



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, November 5, 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 October 22, 2014 Meeting**
- 3. Certified Survey Map – 2600 Coyote Run – Acorn Development LLC**
Review and consideration of a four-lot Certified Survey Map for the property located at 2600 Coyote Run in the City of Beloit
- 4. Conditional Use Permit – 658 Fourth Street – Peter Gabriele**
Public hearing, review and consideration of a Conditional Use Permit to allow a pick-up window and drive-through lane in a CBD-2, Central Business District-Fringe on the property located at 658 Fourth Street
- 5. Status Report on Prior Plan Commission Items**
- 6. Adjournment**

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

Notice Mailed: October 31, 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, October 22, 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 Moore, Ruster, Finnegan, Tinder, Johnson, Mathis, and Kincaid.

2. **Approval of the Minutes of the October 8, 2014 Meeting**

Commissioner Tinder moved and Commissioner Mathis seconded a motion to approve the Minutes of the October 8, 2014 Meeting. The motion carried (7-0).

3. **Zoning Map Amendment – 3311 Prairie Avenue**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to C-3, Community Commercial for the property located at 3311 Prairie Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Thomas Smith, applicant, commented that what he planned to do was to take out the small offices inside the building and leave the area wide open. Mr. Smith stated that he has been trying to market the property for the past six years, adding that there is room for about 12 small offices.

Commissioner Kincaid asked if access to the property was over an easement, and Ms. Christensen answered that she did not know. She mentioned that the City has no record of an easement but that there would be a private easement on the adjacent property.

Commissioner Kincaid asked at what point the City would be looking for an access easement and Ms. Christensen answered that the City would not be requiring an easement.

Chairperson Faragher closed the Public Hearing.

Commissioner Johnson made a motion to approve the Zoning Map Amendment. Commissioner Ruster seconded the motion. The motion carried (7-0).

4. **Zoning Map Amendment – 1901 Gateway Boulevard**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from DH, Development Holding District, to M-2, General Manufacturing District, for the property located at 1901 Gateway Boulevard

Ms. Christensen reviewed the Staff Report and Staff Recommendation.

Commissioner Kincaid asked Mr. Janke, City of Beloit Economic Development Director, to explain what was in each direction of the property, and Mr. Janke complied.

Commissioner Mathis asked if the intent was to have it re-zoned and then sold off. Mr. Janke answered that the City purchased the property because it is immediately adjacent to Gateway Business Park. Mr. Janke added that he can never foresee the City dividing it up into smaller acre sites. Mr. Janke stated that the intent is to market the site aggressively and then find an end user and developer.

Commissioner Kincaid asked Mr. Janke to explain what 'shovel-ready' meant. Andrew Janke provided an explanation of 'shovel-ready' and 'certified sites.'

Commissioner Mathis asked if any environmental assessments had been completed. Andrew answered that a Phase 1 had been completed.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Mathis commented that it does concern him that there was not a Phase 2 from an EPA or an environmental study. Mr. Janke stated that usually a Phase 1 will identify prior uses and indicate if those prior uses had a tendency to cause contamination. The prior uses were agricultural and there was a clean Phase 1. The prior uses produced nothing to cause contamination and therefore a Phase 2 was not performed.

Commissioner Tinder made a motion to approve the Zoning Map Amendment. Commissioner Johnson seconded the motion. The motion carried (7-0).

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

Ms. Christensen stated that City Council approved the Verizon tower with the conditions imposed by the Plan Commission.

6. **Adjournment**

The meeting adjourned at 7:28 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: November 5, 2014

Agenda Item: 3

File Number: CSM-2014-12

Applicant: R.H. Batterman & Co., Inc.

Owner: Acorn Development LLC

Location: 2600 Coyote Run

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

Existing Land Use: Agricultural

Total Area: 5 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 4-Lot Certified Survey Map (CSM) for the property located at 2600 Coyote Run.

Key Issues:

- The intent of the proposed CSM is to subdivide this 5-acre parcel into four lots of various sizes to be purchased by the owners of adjoining single-family properties in Deerfield Estates and Deerfield Estates First Addition.
 - In order to provide future street connections to future residential subdivisions to the northeast of the subject property, the proposed CSM dedicates a 70-foot wide, 331-foot long segment of Coyote Run to the public. The proposed CSM also dedicates a 35-foot wide (1/2 right-of-way), 780-foot long segment of Deerfield Drive to the public, connecting the existing dead-end to Coyote Run. The proposed lots meet the minimum standards in the R-1A zoning district.
 - Although the proposed CSM dedicates additional right-of-way, the applicant is not proposing the construction of any additional infrastructure at this time. The existing street dead-ends will remain until future development occurs.
 - The four proposed lots will not be buildable, due to the lack of (actual) street frontage. Therefore, Planning staff will be recommending a condition of approval that requires the final CSM to label the lots as “out-lots,” along with a note explaining that the lots will not become buildable until the dedicated street segments are constructed and accepted.
 - The four proposed lots are currently used and assessed as farmland, which would complicate the assessment process if they were combined with the adjoining residential properties. Therefore, Planning staff is recommending a condition of approval stating that all four out-lots cannot be combined with adjoining residential lots until the agricultural use is discontinued and the out-lots are converted to lawn. Accessory structures (garages, sheds, etc.) may only be constructed on the out-lots once they’ve been converted to lawn and combined with an adjoining single-family lot.
 - In order to make the proposed lots buildable lots, the Plan Commission and City Council would need to require the construction of all required infrastructure (curb & gutter, asphalt, water, sewer, etc.) as a condition of CSM approval.
 - The City’s Review Agents have reviewed the proposed CSM and agree with the proposed conditions of approval.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City’s Comprehensive Plan recommends Single-Family Residential development of the subject property. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 4-Lot Certified Survey Map (CSM) for the property located at 2600 Coyote Run in the City of Beloit, subject to the following conditions:

1. The final CSM shall label the lots as “out-lots,” along with a note explaining that the lots will not become buildable until they are re-platted as regular lots and the dedicated street segments are fully constructed and accepted.
 2. Each out-lot cannot be combined with an adjoining residential lot until the agricultural use is discontinued and the out-lot is converted to lawn. Accessory buildings may only be constructed following this conversion & combination.
 3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.
-

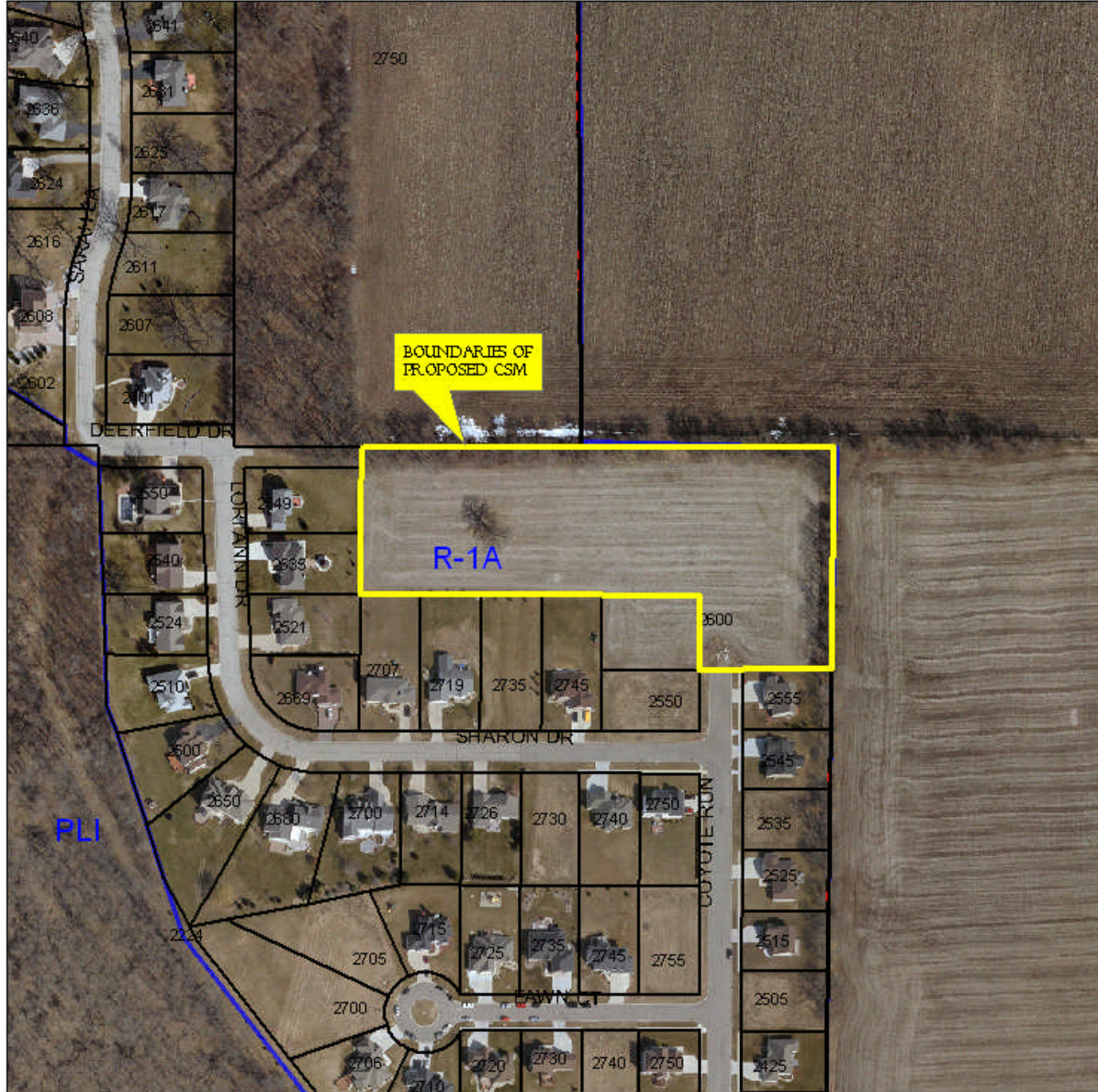
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, and Application.

Location & Zoning Map

2600 Coyote Run

CSM-2014-12



1 inch = 236 feet

0 45 90 180 270 Feet

Legend

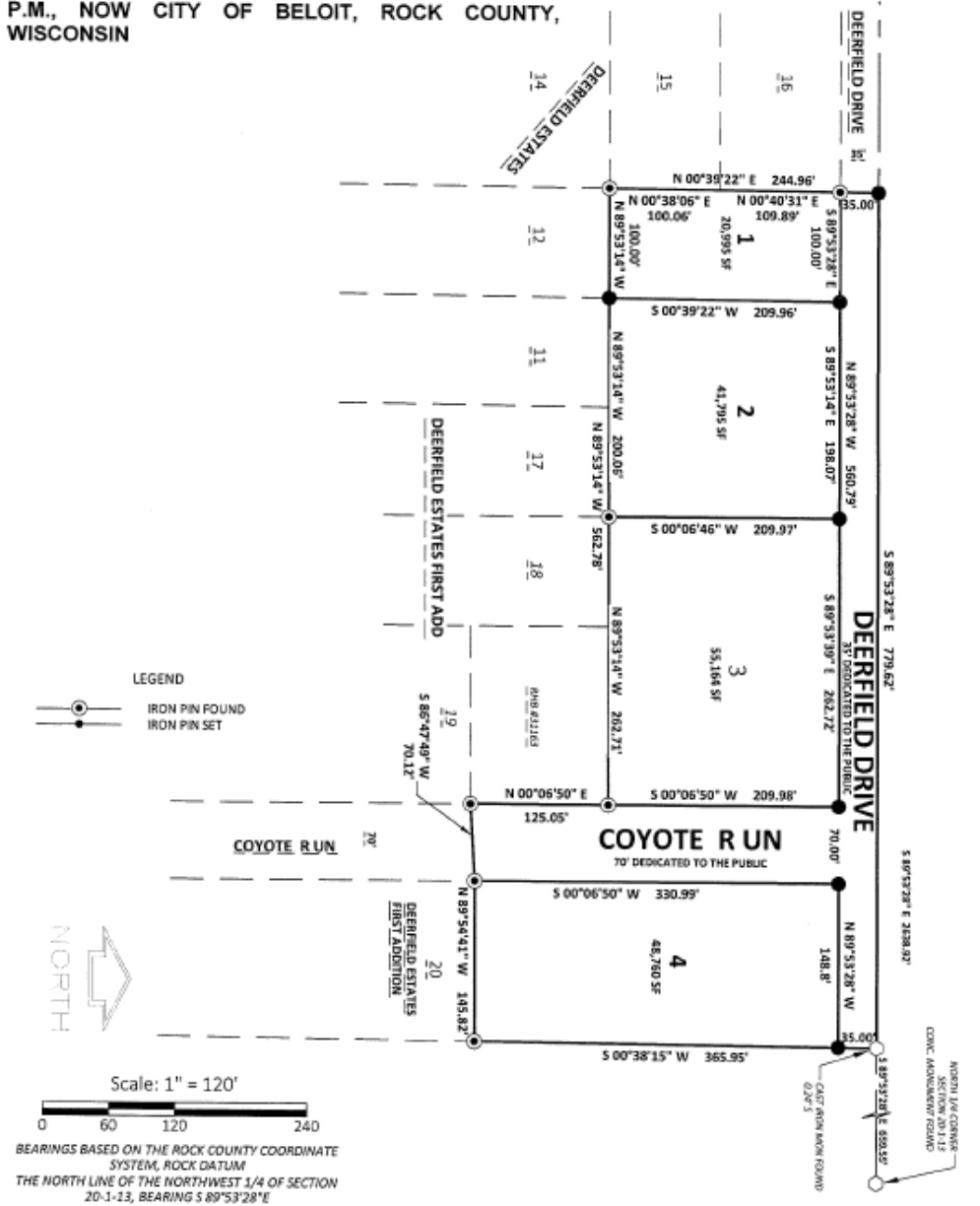
- COB Parcels
- Zoning District


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

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP OF

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 999142 AS RECORDED IN VOLUME 12, PAGES 5-8 OF CERTIFIED SURVEY MAPS AS SITUATED IN PART OF LOT 3 OF MORGAN FARM SUBDIVISION BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 20, T. 1 N., R. 13 E. OF THE FOURTH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN



<p>ORDER NO: 31904 DATE: 10/1/2014 BOOK ---- PG - PAGE 1 OF 3</p>	<p>FOR THE EXCLUSIVE USE OF: ACORN DEVELOPMENT XXXX BELOIT, WISCONSIN</p>	<p>Batterman engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464 www.rbatterman.com</p> 
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File Name: J:\31900-31950\31904 ACORN CSM\SURVEY\RH-B DRAWING FILES\31904 CSM.dwg

CERTIFIED SURVEY MAP OF

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 999142 AS RECORDED IN VOLUME 12, PAGES 5-8 OF CERTIFIED SURVEY MAPS AS SITUATED IN PART OF LOT 3 OF MORGAN FARM SUBDIVISION BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 20, T. 1 N., R. 13 E. OF THE FOURTH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert Leuenberger, a Registered Land Surveyor, do hereby certify that I
County of Rock) ss. have surveyed and mapped part of lot 1 of Certified Survey Map Document No. 999142 as recorded in volume 12, pages 5-8 of Certified Survey Maps as situated in part of lot 3 of Morgan Farm Subdivision being all a part of the N.W. 1/4 of the N.W. 1/4 and part of the N.E. 1/4 of the N.W. 1/4 of Section 20, T. 1 N., R. 13 E. of the Fourth P.M., now City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at the North 1/4 corner of Section 20, aforesaid; thence North 89°53'28" West 659.55 feet along the North line of said N.W. 1/4 to the Northeast corner of said Lot 1 and the place of beginning; thence South 0°38'15" West 365.95 feet along the East line of said Lot 1 to the Northeast corner of Lot 20 of Deerfield Estates First Addition as platted and recorded; thence North 89°54'41" West 145.82 feet to the Northwest corner of said Lot 20; thence South 86°47'49 West 70.12 feet to the Northeast corner of Lot 19 of said First Addition; thence North 0°06'50" East 125.05 feet along the Northerly extension of Coyote Run to the intersection with the North line of said First Addition extended Easterly; thence North 89°53'14" West 562.78 feet along said Easterly extension and North line to the Southeast corner of Lot 15 of Deerfield Estates as platted and recorded; thence North 0°39'22" East 244.96 feet along the East line of Deerfield Estates aforesaid to the North line of said N.W. 1/4; thence South 89°53'28" East 779.62 feet to the place of beginning. Containing 4.99 acres more or less.

Subject to any easements, agreements, covenants or restrictions recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Given under my hand and seal, this 2nd day of October, 2014 at Beloit, Wisconsin.

Approved by the City Council of the City of Beloit,
this ___ day of _____, 2014.

By: _____

I hereby certify that the property taxes on the parent
parcel are current and have been paid as of
_____, 2014.

By: _____
Rock County Treasurer

ORDER NO. 31904
DATE: OCTOBER 2, 2014
FOR: ACORN DEVELOPMENT
SHEET 2 OF 3

Batterman
engineers surveyors planners



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

57 B

CERTIFIED SURVEY MAP OF

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 999142 AS RECORDED IN VOLUME 12, PAGES 5-8 OF CERTIFIED SURVEY MAPS AS SITUATED IN PART OF LOT 3 OF MORGAN FARM SUBDIVISION BEING ALL A PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 20, T. 1 N., R. 13 E. OF THE FOURTH P.M., NOW CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

OWNERS CERTIFICATE OF DEDICATION

Acorn Development, LLC, as Owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Acorn Development, LLC does further certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The City Council of the City of Beloit.

IN WITNESS WHEREOF, Acorn Development, LLC has caused these presents to be signed by Mike F. Slavish, this ____ day of _____, 2014.

Mike F. Slavish

State of Wisconsin) Personally came before me, this ____ day of _____, 2014,
County of Rock) ss. Mike F. Slavish of the above-named LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such officer of said LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of such LLC, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires: _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS ____ DAY OF _____ A.D. 2014
AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 31904
DATE: OCTOBER 2, 2014
FOR: ACORN DEVELOPMENT
SHEET 3 OF 3

Batterman
engineers surveyors planners

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



57 B.

City of Beloit

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2014-12

1. Address of property: 2600 Coyote Run
2. Tax Parcel Number(s): 2208 0600
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the nw Quarter of Section 20, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: Acorn Development LLC Phone: _____
PO Box 931 Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 4 lot(s).
7. Total area of land included in this map: 4.99 Acres
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? Yes
10. The present zoning classification of this property is: R1A
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; pre-application meeting was held on 5-15-14
with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map: one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN / 10-2-14
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u> Amount Paid: <u>\$190.00</u>
Scheduled meeting date: <u>Nov. 5, 2014</u>
Application accepted by: <u>[Signature]</u> Date: <u>10/3/14</u>

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 5, 2014

Agenda Item: 4

File Number: CU-2014-08

Applicant: Peter Gabriele

Owner: Peter Gabriele

Location: 658 Fourth Street

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

Existing Land Use: Vacant Building

Parcel Size: .20 Acre

Request Overview/Background Information:

Peter Gabriele has filed an application for a Conditional Use Permit to allow a pick-up window in a CBD-2, Central Business District- Fringe, for the property located at 658 Fourth Street. The applicant intends to rehab a portion of the existing building at 648 Fourth Street into a restaurant. The pick-up window and drive-thru area for this will be located at 658 Fourth Street. While the restaurant is permitted, the pick-up window requires a Conditional Use Permit.

Key Issues:

- The applicant has proposed the redevelopment of the existing buildings at 648 & 658 Fourth Street. Palermo's Pizza is anticipated to move into a space at 648 Fourth Street. The applicant is seeking approval for a pick-up window in which the drive-thru lane would be on the property located at 658 Fourth Street. The attached Location & Zoning Map, as well as the proposed site layout shows this configuration.
- This proposed pick-up window would be located in the existing garage structure at 658 Fourth Street. This will be used for pick-up purposes only, not for ordering.
- Eventually, the applicant plans to open a small store and ice cream shop in the existing building at 658 Fourth Street. This will have an outdoor seating area facing St. Lawrence Avenue. A Conditional Use Permit will be required for the seating area in the future.
- The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:
 - North: C-3, Community Commercial District; Office Uses
 - South: CBD-1, Central Business District- Core; Vacant Building (*Proposed Redevelopment Site*)
 - East: CBD-1, Central Business District- Core; Office Uses
 - West: CBD-1, Central Business District- Core; Storage Warehouse
- According to Section 8-112 of the Zoning Ordinance, restaurant pick-up lanes shall include at least 3 stacking spaces. The proposed layout has an adequate number of stacking spaces.
- Public facilities and infrastructure exist in this area and the property receives the full range of municipal services.
- The drive-thru provides one-way access from Fourth Street onto St. Lawrence Avenue. A bypass lane is required and is proposed at the east side of the property. The entry for the bypass lane will be the same as the entry for the drive-thru. The lane will then loop around east to offer an exit onto Fourth Street. Engineering has concerns about the close proximity to the intersection of St. Lawrence Avenue and Fourth Street. Therefore, a Traffic Impact Analysis is required.
- While no parking is required in the CBD-2 zoning district, terrace parking has been proposed. This will require approval from Traffic Review. This will also require a sidewalk easement since the sidewalk will be relocated onto the applicant's property.
- The applicant has also proposed additional parking on the west side of the lot at the rear of the building. The one-way nature of the drive-thru creates access issues for this parking area. The proposed parking area recently had decorative stamped concrete poured, which is not conducive to a parking area. Also, there is only room for one-way access out of the lot at the curb-cut on St. Lawrence Avenue. Since the applicant does not own or have an easement for the western-half of the curb-cut area, staff is recommending a condition of approval that removes this parking area.
- The City's Review Agents have reviewed this application and have the following comments:
 - Charter has lines and cables in the right-of-way on St. Lawrence Avenue that would have to be worked around if this area is disturbed.
 - Engineering is requiring a Traffic Impact Analysis, as described above.
 - The Downtown Beloit Association is in support of this project and of the staff recommendation to remove the parking area on site.
- The attached Public Notice was sent to eight (8) nearby property owners, which has not resulted in 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 uses will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. These uses are also compatible in this developed commercial area.

- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The subject property is located near manufacturing and other commercial uses. Any additional traffic, noise, or glare generated by this development is compatible with existing conditions.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed use will not diminish or impair property values within the neighborhood. It will likely increase property values due to increased economic activity and exterior appearance.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - This is an urbanized area and the surrounding properties are 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;*
 - While a drive-thru lane going through an existing garage structure is unusual, it is compatible with other downtown designs. During Architectural Review, Planning staff will ensure that the proposed building façade is attractive.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the conditional use. The applicant's proposed parking is not required or necessary for this site development.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed pick-up window will have enough stacking spaces to avoid traffic congestion.
 - The possible interruption of traffic flow from the proposed bypass lane will be examined during the Traffic Impact Analysis.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The Downtown Redevelopment Plan recommends Planned Mixed Use: Office and Upper Residential uses for the subject property. This proposed development and the underlying zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow pick-up window in a CBD-2, Central Business District- Fringe, for the property located at 658 Fourth Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the pick-up window and drive-thru lane at the subject property, with the restaurant being established in the existing structure at 648 Fourth Street.
2. Site Plan Review and Architectural Review are required prior to beginning work on this project.
3. The applicant shall maintain a minimum of three (3) stacking spaces for the pick-up window.
4. The applicant must coordinate with Charter concerning their existing infrastructure in the right-of-way of St. Lawrence Avenue.
5. A Traffic Impact Analysis must be completed, reviewed, and approved by the City Engineer prior to the start of work.
6. The parking area on the west side of the existing building on the subject property is not allowed.
7. "One Way/Do Not Enter" signs must be installed at the St. Lawrence Avenue curb-cut.
8. Traffic Review Committee approval is required for the proposed terrace parking on St. Lawrence Avenue.
9. If approved, the applicant shall grant a sidewalk and public parking easement. The applicant will be responsible for the cost of these improvements.
10. All improvements shown on the site plan must be completed by November 17, 2015.
11. This Conditional Use Permit does not allow for an outdoor seating area.
12. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

658 Fourth Street

CU-2014-08



1 inch = 67 feet

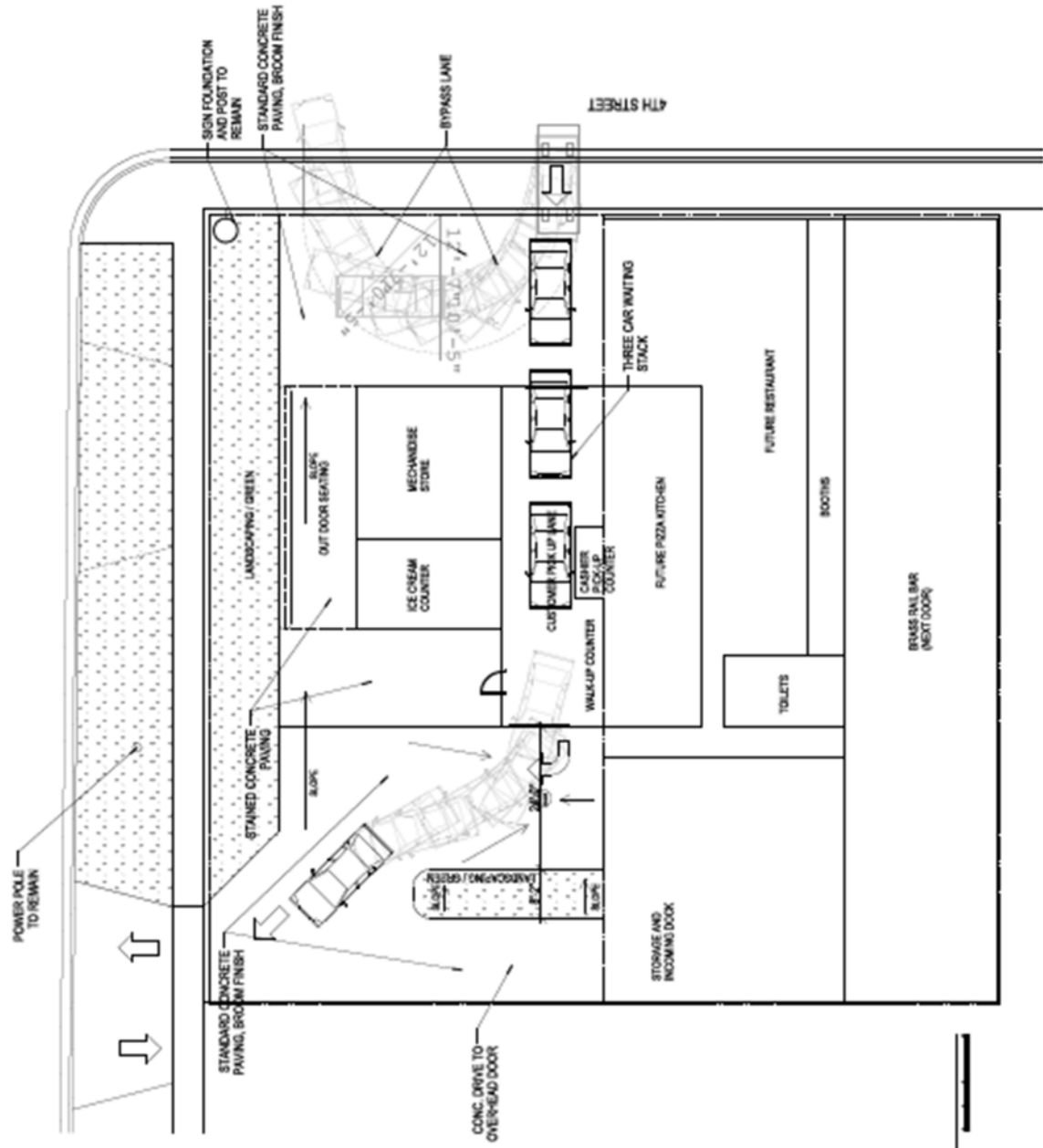


Legend

- COB Parcels
- Zoning District

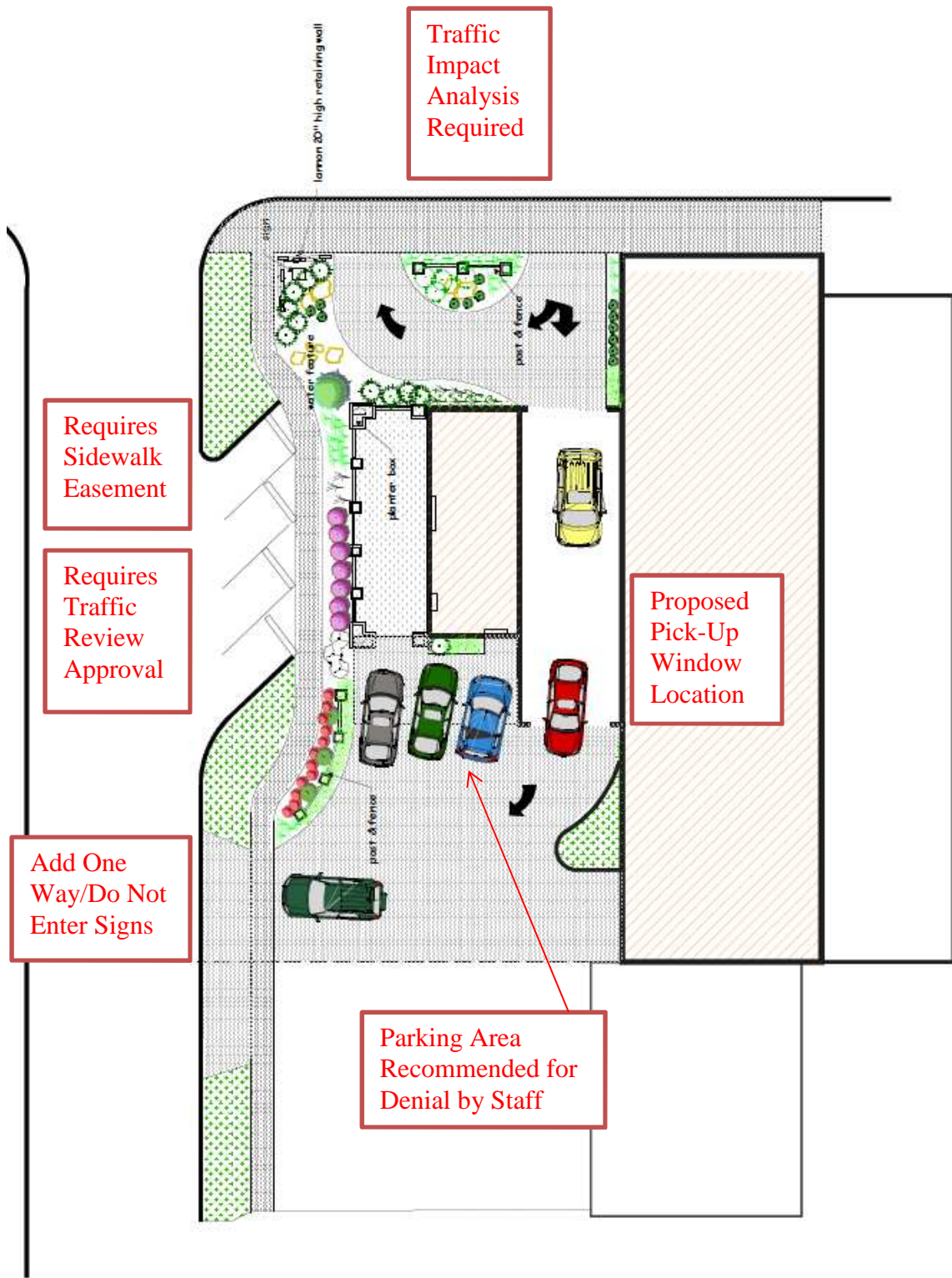
Map prepared by: Stephanie Hummel
Date: October 2014
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

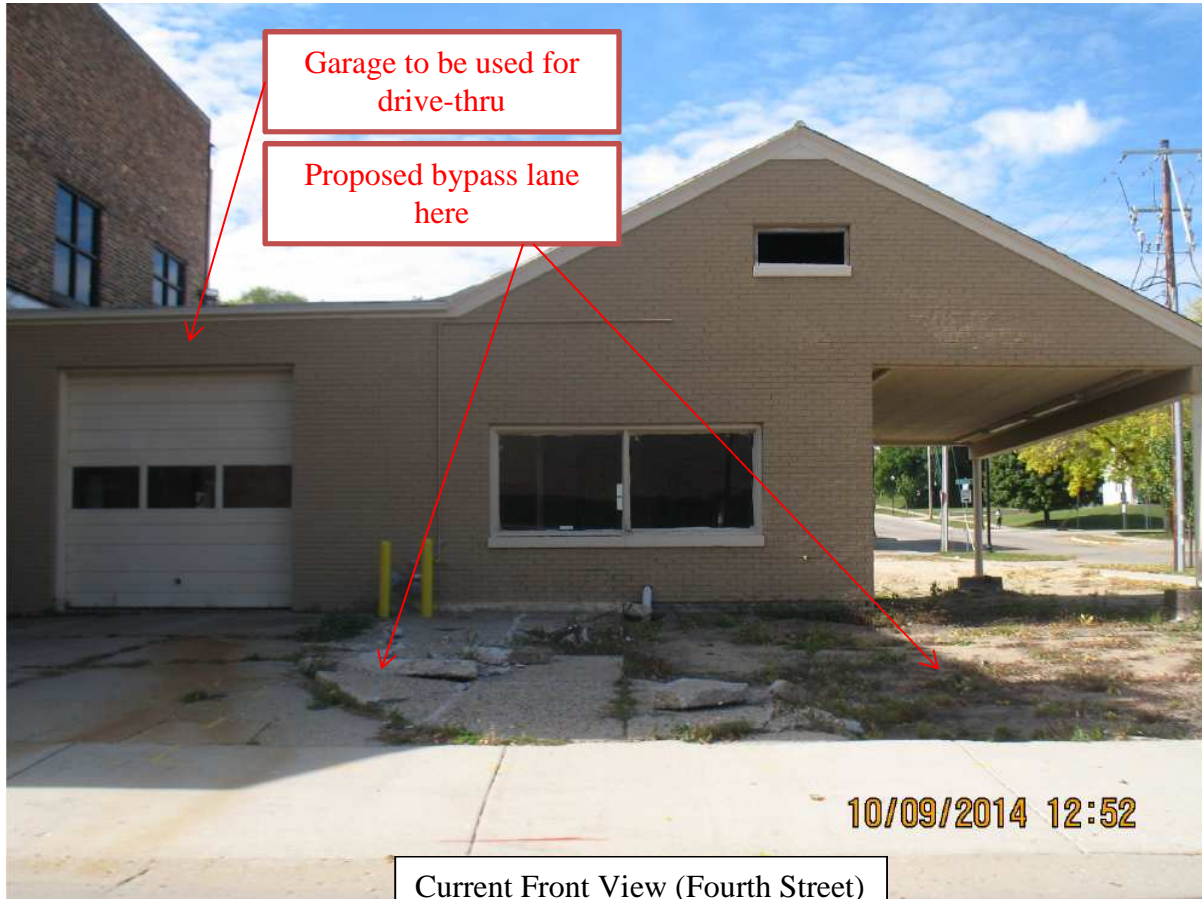


Original Submission: Does not show terrace parking, bypass lane, or proposed site parking





Final Submission with Landscaping Details



CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2014-08

1. Address of subject property: 448 - 658 4th Street

2. Legal description: CBD-2

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

Property dimensions are: 160 feet by 155 feet = 24,000 square feet.

If more than two acres, give area in acres: NA .20 acres.

3. Tax Parcel Number(s): 13530535, 13530540

4. Owner of record: Peter Gabriele Phone: 608 365 9489
2200 Riverside Dr Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Peter Gabriele
2200 Riverside Dr Beloit WI 53511
(Address) (City) (State) (Zip)

608 365 9489 | 608 289 0813 | peter@domenicus.us
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: N/A

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

A Conditional Use Permit for: Drive Up Window - Outdoor
in a(n) CBD-2 Zoning District.

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

Principal use: Restaurant & Bar, Delivery & Carryout Service

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

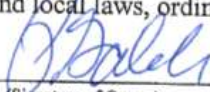
Leasehold, length of lease: _____

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.


(Signature of Owner)

Peter Gabriele
(Print name)

10/10/14
(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 Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff

Filing fee: **\$275.00** Amount paid: 275 Meeting date: 11/5/2014

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

Application accepted by: S. Hummel Date: 10/10/14



NOTICE TO THE PUBLIC

October 23, 2014

To Whom It May Concern:

Peter Gabriele has filed an application for a Conditional Use Permit to allow a pick-up window in a CBD-2, Central Business District-Fringe, for the property located at:

648/658 Fourth Street.

The restaurant will be developed at 648 Fourth Street. The pick-up window and drive-thru area for this will be located at 658 Fourth Street. The existing structure will be repurposed for this use.

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

City Plan Commission: Wednesday, November 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.

City Council: Monday, November 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.

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@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

SUPERVALU STORES INC
P O BOX 990
MINNEAPOLIS, MN 55440

COLE WG BELOIT WI LLC
P O BOX 1159
DEERFIELD, IL 60015

845 BROAD STREET LLC
1300 HARVEY ST
BELOIT, WI 53511

CYRIL & BARBARA FINNEGAN REVOCABLE
TRUST
P O BOX 26
BELOIT, WI 535120026

VALENTI MIDWEST INC
3450 BUSCHWOOD PARK DR STE 195
TAMPA, FL 33618

ST THOMAS CATHOLIC CHURCH
822 E GRAND AVE
BELOIT, WI 535116317

SOO LINE RAILROAD COMPANY
120 S 6TH ST STE 190
ATTN: REAL ESTATE
MINNEAPOLIS, MN 55402

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

BINDI R INC
903 BROAD ST
BELOIT, WI 53511