  
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Nomination and Election of Officers**
  - a. Nomination and Election of Chairperson
  - b. Nomination and Election of Vice-Chairperson
3. **Approval of the Minutes of the April 23, 2014 Meeting**
4. **Comprehensive Plan Amendment – 308 W Grand Avenue**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Single-Family Residential, Urban to Office for the property located at 308 W Grand 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: May 2, 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 23, 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 7:01 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Ruster, and Kincaid. Commissioner Moore was absent.

Commissioner Jacobsen was presented with a certificate for her time served on the Plan Commission. Commissioner Matt Finnegan was welcomed as a new member of the Plan Commission.

2. **Approval of the Minutes of the April 9, 2014 Meeting**

Commissioner Jacobsen moved and Commissioner Ruster seconded a motion to approve the Minutes of the April 9, 2014 Meeting. The minutes were approved (4-0).

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

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved to approve the Comprehensive Plan Amendment and Commissioner Finnegan seconded the motion. The motion carried (4-0).

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

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Finnegan asked what the logic was with the weird shape of the eight acre parcel. Ms. Christensen commented that they were just trying to get a parkland piece that was between 5 and 10 acres.

Commissioner Finnegan asked if all setback requirements would kick in for everything and Ms. Christensen answered 'yes'

Commissioner Kincaid asked if there was some construction for multi-family, and Ms. Christensen answered that there was multi-family across the street and also a piece to the south.

Commissioner Kincaid asked if there was any thought to extend the parkland piece to the north so that all the residential was adjacent to or across the street from parkland. Ms. Christensen indicated that they had not thought of that.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Ruster moved and Commissioner Jacobsen seconded a motion to approve Zoning Map Amendment. The motion carried (4-0).

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

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Alex Blazer, 312 W. Grand Avenue, commented that he now owns 308 and 312 W. Grand Avenue, and he is just trying to make it a conforming lot.

Commissioner Kincaid asked about the dimensions of the lots. Alex Blazer outlined the dimensions of the lots.

Chairperson Faragher closed the Public Hearing.

Commissioner Jacobsen moved to approve the Zoning Map Amendment with Staff Recommendation and Commissioner Finnegan seconded the motion. The motion carried (4-0).

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

The Planned Unit Development for Woodman's to allow the gas station and Quick Lube was approved by City Council.

The painting of the doors and displaying them on City property for 'Come and Knock on Our Doors' by Visit Beloit was also approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:22 PM.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: May 7, 2014

Agenda Item: 3

File Number: RPB-2014-04

---

### Request Overview/Background Information:

Alex Blazer has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's 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 amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on June 16, 2014.

---

### Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
  - 308 West Grand Avenue – From Single-Family Residential, Urban to Office.
- The following table describes the current status of the subject property:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
308 West Grand Avenue	Vacant	R-1B	Single-Family Residential	Office

- The applicant intends to renovate the building on the property to create long- and short-term rentable office space.
- If the requested amendment is approved, the applicant would be able to rezone the subject property to C-1, Office District, which would allow the applicant to lease office space to businesses that operate *Personal Service Oriented Retail Sales & Service* uses.
- The subject property is surrounded by a variety of residential uses and adjacent to an Office/C-1 district along West Grand Avenue.
- Planning staff supports the applicant's efforts to adaptively reuse this historic building for the proposed uses. The C-1, Office classification provides the most flexibility for the intended reuse of the building.

---

### 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. 308 West Grand Avenue– From Single-Family Residential, Urban to Office.

---

**Fiscal Note/Budget Impact:** N/A

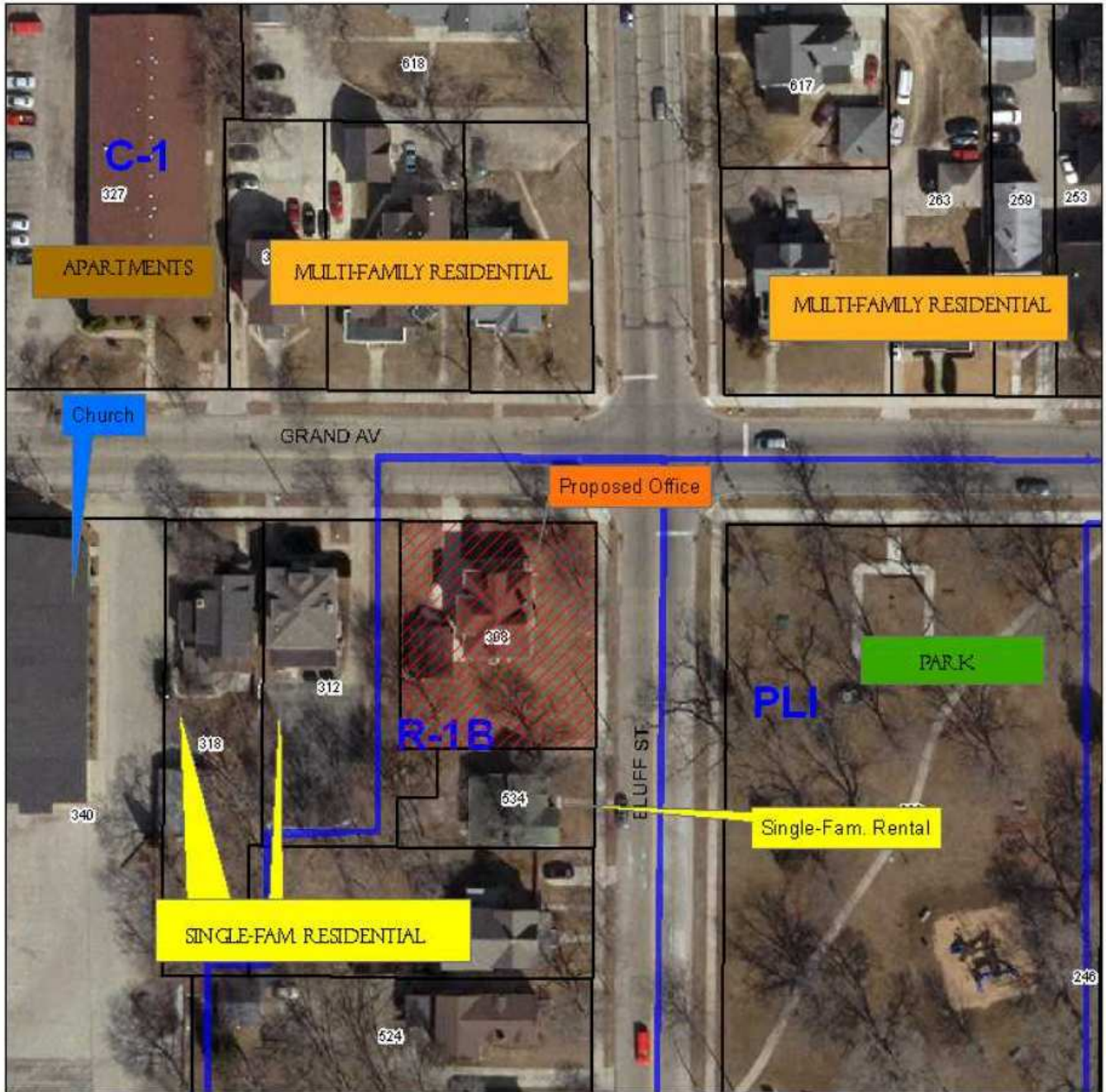
---

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

# Location, Land Use, & Zoning Map

308 West Grand Avenue

RPB-2014-04



1 inch = 73 feet



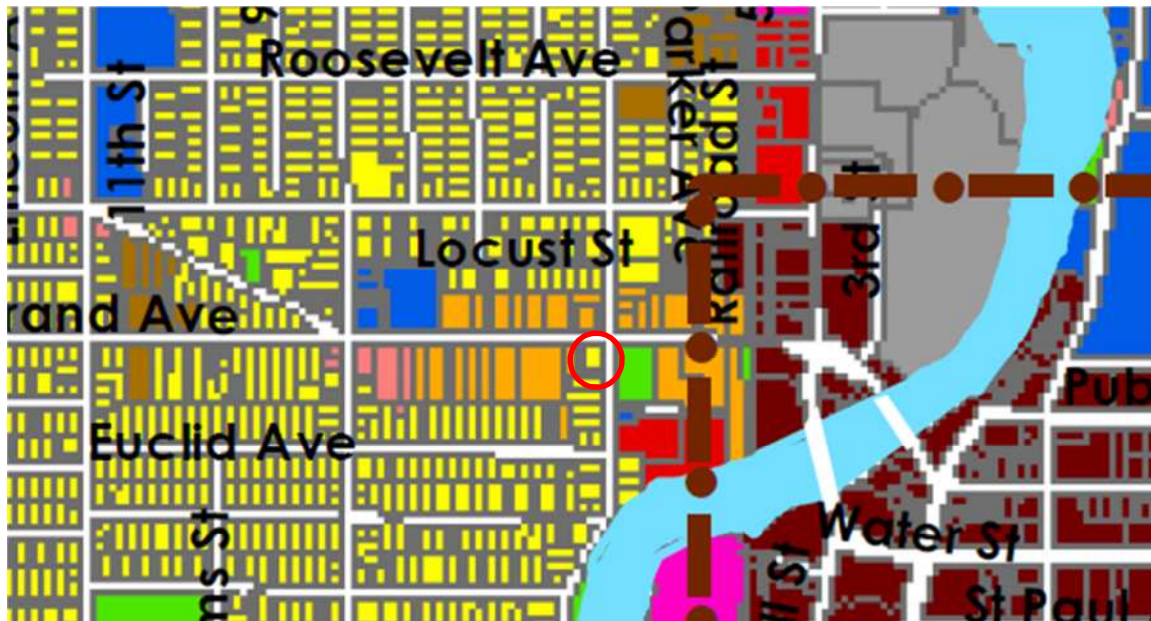
### Legend

- 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)



**Legend**

- Municipal Boundary
- City of Beloit/Town of Turtle Boundary Adjustment Area
- Interstate Highway
- County Highway
- Existing Road
- Potential Future Major Collector/Arterial Road
- Railroad
- 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 (good/median land use)  
 2. Two-Family/Townhouse  
 3. Mixed Residential  
 4. Institutional and Community Services  
 5. Office  
 6. Neighborhood Commercial  
 7. Parks and Open Spaces

0 0.25 0.5 1 1.5 Miles

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

**City of Beloit**  
 Comprehensive Plan

**Map 10:**  
 Future Land Use





## **NOTICE TO THE PUBLIC**

April 25, 2014

To Whom It May Concern:

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

1. 308 West Grand Avenue – From Single-Family Residential, Urban to Office.

Information regarding the location, zoning, and land use of these properties 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, May 7, 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 16, 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](mailto: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 3<sup>rd</sup> Street, Suite 101  
Beloit, WI 53511

**RESOLUTION  
RECOMMENDING APPROVAL OF AMENDMENT 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 amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 308 West Grand Avenue (Parcel No. 13560410) – From Single-Family Residential-Urban to Office.

Adopted this 7<sup>th</sup> day of May, 2014.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

ATTEST:

\_\_\_\_\_  
Julie Christensen, Community Development Director