



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, January 21, 2015 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 December 17, 2014 Meeting**
3. **Extraterritorial Certified Survey Map – Butterfly Lane and Hart Road**
Review and consideration of two-lot extraterritorial Certified Survey Map for the unplatted land located at Butterfly Lane and Hart Road in the Town of Turtle
4. **Comprehensive Plan Amendment – 1401 Townhall Road**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Institutional and Community Services to Planned Neighborhood for the property located at 1401 Townhall Road
5. **Zoning Map Amendment – 1401 Townhall Road**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from PLI, Public Lands and Institutions District, to DH, Development Holding District, for the property located at 1401 Townhall Road
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: January 16, 2015

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, December 17, 2014
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Commissioner Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present was Commissioners Ruster, Finnegan, Tinder, Johnson, and Mathis. Commissioners Moore and Kincaid were absent.

2. **Approval of the Minutes of the December 3, 2014 Meeting**

Commissioner Tinder moved and Commissioner Finnegan seconded a motion to approve the December 3, 2014 minutes. The minutes were approved. (6-0)

3. **Amendment to a Planned Unit Development Master Land Use Plan – 2250 West Hart Road**

Public hearing, review and consideration of an amendment to the Planned Unit Development Master Land Use Plan for the property located at 2250 West Hart Road to replace 56 approved multi-family units with an assisted living facility with up to 10 units

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher resumed the Public Hearing held open from the December 3 meeting.

Applicant Scott Schadel commented that they planned to start the project as soon as possible, probably around May 1, 2015. Chairperson Faragher asked Mr. Schadel if they were comfortable with the conditions set forth by the staff. Mr. Schadel answered that they were and had no problems with the recommendations.

Commissioner Johnson asked if there was any type of buffer between their property and the adjacent properties such as a fence. Mr. Schadel stated that they did not plan to put up a fence and but they do not have a total landscaping plan in place yet.

Ms. Christensen commented that a landscape buffer was indicated on the plan and in the conditions of approval.

Chairperson Faragher closed the Public Hearing.

Commissioner Finnegan moved to approve the Amendment to the PUD and Commissioner Johnson seconded the motion. The motion carried. (6-0)

4. **Conditional Use Permit - Day Care Use - 819 Clary Street**

Public hearing, review and consideration of a Conditional Use Permit to allow a day care use in an R-3, Low-Density Multifamily Residential District, for property located at 819 Clary Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Joe Stadelman, Angus Young & Associates, 555 S. River Street, Janesville, was present for questions.

Commissioner Johnson asked Mr. Stadelman if there were any issues with conditions in the staff report, and Mr. Stadelman commented that there were none that he could see at this time.

Sabrina Krejci, 811 Clary Street, commented that she lives next door to the proposed day care and that she has no problem with this project.

Chairperson Faragher closed the Public Hearing.

Commissioner Johnson moved to approve the Conditional Use Permit and Commissioner Ruster seconded the motion. The motion approved. (6-0)

5. **Expansion of a Bike Path in Stateline Restoration Prairie Park**

Review and consideration of a request by the Engineering Division to construct a bike path in the Stateline Restoration Prairie Park to connect the existing path system to the Wheeler Bridge in the City of South Beloit

Ms. Christensen summarized the Staff Report and Recommendation.

Mike Flesch, City Engineer, clarified that this path would connect to the Turtle Creek path that runs east/west from State Street to Turtle Park and that it is a transportation facility, not a recreation facility. It will be a bike pedestrian path and will be closing a link between the two cities. He explained that this path will not directly connect to the existing bike/pedestrian path system in the park.

Commissioner Mathis asked who would be maintaining this, and Mr. Flesch answered that we will maintain to the Stateline and South Beloit will maintain their side of the Stateline.

Commissioner Tinder made a motion to approve the Expansion of a Bike Path. Commissioner Johnson seconded the motion. The motion carried (6-0).

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

The Certified Survey Map and Rezoning for the proposed McNeel Intermediate School parking lot site was approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:42 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 21, 2015

Agenda Item: 3

File Number: CSM-2015-01

Applicant: RH Batterman

Owner: Lathers Trust c/o Kathy McKearn

Location: Unplatted land, Butterfly Lane/Hart Road, Town of Turtle

Existing Zoning: A3, Small Scale Agricultural District (Town Zoning)

Existing Land Use: Agricultural

CSM Area: 25.6 Acres

Request Overview/Background Information:

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and two-lot Certified Survey Map (CSM) for the unplatted property located at Butterfly Lane and Hart Road in the Town of Turtle within the City's Extraterritorial Jurisdiction. The attached Location & Zoning Map shows the location of the property involved in this application.

Key Issues:

- The proposed CSM will create two lots from one parcel that is split by Interstate-43. Proposed Lot 1 will be 8.5 acres and Proposed Lot 2 will be 17.1 acres.
- The Engineering Department requires a 50-foot half right-of-way to be dedicated for Hart Road versus the proposed 33-foot half right-of-way for Proposed Lot 1. A condition of approval has been added to address this.
- The Engineering Department also noted that Proposed Lot 1 may require some drainage easements since a dry stream runs through the parcel.
- No other comments, concerns, or recommendations were received from the other City Review Agents.

Consistency with Comprehensive Plan and Strategic Plan:

Proposed Lot 1 is intended for Agricultural uses and Proposed Lot 2 is intended for Single Family Residential-Exurban uses according to the Future Land Use Map. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the unplatted property located at Butterfly Lane and Hart Road in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2015.
2. A 50-foot half right-of-way is required to be dedicated for Hart Road on Proposed Lot 1.

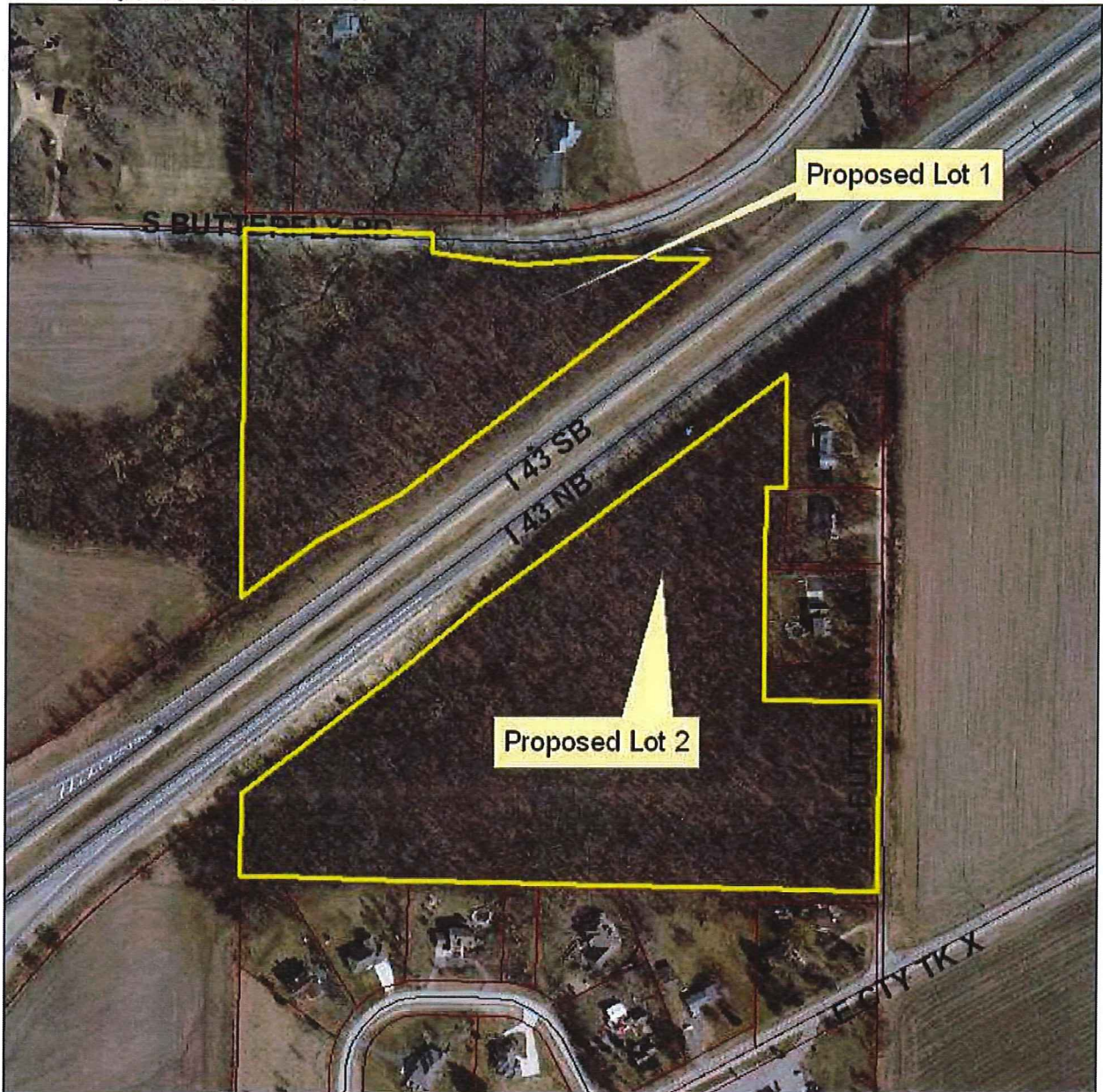
Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Application, CSM, and Resolution.

Location Map

Butterfly Lane/Hart Road

CSM-2015-01



1 inch = 294 feet
0 120 240 480 720 Feet

Map prepared by: Stephanie Hummel
Date: December 2014
For: City of Beloit, Planning and Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION

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-2015-01

1. Address of property: Unplatted land Butterfly Lane and Hart Road
2. Tax Parcel Number(s): 038 00117301
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 15, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: Lathers Trust c/o Kathy McKearn Phone: 480-354-1447
8431 E. Jenson St Mesa AZ 85207
(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 2 lot(s).
7. Total area of land included in this map: 25.6Acres
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A3
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 12/4/14 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.

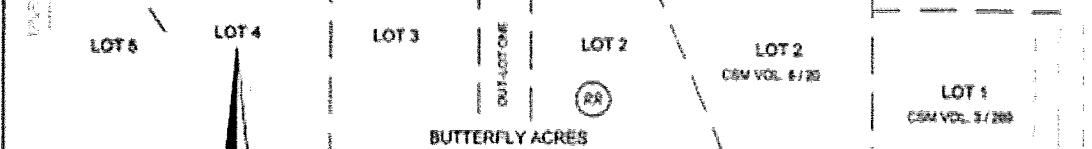
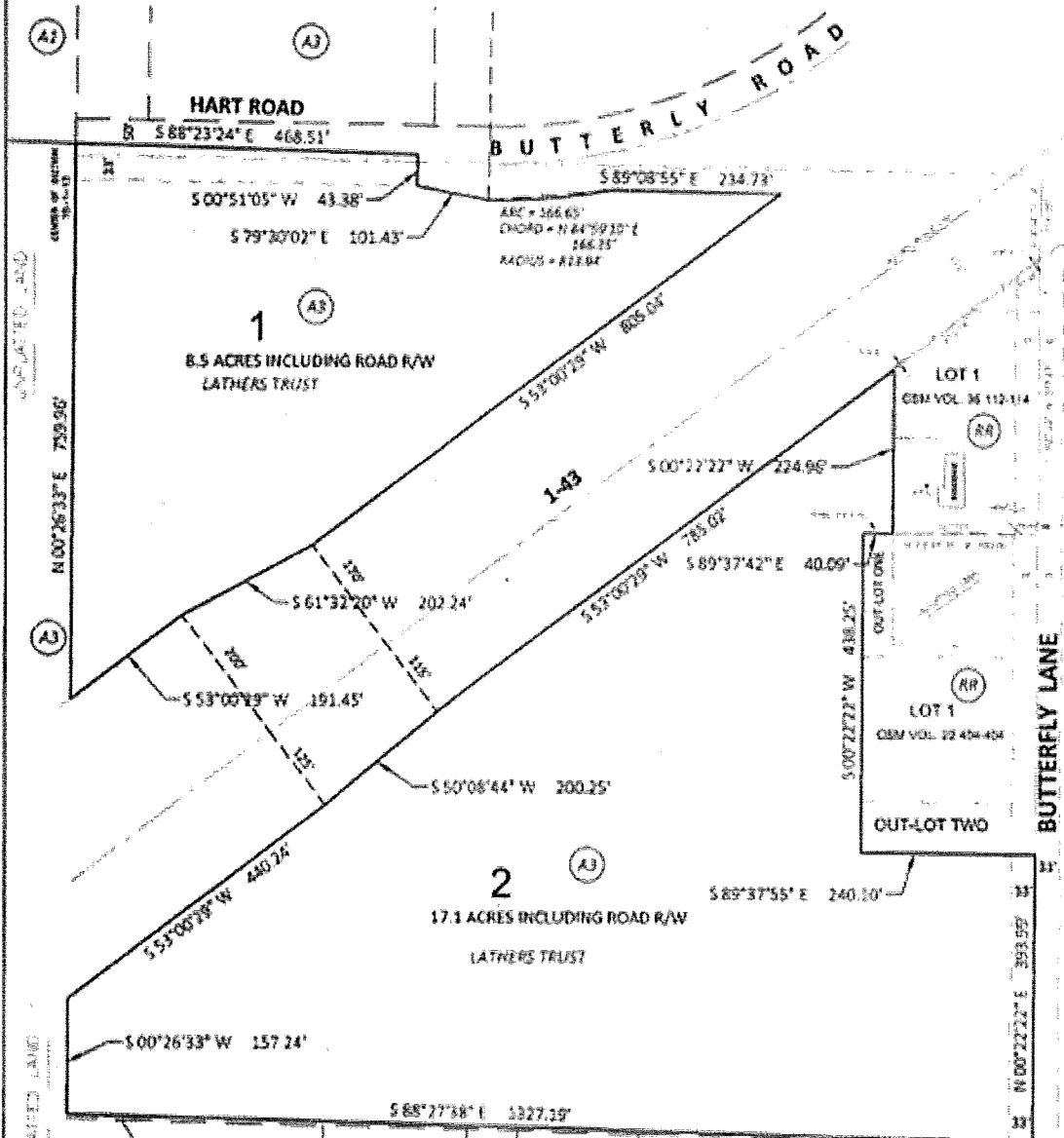
[Signature] / RH BATTERMAN CO. / 12/4/14
(Signature of applicant) (Name of applicant) (Date)

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

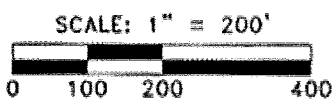
Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.00</u>
Scheduled meeting date: <u>1/7/2015</u>	
Application accepted by: <u>S. Hummel</u>	Date: <u>12/4/2014</u>

PRELIMINARY CERTIFIED SURVEY MAP OF

PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE 4TH PRINCIPAL
MERIDIAN, TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



ORDER NO. 32017
BOOK xxx PAGE xx
DATE 12/02/14
FOR KATHY McEARN
SHEET 1 OF x



Batterman
engineers surveyors planners



2827 Barlett's Drive Beloit, Wisconsin 53511
608.365.4444 www.batterman.com

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE UNPLATTED PROPERTY LOCATED AT BUTTERFLY LANE/HART ROAD
IN THE TOWN OF TURTLE**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map for the unplatted property located at Butterfly Lane and Hart Road in the Town of Turtle is located within the extraterritorial jurisdiction of the City; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the proposed two-lot Certified Survey Map, which pertains to the following described land:

PART OF THE NW ¼ OF THE SE ¼ OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 13 EAST OF THE 4TH PRINCIPAL MERIDIAN, TURTLE TOWNSHIP,
ROCK COUNTY, WISCONSIN, Containing 25.6 Acres, more or less.

NOW, THEREFORE, BE IT RESOLVED THAT the City Plan Commission of the City of Beloit does hereby approve the attached two-lot Certified Survey Map for the unplatted property located at Butterfly Lane and Hart Road in the Town of Turtle, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2015.
2. A 50-foot half right-of-way is required to be dedicated for Hart Road on Proposed Lot 1.

Adopted this 21st day of January, 2015.

James Faragher, Plan Commission Chairperson

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: January 21, 2015

Agenda Item: 4

File Number: RPB-2015-01

Request Overview/Background Information:

Danny Haynes has submitted an application requesting an amendment 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 March 2, 2015.

Key Issues:

- The applicant is proposing the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 1401 Townhall Road – From Institutional & Community Services to Planned Neighborhood.
- This property was originally purchased with intentions to build a school in the future by the School District of Beloit. The school district has since opted against this site for a school and is selling the property.
- This property is vacant land and currently assessed as agricultural land. The lands surrounding the property are also vacant agricultural land except the single-family residence to the east of the property. The parcel is currently zoned PLI, Public Lands and Institutions.
- Planned Neighborhood future land use category is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas.
- The applicant intends to complete a land division of this lot. Once divided, both parcels will be used for single-family residential uses.
- If the requested amendments are approved, the applicant will be able to rezone the property to DH, Development Holding District. Single-family residential uses are allowed in this zoning district.
- 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** – 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. 1401 Townhall Road – From Institutional & Community Services to Planned Neighborhood.

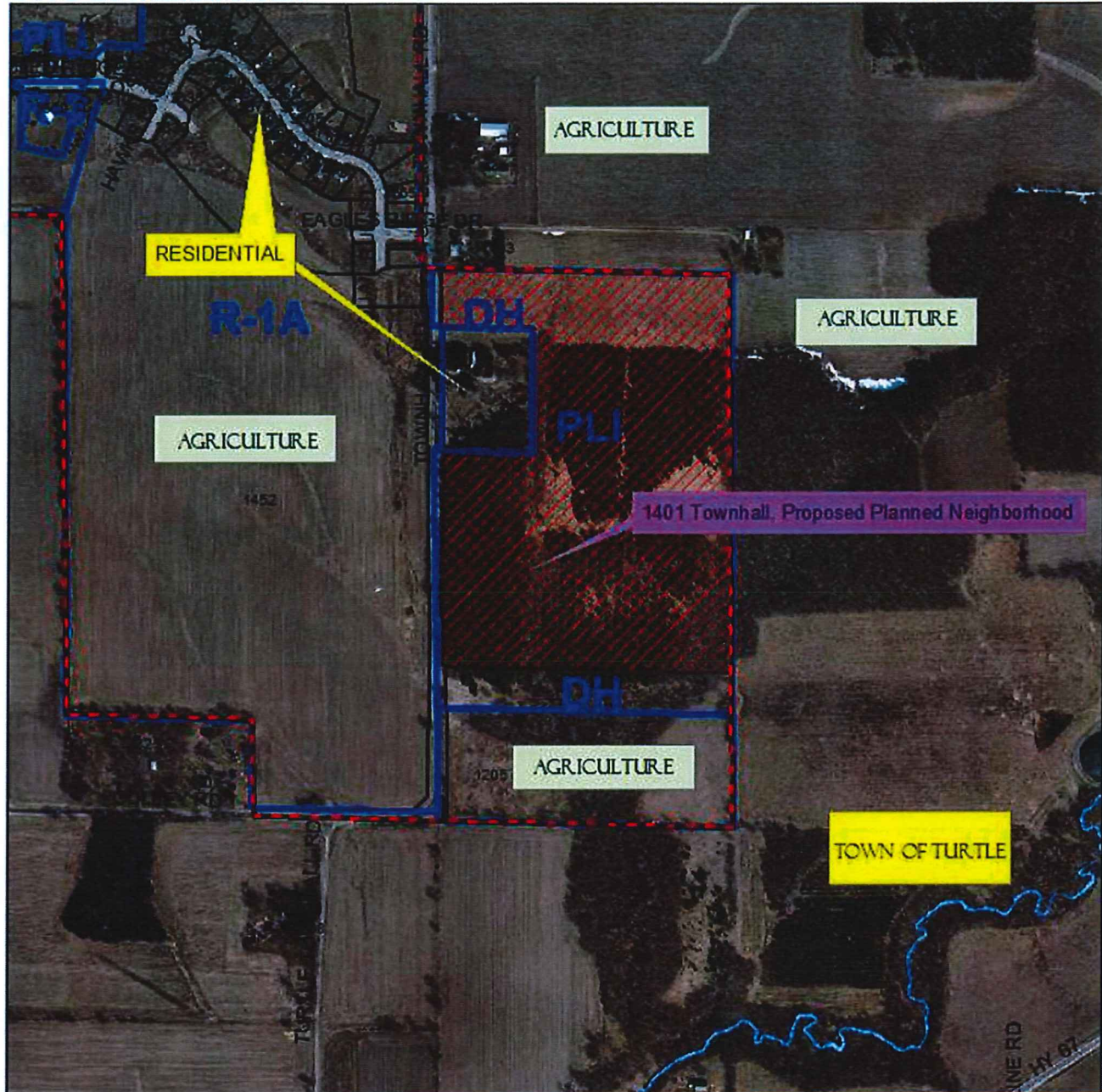
Fiscal Note/Budget Impact: N/A

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

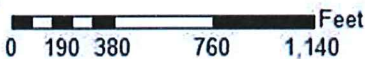
Location, Land Use, & Zoning Map

1401 Townhall Road




RPB-2015-01



1 inch = 634 feet



Legend

-  Zoning District
-  City Limits
-  COB Parcels

Map prepared by: Stephanie Hummel
 Date: January 2015
 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)



	Municipal Boundaries
	City of Beloit/Town of Tuttle Boundary Adjustment Area
	Interstate Highway
	County Highway
	Existing Roads
	Potential Future Major Collector/Arterial Roads
	Railroads
	Surface Water

Future Land Use Categories

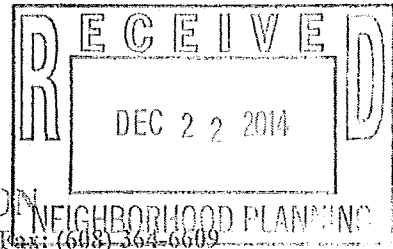
	Agricultural
	Single Family Residential - Exurban
	Single Family Residential - Urban
	Two Family/Townhouse Residential
	Mixed Residential
	Planned Neighborhood*
	Office
	Planned Mixed Use
	Neighborhood Commercial
	Community Commercial
	Downtown
	Business Park
	General Industrial
	Institutional & Community 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, 2. Two Family/Townhouse, 3. Mixed Residential, 4. Institutional and Community Services, 5. Office, 6. Neighborhood Commercial, 7. Parks and Open Space

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



CITY of BELOIT

NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: RPB-2015-01

1. Applicant's Name: Danny C Haynes
11015 Main Street Roscoe IL 61073
815-623-5550 / 815-520-4095 / dhaynes@midwestconst.com

2. Type: [] Text Amendment
[x] Map Amendment

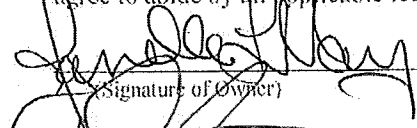
3. The following Text Amendment is requested: NA
Chapter: , Section: , Subsection(s):
Proposed Amendment:

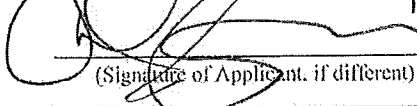
4. The following Map Amendment is requested:
Map No. & Title: Map #10, Land Use
Address of Affected Property: 1401 Townhall Rd Beloit, WI
Tax Parcel Number(s): 22760005
Owner of record: School Dis of Beloit Phone: 608-361-4000
1633 Keeler Ave. Beloit, WI 53511
Proposed Amendment: Planned Neighborhood Institutional Comm. Services to

5. I/we represent that I/we have a vested interest in this property in the following manner:
[] Owner
[] Leasehold, Length of lease:
[x] Contractual, Nature of contract: Agreement to Purchase
[] 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 also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.


Janelle Marot
12-18-14
 (Signature of Owner) (Print name) (Date)


Dan Haynes
12-22-14
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Neighborhood Planning Division. 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: <u>\$275.00</u>	Amount Paid: <u>275.⁰⁰</u>	Meeting Date: <u>1/21/2015</u>	
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____			
Application accepted by: <u>S. Hummel</u>		Date: <u>12/22/14</u>	
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.beloitwi.gov

Equal Opportunity Employer

NOTICE TO THE PUBLIC

January 9, 2015

To Whom It May Concern:

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

1. 1401 Townhall Road – From Institutional & Community Services to Planned Neighborhood

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 amendment:

City Plan Commission: Wednesday, January 21, 2015, 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, March 2, 2015, 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 AN 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. 1401 Townhall Road (Parcel No. 22760005) – From Institutional & Community Services to Planned Neighborhood.

Adopted this 21st day of January, 2015.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 21, 2015

Agenda Item: 5

File Number: ZMA-2015-01

Applicant: Danny Haynes

Owner: School District of Beloit

Location: 1401 Townhall Road

Current Zoning: PLI, Public Lands and Institutions District

Existing Land Use: Vacant Land

Parcel Size: 53.71 Acres

Proposed Zoning: DH, Development Holding District

Request Overview/Background Information:

Danny Haynes has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to DH, Development Holding District, for the property located at 1401 Townhall Road.

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: Town of Turtle; Agricultural Land
- South: DH, Development Holding District; Vacant Land
- East: Town of Turtle; Agricultural Land
- West: DH, Development Holding District; Single Family Residential, & R-1A, Single-Family Residential District; Agricultural Land

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 purchase the property from the current owner, the School District of Beloit, and complete a land division to create two parcels. Each parcel will be used for single-family residences.
- The property is approximately 53.71 acres.
- This application is being processed congruently with an application to amend the Comprehensive Plan's Future Land Use Map to recommend Planned Neighborhood for the subject property.
- 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 property is currently being used for agricultural purposes. This, along with the proposed single-family residential use, is compatible with existing 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 (DH & R-1A) districts, as well as vacant and agricultural lands (DH). The proposed rezoning will expand the existing DH district in this area and allow flexibility in future growth and planning.
 - 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 PLI district, but the applicant intends to use the property for single-family residences. DH zoning is better suited for the intended use of the property.
 - 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. This property is adjacent to these neighborhoods and is part of a larger agricultural and rural residential neighborhood.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan currently recommends Institutional and Community Services for the subject property. Upon approval from City Council, the Comprehensive Plan will recommend Planned Neighborhood. 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 – 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 PLI, Public Lands and Institutions District, to DH, Development Holding District, for the property located at 1401 Townhall Road.

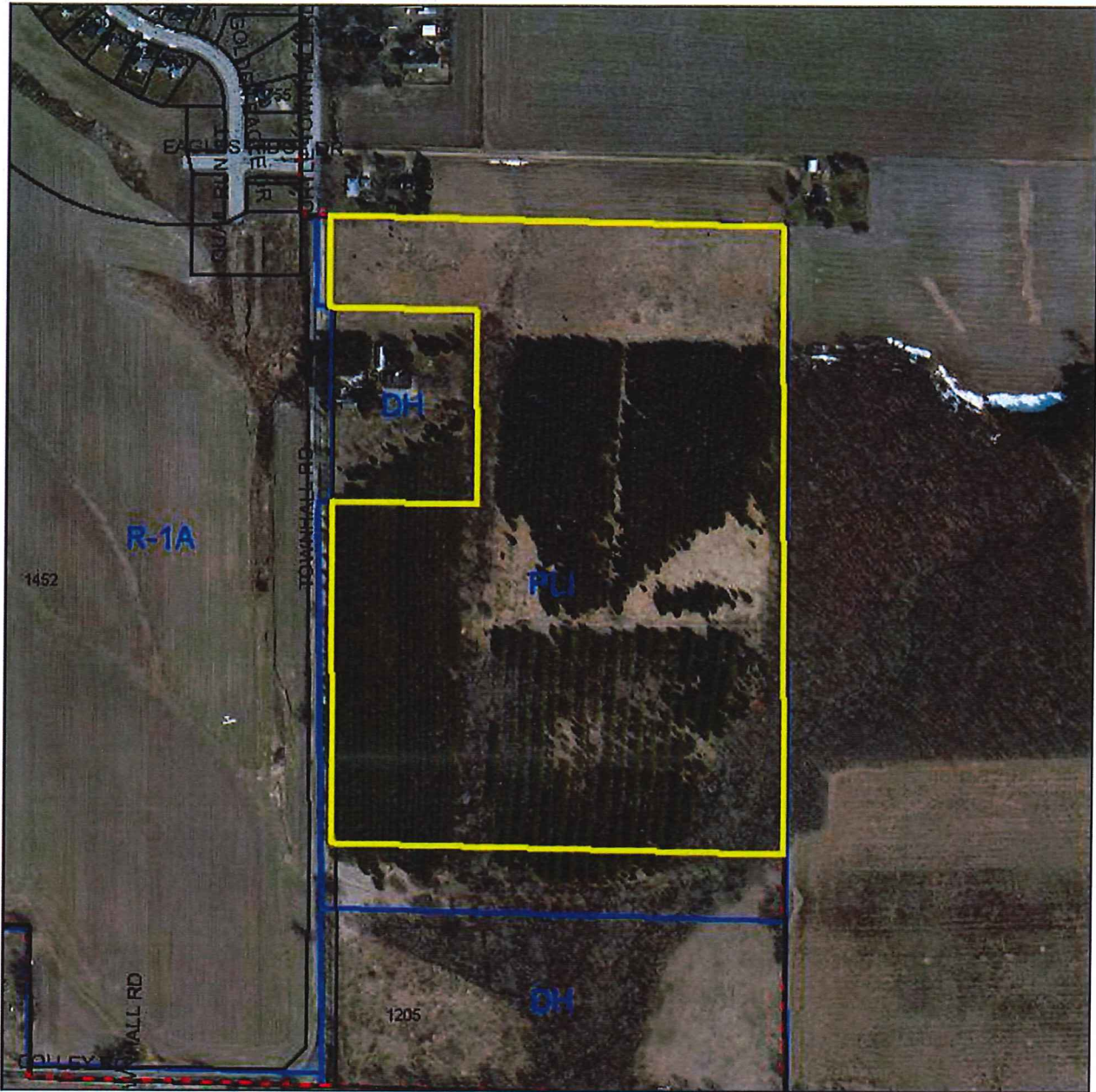
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1401 Townhall Road

ZMA-2015-01



1 inch = 400 feet

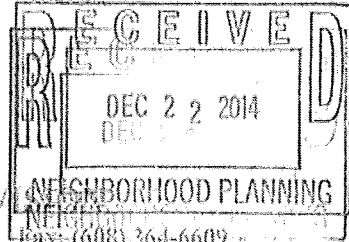
0 80 160 320 480 Feet

Legend

-  COB Parcels
-  Zoning District

Map prepared by: Stephanie Hummel
Date: January 2015
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

Zoning Map Amendment Application Form

(Please Type or Print) File No.: ZMA-2015-01

1. Address of subject property: 1401 Townhall Rd Beloit, WI 53511
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: 53.71 acres.

3. Tax Parcel Number(s): 22760005

4. Owner of record: School Dis of Beloit Phone: 608-361-4000
1633 Keeler Ave. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Danny C Haynes
11015 Main Street Roscoe, IL 61073
(Address) (City) (State) (Zip)
815-623-5550 / 815-520-4095 / dhaynes@midwestconst.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. THE FOLLOWING ACTION IS REQUESTED:
Change zoning district classification from: PLI to: DR
All existing uses on this property are: Vacant

7. All the proposed uses for this property are:
Principal use(s): Housing
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:
(x) Contractual, Nature of contract: Agreement to Purchase
() 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.

Handwritten signatures and names: Janelle Marotz, Dan Hayner with dates 12/18/14 and 12/22/14.

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: 1/21/2015
Number of notices: x mailing cost (\$0.50) = cost of mailing notices: \$
Application accepted by: J. Hummel Date: 12/22/14
Date Notice Published: Date Notice Mailed:



NOTICE TO THE PUBLIC

January 9, 2015

To Whom It May Concern:

Danny Haynes has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to DH, Development Holding District, for the property located at:

1401 Townhall Road.

The applicant intends to use the property for residential purposes. This application is being processed congruently with the application to amend the Comprehensive Plan's Future Land Use Map for the subject property.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, January 21, 2015, 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, March 2, 2015, 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.

Pierre & Pamela Charles
1741 Indian Road
Beloit, WI 53511

Michael & Joan Brown
1501 Townhall Road
Beloit, WI 53511

School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

MLG/BRC Beloit LLC
Attn: Andy Bruce
13400 Bishops Lane, Ste. 270
Brookfield, WI 53005-6203

Eagles Ridge of Beloit
Owners Association
13400 Bishops Lane, Ste. 100
Brookfield, WI 53005

George Stathopoulos
3565 Eagles Ridge Drive
Beloit, WI 53511

Luke Madson
8729 E. Little Lane
Clinton, WI 53525