



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, September 17, 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 August 20, 2014 Meeting**
3. **Conditional Use Permit – Ironworks – Outdoor Seating Area and Alcohol Sales**  
Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and alcohol sales, possession, and consumption in a CBD-2, Central Business District-Fringe for the property located at 500 Pleasant Street
4. **Discussion of Jack Meyers' Proposed Comprehensive Plan Amendment and Zoning Map Amendment**
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: September 12, 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

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, August 20, 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 7:04 PM. Gail Riddle called the roll. Present were Commissioners Moore, Ruster, Finnegan, Tinder, and Kincaid.

2. **Approval of the Minutes of the August 6, 2014 Meeting**

Commissioner Tinder moved and Commissioner Ruster seconded a motion to approve the Minutes of the August 6, 2014 Meeting. The minutes were approved (5-0).

3. **Extraterritorial Certified Survey Map - 5558 E Freedom Lane**

Review and consideration of a one-lot Certified Survey Map for the property located at 5558 E. Freedom Lane in the Town of Turtle

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Tinder moved to approve the Extraterritorial Certified Survey Map and Commissioner Finnegan seconded the motion. The motion carried (5-0).

4. **Alley Vacation - 900 Blocks of Johnson Street and Townline Avenue**

Public hearing, review and consideration of the vacation of an unnamed east-west alley located between in the 900 blocks of Johnson Street and Townline Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher wanted to know what impact the vacation would have on the utilities such as, AT&T, Alliant, Charter, etc. Ms. Christensen commented that many times when a right-of-way is vacated, there are utilities in the right-of-way. In those cases, an easement is maintained over the utility area, and in that case, you cannot build on top of the easement area so that if utility companies need to access their utilities, they can.

Commissioner Kincaid commented that he thought we should get a legal opinion to determine whether the Plan Commission could vote on this alley vacation.

Chairperson Faragher opened the Public Hearing.

Applicant David Quillen, 916 Johnson Street, was present to represent everyone who signed the petition. Mr. Quillen commented that in a way this is not a shared driveway, adding that the driveway went back to where a garage used to be and the cement slab is still there.

Chairperson Faragher asked Mr. Quillen if there has been a serious problem with drug trafficking, garbage, or graffiti. Mr. Quillen stated that the police have been called many times for individuals in the alley drinking and loitering. Ms. Christensen asked what they would do to avoid this if the alley was vacated. Mr. Quillen commented that they put up fences to keep them from coming through.

Ron Moersfelder, Community Bank CBD, 820 E Geneva St., Delavan, WI, the lender and court appointed receiver for the property, was present and commented that the property was in foreclosure, with an anticipated sale date of October 8<sup>th</sup>. Mr. Moersfelder stated that they do have an objection to the vacation because they feel that it hurts them not only in reference to the second parking stall, but also they feel that it would have a negative impact on the value of the property.

Chairperson Faragher closed the Public Hearing.

Commissioner Tinder commented that he understands why the neighbors want the alley closed but if it is approved, it would violate City Ordinance.

Commissioner Tinder moved and Commissioner Finnegan seconded a motion to lay over the Alley Vacation until more information is received from the City Attorney. The motion carried (5-0).

5. **Conditional Use Permit – OLA Church – Alcohol Sales**

Public hearing, review and consideration of a Conditional Use Permit to allow alcohol sales, possession, and consumption in a PLI, Public Lands and Institutions, District for the property located at 2222 Shopiere Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Commission Finnegan asked if they would still have to get a special event license. Ms. Christensen answered that they would still have to get the license for the special event.

Randy Gracyalny was present to represent OLA. Mr. Gracyalny commented that the letter they received from the City states that they are not allowed to ‘sell, have available, or allow to be consumed on the premises any alcohol’. Mr. Gracyalny stated this is why they applied for the Conditional Use Permit.

Chairperson Faragher closed the Public Hearing.

Commissioner Tinder moved to approve the Conditional Use Permit with the restrictions that are listed in the Staff Recommendations, and Commissioner Ruster seconded the motion. The motion carried (5-0).

6. **Appointment of a Plan Commission Representative to the GBEDC Board**

Commissioner Tinder nominated Commissioner Finnegan for the appointment of Plan Commission Representative to the GBEDC Board. Commissioner Moore seconded the motion. The motion carried (5-0). Commissioner Finnegan accepted the appointment.

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

Julie Christensen indicated that the Street Vacation for the Milwaukee Frontage Road was approved by City Council.

She also mentioned that the Jack Meyers Comprehensive Plan Amendment and Re-Zoning was remanded back to the Plan Commission for their review and consideration.

8. **Adjournment**

The meeting adjourned at 7:42 PM.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** September 17, 2014

**Agenda Item:** 3

**File Number:** CU-2014-07

**Applicant:** Hendricks Commercial Properties

**Owner:** Geronimo Hospitality Group LLC

**Location:** 500 Pleasant Street

**Existing Zoning:** CBD-2, Central Business District – Fringe

**Existing Land Use:** Hotel & Restaurant

**Parcel Size:** 1.26 Acres

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### Request Overview/Background Information:

Kevin Rogers of Hendricks Commercial Properties, on behalf of the Ironworks Hotel/Merrill & Houston's Steak Joint, has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in the CBD-2, Central Business District – Fringe, for the property located at 500 Pleasant Street. The attached **Location and Zoning Map** shows the location of the parcel involved in this application.

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### Key Issues:

- The applicant has proposed a second outdoor patio, which will be constructed just north of the restaurant's existing outdoor patio, which was issued a Conditional Use Permit in 2001.
- The proposed patio will be utilized during major events (e.g. wedding receptions, business meetings) and will be accessible through existing exit doors that serve the restaurant's private dining areas.
- The proposed patio is approximately 1,500 square feet in area and will consist of stamped concrete surrounded by a cedar semi-privacy fence that is 32 inches in height. The proposed area includes a gradual slope down towards the bike path, so the fence will be approximately 2 feet taller when viewed from the bike path. The fence will be constructed on top of the thickened edge patio, and the exposed edge will be stamped concrete as well. The existing bollard-style lights will be removed, but the I-beam fence posts will include embedded down lights.
- Section 4-902 of the Zoning Ordinance states that outdoor seating areas for restaurants in the CBD are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures. The application and site plan are attached to this report.
- The proposed outdoor seating area must be completed and the applicant must expand the restaurant's liquor license to include the outdoor area before the use may be established.
- According to the applicant, the proposed outdoor seating area will include lounge-style seating (e.g. outdoor couches).
- The City's Review Agents have reviewed this application. The Fire Department requested outdoor alarms, marked exits, clear 36" exit pathways, and no net loss in exit width. The Engineering Division commented that construction vehicles and equipment may not be operated on the City's bike path. The other Review Agents didn't comment.
- The attached Public Notice was sent to three nearby property owners. Planning staff has not received any comments.
- **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
  - The proposed outdoor seating area will be utilized during major entertainment events that are already being hosted in the hotel, and will be inherently compatible with those events.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - Due to the proximity of the upper floor guest rooms, the hotel will police itself in terms of hours of operation, noise, and glare. The general public will not be impacted.
  - The outdoor seating area will be set back at least 10 feet from the bike path, and the proposed fence will create a solid barrier to distinguish the public realm from the private patio.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The continual improvement of the Ironworks Hotel site, including the proposed outdoor seating area, will enhance property values in the area.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The surrounding area is fully (re)developed.

- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - The proposed outdoor seating area will be constructed using high-quality, durable materials that are consistent with the “Ironworks” theme offered by the hotel and the Ironworks campus on the opposite side of the Rock River.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available to serve the proposed outdoor seating area.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - There are no off-street parking requirements in the CBD and the proposed outdoor seating area is not expected to cause traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The conditional uses will comply with all other applicable regulations of the Zoning Ordinance.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The City’s Comprehensive Plan refers to the Downtown Plan, which recommends *Neighborhood Commercial uses* for the subject property. This request and the underlying CBD zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

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**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

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**Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in the CBD-2, Central Business District – Fringe, for the property located at 500 Pleasant Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a second outdoor patio to the north of the restaurant’s existing patio, and immediately adjacent to the hotel & restaurant building as shown on the site plan.
2. The outdoor seating area shall be no larger than 1,500 square feet in area and shall consist of stamped concrete surrounded by a cedar semi-privacy fence that is 32 inches in height.
3. Prior to using the outdoor seating area, the applicant shall amend the liquor license for the premises to include the second outdoor seating area.
4. The outdoor seating area shall include an outdoor alarm, marked exits, clear 36” exit pathways, and no net loss in exit width. Construction vehicles and equipment may not be operated on the City’s bike path.
5. The Fire Inspector and Building Official will inspect the completed outdoor seating area and establish a maximum occupancy, which shall be posted inside the building and within the outdoor seating area.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

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

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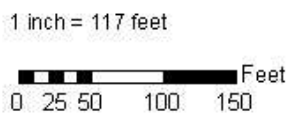
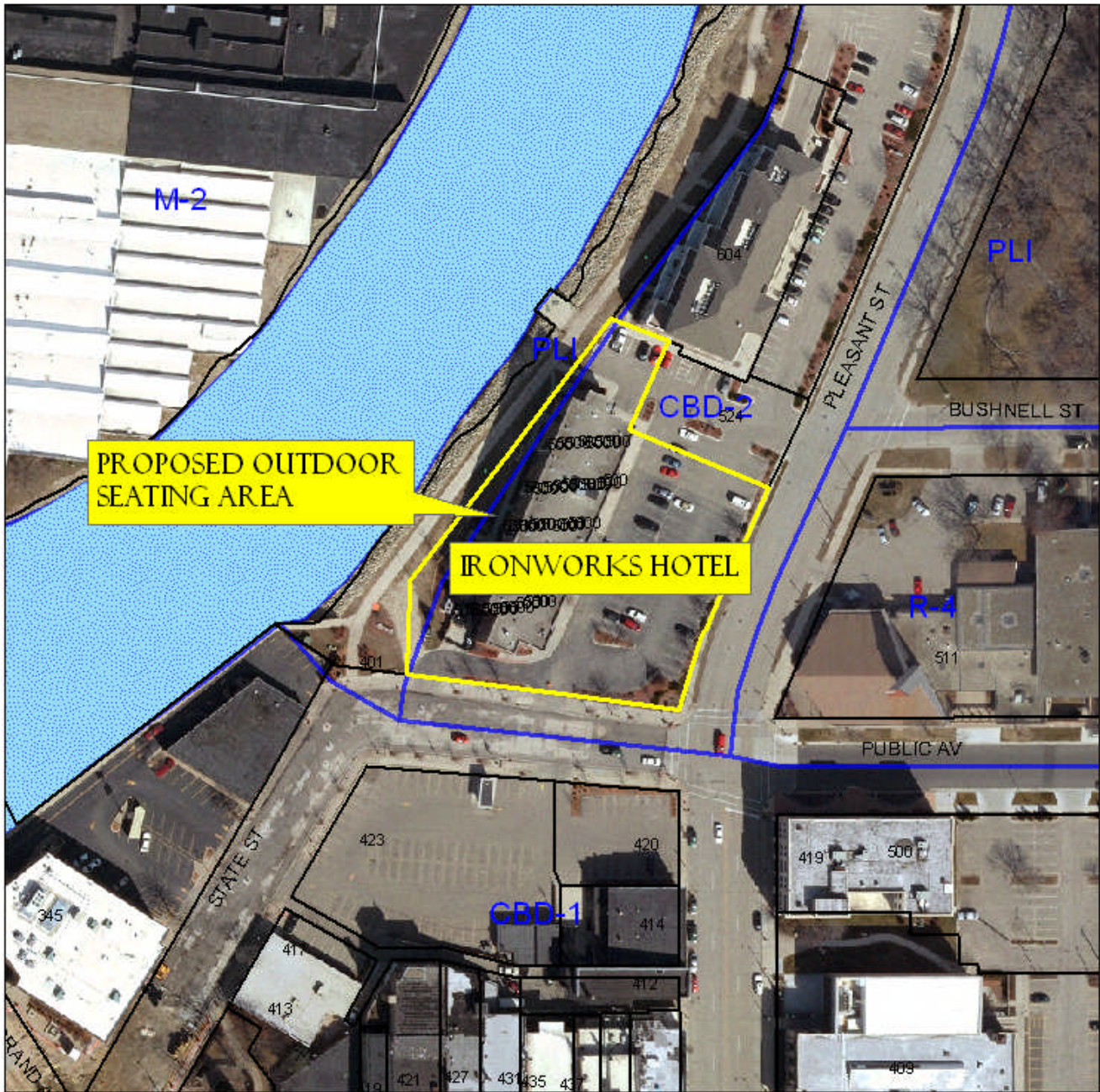
**Attachments:** Location & Zoning Map, Photos, Site Plan, Application, Public Notice, and Mailing List.



# Location & Zoning Map

500 Pleasant Street

CU-2014-07



**Legend**

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington, AICP  
Date: September 2014  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION





Example of I-Beam Post With Light





# CITY of BELOIT

## Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

### Conditional Use Permit Application

(Please Type or Print)

File Number: CN-2014-07

1. Address of subject property: 500 Pleasant St.

2. Legal description: Deed attached

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): See Attachment 13531000

4. Owner of record: GERONIMO Hospitality Group Phone: \_\_\_\_\_

525 Third St Suite 300 Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Kevin Rogers & Mike Mendino, HCP

655 Third St., Suite 301 Beloit, WI 53511  
(Address) (City) (State) (Zip)

(608) 295-0929 1 kevin.rogers@hendricksgroup.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Hotel / Restaurant

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

A Conditional Use Permit for: Outdoor Patio to serve business meetings and receptions in a(n) CBD-2 Zoning District.

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

Principal use: No Change.

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_

**9. Project timetable:** Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

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

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

**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.

 / Mark Membrino / 8-22-14  
(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 Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

<b>To be completed by Planning Staff</b>	
Filing fee: <b>\$275.00</b>	Amount paid: <u>\$275.00</u> Meeting date: <u>Sept. 17, 2014</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Prington</u>	Date: <u>8/22/14</u>

September 17 Staff Report, CUP, 500 Pleasant Street



## **NOTICE TO THE PUBLIC**

September 5, 2014

To Whom It May Concern:

Kevin Rogers of Hendricks Commercial Properties, on behalf of the Ironworks Hotel/Merrill & Houston's Steak Joint, has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in the CBD-2, Central Business District – Fringe, for the property located at:

**500 Pleasant Street.**

The applicant has proposed a second outdoor patio, which will be constructed just north of the restaurant's existing outdoor patio. The proposed patio will be utilized during major events (e.g. wedding receptions, business meetings) and will be accessible through existing exit doors serving the restaurant's private dining areas.

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

**City Plan Commission:** Wednesday, September 17, 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, October 6, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.*



ARNOLD BELOIT COMPANY LLC  
1835 N FREEMONT  
CHICAGO, IL 60614

HENDRICKS COMMERCIAL  
PROPERTIES LLC  
525 THIRD ST STE 300  
BELOIT, WI 53511

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

GERONIMO HOSPITALITY  
GROUP LLC  
655 THIRD ST STE 301  
BELOIT, WI 53511

THE RIVER OF LIFE UMC  
2375 PRAIRIE AVE  
BELOIT, WI 53511

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



**Meeting Date:** September 17, 2014

**Agenda Item:** 4

**File Number:** ZMA-2014-08  
RPB-2014-07

**Applicant:** Jack Meyers

**Owner:** Jack Meyers, Elmwood Commons LLC

**Location:** 1715 Elmwood Avenue

**Current Zoning:** R-2, Two-Family Residential District

**Existing Land Use:** Vacant Land

**Parcel Size:** 14.4 Acres

**Proposed Zoning:** R-3, Low-Density, Multi-Family Residential District

### Request Overview/Background Information:

Jack Meyers has submitted applications for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, to R-3, Low-Density Multi-Family Residential District, and for an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan from Planned Neighborhood to Mixed Residential for the property located at 1715 Elmwood 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:

- o North: R-1A, Single-family Residential District: Vacant Residential Land
- o South: R-1A, Single-family Residential District: Single-family Dwellings
- o East: R-3, Low-density Multi-family Residential District: Single-family Dwelling, Two-family Dwellings, and Low-rise Apartment Buildings
- o West: B3, General Business District; and I1, Light Industrial District (Town of Beloit Zoning): Business and Industrial uses

### Key Issues:

- The Plan Commission recommended denial of both applications on July 9, 2014. When this was presented to City Council, the applicant provided a conceptual exhibit of a possible site plan. The City Council decided to send the applications back to Plan Commission so the conceptual exhibit could be reviewed. This exhibit is attached.
- The applications are currently under legal review, but the applicant has requested Plan Commission review this as a discussion point only. Once legal review is complete, it will return to Plan Commission for official review and a recommendation to City Council.
- The Plan Commission approved a Preliminary Subdivision Plat for the subject property on October 9, 2013. Since this approval, the property owner has decided to pursue a low-density, multi-family development. A revised Plat will be needed for this development if the proposed zoning change is approved.
- The section of the development from Kadlec Drive to the East will be developed as single- and two-family dwellings, while the rest of the development will be a mix of multi-family dwellings.
- This property is currently vacant land. It is approximately 14.4 acres. It was zoned for multi-family housing until the late 1990's when the neighborhood proposed down-zoning to single-family residential. This was approved and has been the zoning classification since.
- In 2009, the property directly north of the subject property (2500 Kadlec Drive) filed an application for rezoning to PUD. This application was withdrawn. The property north of that (2660 Kadlec Drive) also filed to add five 12-unit condominium buildings as part of their existing PUD. This was denied.
- The applicant is proposing the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
  - o 1715 Elmwood Avenue – From Planned Neighborhood to Mixed Residential.
- For the original application and meeting, Planning staff mailed a Public Notice to the owners of nearby properties. Staff did not receive any comments at that time, and has not received any comments since the initial application and meeting. One neighbor spoke during the public hearings and was opposed to the two requests.
- **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 property is located near a variety of housing types, including low-density apartments, two-family duplexes, and single-family homes. There is also vacant residential land to the north of this property. The R-3 classification is 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 property is adjacent to residential (R-1A and R-3) districts. It is also adjacent to a Business and Industrial district in the Town of Beloit, separated by railroad tracks. The R-3 zoning will allow for both multi-family, two-family, and single-family development.
- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
  - The subject property is suitable for the uses permitted in the R-2 district, but the applicant intends to integrate multi-family dwellings into this development. This is not allowed in the R-2 zoning district.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
  - This neighborhood is an established residential area. Its close proximity to major commercial uses along Prairie Avenue makes it ideal for mixed residential development.
  - A proposed PUD to allow a multi-family development of 66 units at 2660 Kadlec Drive was denied in 2009.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The Comprehensive Plan currently recommends Planned Neighborhood for the subject property. Upon approval from City Council, the Comprehensive Plan will recommend Mixed Residential for the subject property. 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.

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**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** – The development of this parcel will connect existing roadways and infrastructure, meeting the present needs of the neighborhood. Additionally, future needs of the community will be met by offering diverse housing opportunities and increasing the municipal tax base.

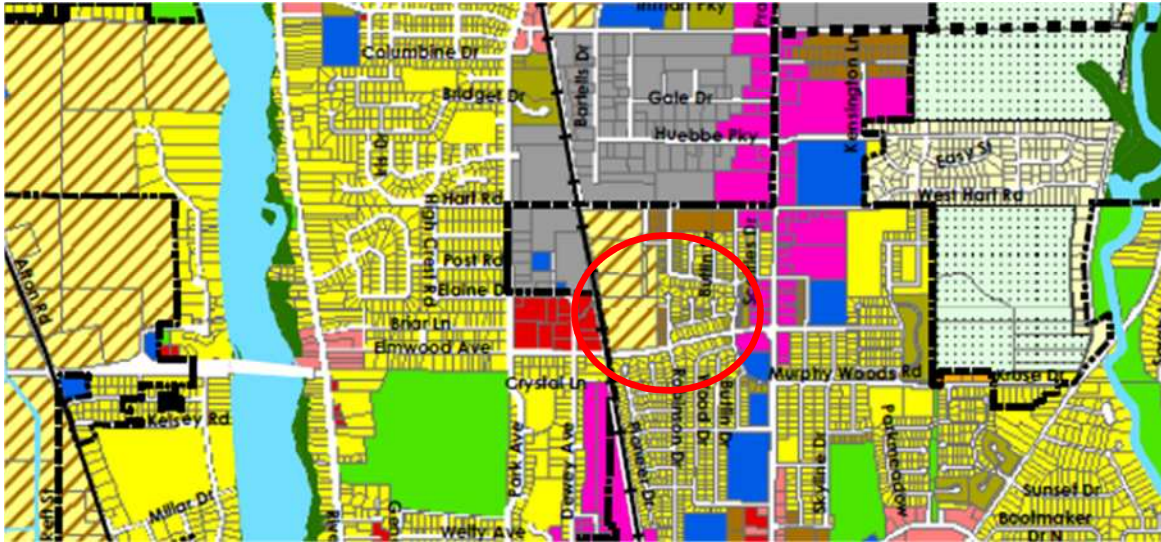
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**Attachments:** Location/Land Use/Zoning Map, Future Land Use Map, Preliminary Plat, and Conceptual Exhibit





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



**Legend**

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

**Future Land Use Categories**

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

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

0 0.25 0.5 1 Miles

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

**City of Beloit**  
 Comprehensive Plan  
 Map 10:  
 Future Land Use

# REVISED PRELIMINARY PLAT

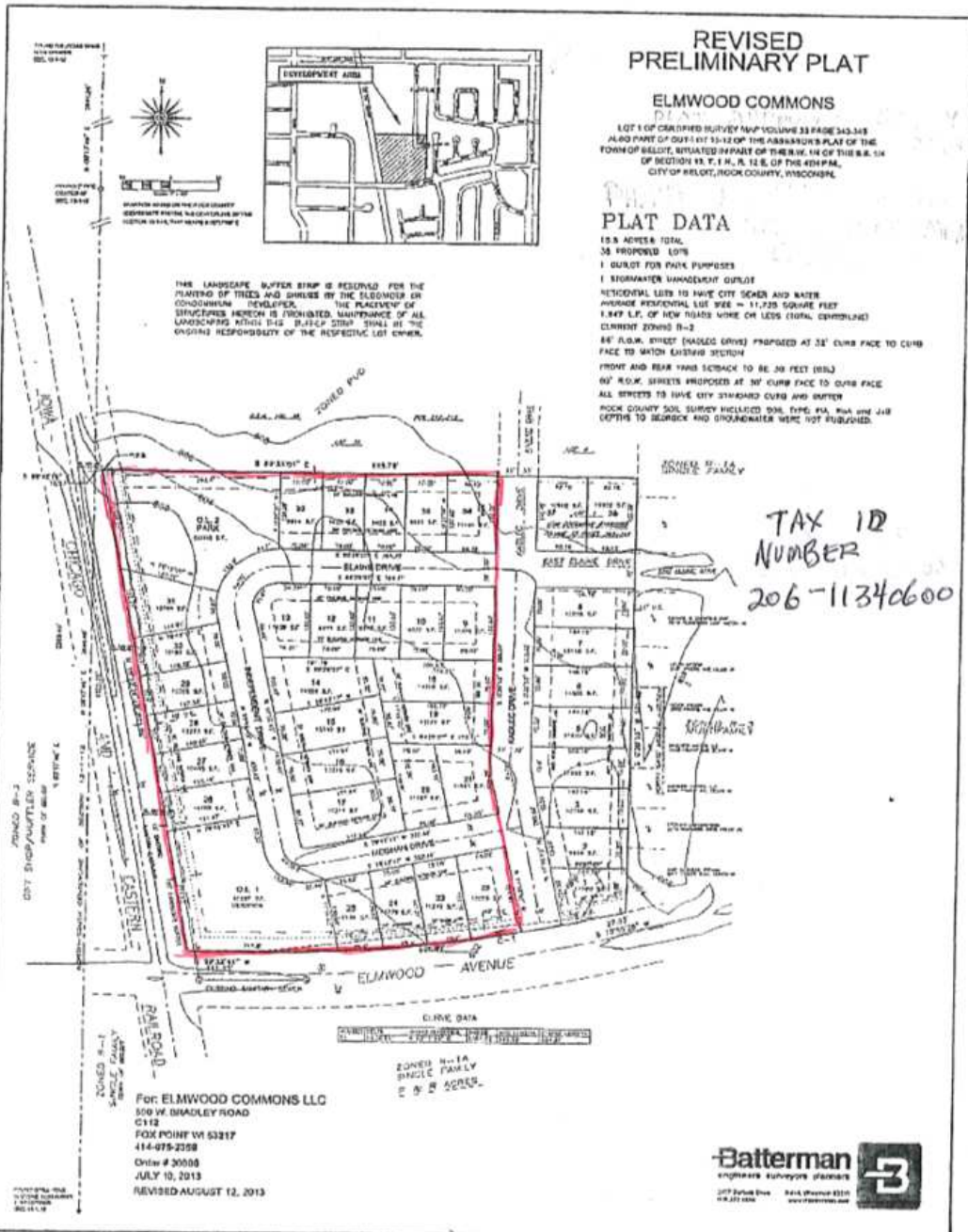
## ELMWOOD COMMONS

LOT 1 OF CERTIFIED SURVEY MAP VOLUME 33 PAGE 343.343  
 ALSO PART OF DUTY LOT 13-12 OF THE ABRAHAM'S PLAT OF THE  
 TOWN OF BELLEVILLE, SITUATED IN PART OF THE E.W. 1/4 OF THE S.W. 1/4  
 OF SECTION 13, T. 1 N., R. 12 E. OF THE 4TH P.M.  
 CITY OF BELLEVILLE, ROCK COUNTY, WISCONSIN.

### PLAT DATA

- 15.8 ACRES TOTAL
- 35 PROPOSED LOTS
- 1 GULCH FOR PARK PURPOSES
- 1 STORMWATER MANAGEMENT OUTLET
- RESIDENTIAL LOTS TO HAVE CITY SEWER AND WATER
- MINIMUM RESIDENTIAL LOT SIZE = 11,725 SQUARE FEET
- 1.8 SF L.F. OF NEW HOUSING WORK OR LESS (TOTAL CONTROLLING)
- CURRENT ZONING R-2
- 66' R.O.M. STREET (NADLER DRIVE) PROPOSED AT 33' CURB FACE TO CURB FACE TO MATCH EXISTING SECTION
- FRONT AND REAR YARD SETBACK TO BE 30 FEET (30')
- 60' R.O.M. SIDEWAYS PROPOSED AT 30' CURB FACE TO CURB FACE
- ALL STREETS TO HAVE CITY STANDARD CURB AND GUTTER
- ROCK COUNTY SOIL SURVEY INDICATED C9B, P9B, P1A, P1B AND J1B
- DEPTH TO BEDROCK AND GROUNDWATER WERE NOT PUBLISHED.

THIS LANDSCAPE BUFFER STRIP IS RESERVED FOR THE  
 PLANTING OF TREES AND SHRUBS BY THE DEVELOPER OR  
 CONDOMINIUM DEVELOPER. THE PLACEMENT OF  
 STRUCTURES HEREON IS CONTINGENT UPON MAINTENANCE OF ALL  
 LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE  
 SOLE RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.



TAX ID  
 NUMBER  
 206-11340600

For: **ELMWOOD COMMONS LLC**  
 500 W. BRADLEY ROAD  
 C112  
 FOX POINT WI 53217  
 414-975-2358  
 Order # 20058  
 JULY 10, 2013  
 REVISED AUGUST 12, 2013









2 OF 2  
 ELIMWOOD COMMONS, LLC  
 CITY OF BELoit  
 ROCK COUNTY, WISCONSIN  
 2018P - ELIMWOOD COMMONS

PLANNED UNIT DEVELOPMENT  
 CONCEPTUAL EXHIBIT

NOTES CONCERNING SURVEY AND TITLE INFORMATION REGARDING  
 THIS PROJECT'S RECORDING

RECORDED BY:	CM	REVISION:
DATE:	04	REVISION:
DESCRIPTION:	CM	REVISION:
APPROVED BY:	CM	REVISION:
DATE:	04	REVISION:

**Batterman**  
 engineers surveyors planners

2857 Bartels Drive  
 Beloit, Wisconsin 53511  
 608.765.4455  
[www.batterman.com](http://www.batterman.com)

