



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, October 7, 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 September 9, 2015 Meeting**
3. **Certified Survey Map – 850 Pleasant Street – Wisconsin Power and Light**  
Review and consideration of a two-lot Certified Survey Map for the property located at 850 Pleasant Street
4. **Certified Survey Map – 1405 Gateway Boulevard – Pratt Industries**  
Review and consideration of a one-lot Certified Survey Map for the property located at 1405 Gateway Boulevard
5. **Comprehensive Plan Amendment – 1633 Keeler Avenue – Commonwealth Development**  
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 Mixed Residential for the property located at 1633 Keeler Avenue (Kolak Education Center)
6. **Planned Unit Development – 1633 Keeler Avenue – Commonwealth Development**  
Public hearing, review and consideration of Planned Unit Development – Master Land Use Plan for the property located at 1633 Keeler Avenue (Kolak Education Center)
7. **Zoning Map Amendment – 1633 Keeler Avenue – Commonwealth Development** Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue (Kolak Education Center)
8. **Status Report on Prior Plan Commission Items**
9. **Adjournment**

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

Notice Mailed: October 2, 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

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Wednesday, September 9, 2015 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:04pm. Commissioners Tinder, Finnegan, Ruster, Faragher, Johnson, and Moore were present. Commissioner Mathis and Councilman Kincaid were absent.

**2. Approval of the Minutes of the August 19, 2015 Meeting**

Commissioner Tinder moved to approve the minutes. Commissioner Johnson seconded the motion. The motion passed, voice vote.

**3. Extraterritorial Certified Survey Map – 2800 Block of South Hazelwood Drive**

Review and consideration of a one-lot Certified Survey Map for the land located in the 2800 Block of South Hazelwood Drive in the Town of Turtle

Julie Christensen, Director of Community Development, presented the staff report and recommendation.

Commissioner Tinder moved to approve the Certified Survey Map. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**4. Sale of City-owned Land to the Wisconsin Department of Transportation for Right-of-Way Purposes – Portion of 2702 Colley Road**

Review and consideration of a request from the Wisconsin Department of Transportation to purchase a portion of the property located at 2702 Colley Road for I-39/I-90 right-of-way purposes.

Julie Christensen, Director of Community Development, presented the staff report and recommendation.

Commissioner Ruster questioned the size of the property the Department of Transportation desires to purchase. Ms. Christensen explained that the small strip of land is all of what the Department of Transportation needs to complete their project.

Commission Johnson moved to approve the sale of City-owned land. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

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

Julie Christensen stated that the Floodplain Ordinance and the Rezoning of Central Christian Church were approved by Council. Ms. Christensen also alerted the Commission of the request by Commonwealth, a Milwaukee based company, to rehabilitate the existing building at 1633 Keeler Ave into affordable housing. Ms. Christensen also explained that Commissioners do not have a conflict of interest if they have property in the neighborhood. Chairperson Faragher inquired into whether or not police reports would be requested for the Keeler neighborhood. Ms. Christensen explained that police reports were, historically, requested by City Council for similar multi-unit housing situations. However, they had not yet been requested.

Commissioner Ruster inquired into the Apara Care project that had been scheduled for 2015. Ms. Christensen explained that Apara Care was not able to meet the deadlines imposed by City Council.

6. **Adjournment**

The meeting adjourned at 7:20pm.

Minutes respectfully submitted by Ashley Rosenbaum.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** October 7, 2015

**Agenda Item:** 3

**File Number:** CSM-2015-11

**Applicant:** RH Batterman

**Owner:** Wisconsin Power and Light

**Location:** 850 Pleasant Street

**Existing Zoning:** PLI, Public Lands and Institutions District

**Existing Land Use:** Vacant Utility/Open Space

**Total Area:** 4.75 (+/-) Acres

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### Request Overview/Background Information:

RH Batterman, on behalf of Wisconsin Power and Light, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 850 Pleasant Street in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City or within the City's extraterritorial jurisdiction where there is no dedication of land to the City.

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### Key Issues:

- The existing parcel area is approximately 4.75 Acres, or 206,913 sq. ft.
- The vacant Blackhawk Generating Station is the only structure on the parcel.
- The intent of the proposed CSM is to subdivide the parcel into two lots.
  - Proposed Lot 2 will be approximately 2.84 acres and contain the entire generating station structure.
  - Proposed Outlot 1 will be approximately 1.92 acres and contain the recreational bike path and highway easements.
- The City's Review Agents have reviewed the proposed CSM and have the following comments:
  - Fire Department: Any new owners of the land should be aware that the Wisconsin DNR requires owners of dams on navigable water ways, such as the Rock River, to provide a clear access route for portaging (NR 330.04 of the Wisconsin Administrative Code).
  - Planning Division: Both proposed parcels contain existing public sidewalks that allow a person to portage around the building/dam. Beloit College also has plans for a cantilevered river walk to be built on the west side of the structure on Lot 2.
- The application and proposed CSM are attached to this report.

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### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for Institutional and Community Services. Beloit College has proposed converting the power plant into a student activity and recreation center. This plan is still in the fundraising stage, but should the project go through, will meet the goals of the comprehensive plan for the parcel. Consideration of this request supports 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 the attached two-lot Certified Survey Map (CSM) for the property located at 850 Pleasant Street in the City of Beloit, subject to the following conditions:

1. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015.
3. Lot 2 shall be renumbered as "Lot 1" prior to recording.

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

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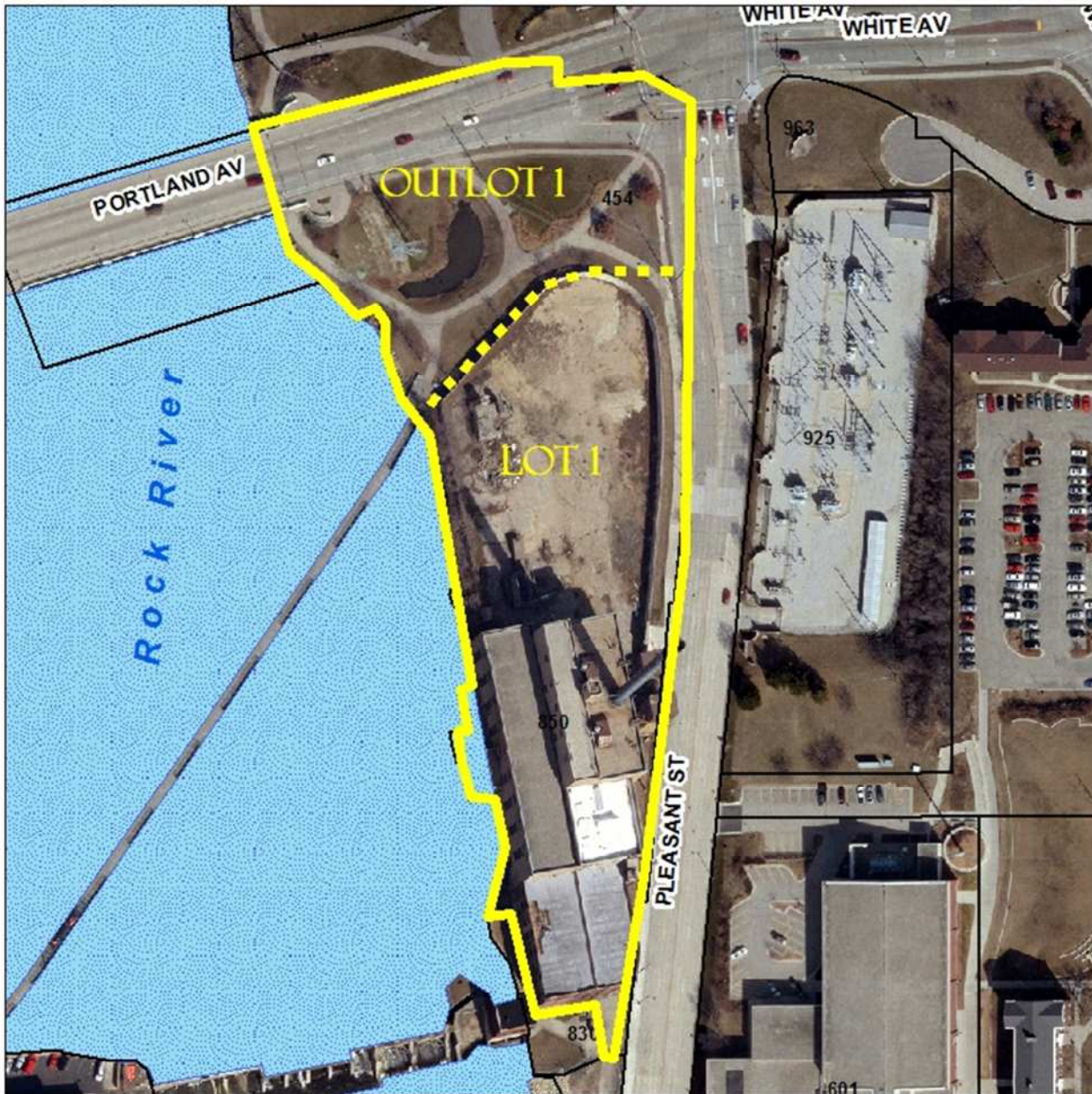
**Attachments:** Location Map, CSM, Application, and Resolution.



# Location Map

850 Pleasant Street

CSM-2015-11



Document Path: \\s:\data\GIS\Bldg\map\CSM-2015-11\Map\_Template.aprx

### Legend

COB Parcels



0 50 100 200 Feet

## PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth

Date: September 2015

For: City of Beloit,

Planning & Building Services

Date of Aerial Photography: April 2011

# 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-2015-11

1. Address of property: 850 PLEASANT STREET
2. Tax Parcel Number(s): 13520399
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: WISCONSIN POWER & LIGHT Phone: 608-458-3845  
4902 N BILTMORE LANE MADISON WI 53707-1007  
(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: 206913 +/- SF
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: PLI
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 8-13-15  
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.

 / BATTERMAN / 9-3-15  
(Signature of applicant) (Name of applicant) (Date)

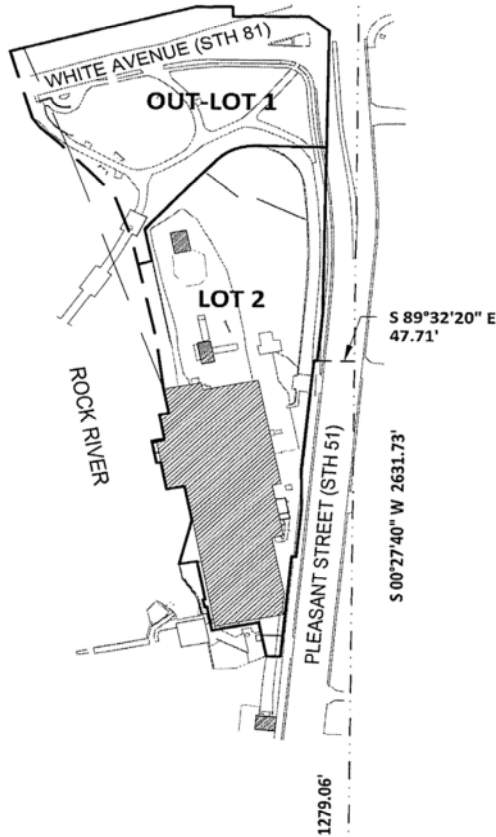
**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.00</u>
Scheduled meeting date: <u>10/7/15</u>	
Application accepted by: <u>AEM</u>	Date: <u>09/04/15</u>





# CERTIFIED SURVEY MAP

LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT 1640706 AS RECORDED IN VOLUME 26, PAGES 344-349 OF CERTIFIED SURVEY MAPS, BEING A PART OF BLUFF LOTS 40-45 OF THE ORIGINAL PLAT AS SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E., OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

COMPUTED N.E. CORNER OF SECTION 35-1-12 FROM TIES



## MONUMENT KEY

-  3/4" Iron Rebar Found
-  Iron Rebar Set  
3/4" x 24" (1.5 Lbs./Ft.)
-  Drill Hole Set
-  Drill Hole Found



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK DATUM. THE EAST LINE OF THE N.E.1/4 OF SECTION 35-1-12 HAVING A BEARING OF S 0°27'40" W

Scale: 1" = 200'



POLY MON FOUND EAST 1/4 CORNER SECTION 35-1-12

ORDER NO. 32070  
 FOR: ALLIANT ENERGY  
 DATE: April 6, 2015  
 BOOK: SEE FILE  
 PAGE: 1 OF 5

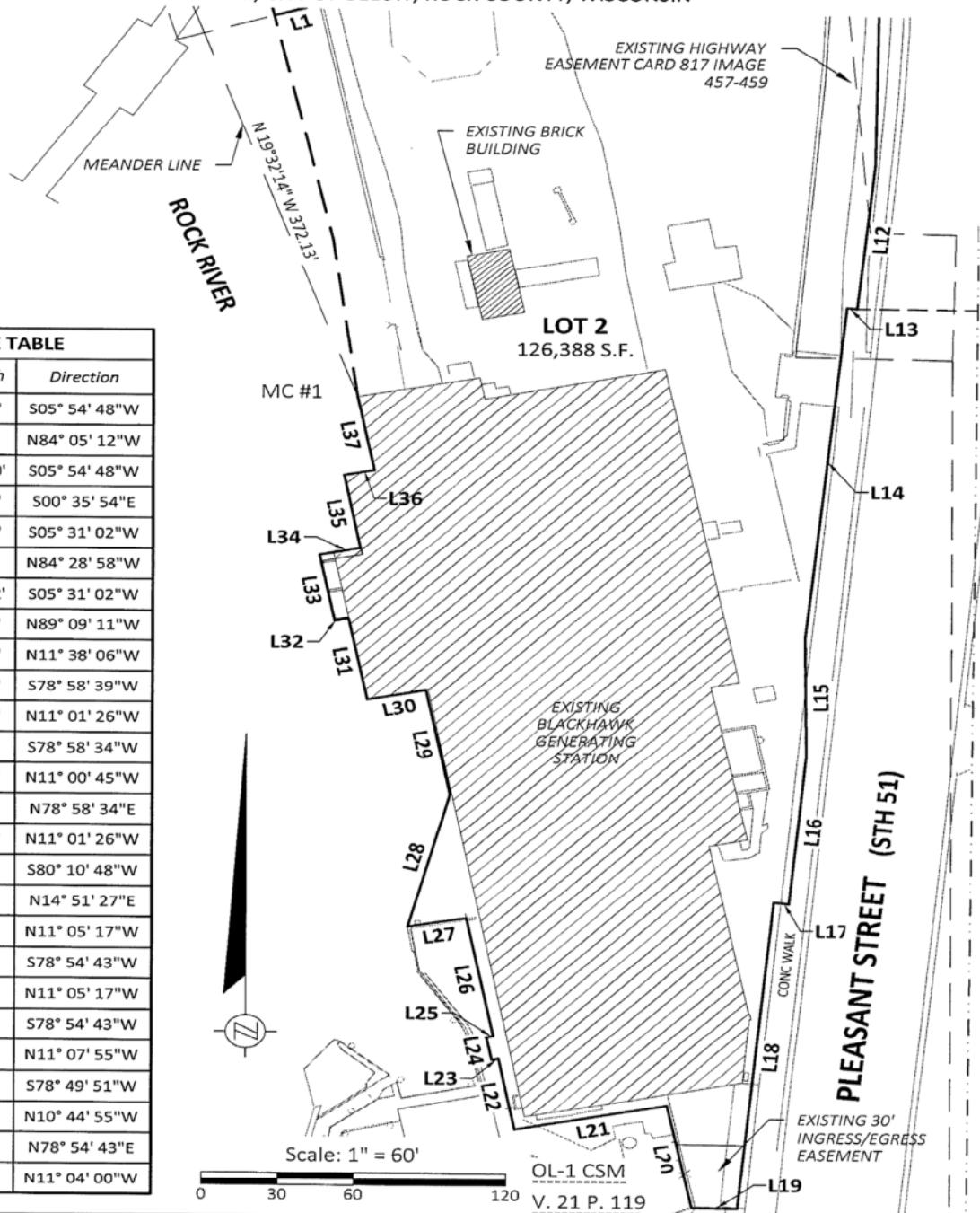
**Batterman**  
 engineers surveyors planners  
 2857 Bartells Drive Beloit, Wisconsin 53511  
 608.365.4464 www.rhbatterman.com



# CERTIFIED SURVEY MAP

LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT 1640706 AS RECORDED IN VOLUME 26, PAGES 344-349 OF CERTIFIED SURVEY MAPS, BEING A PART OF BLUFF LOTS 40-45 OF THE ORIGINAL PLAT AS SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E., OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

LINE TABLE		
Line #	Length	Direction
L12	68.27'	S05° 54' 48"W
L13	4.00'	N84° 05' 12"W
L14	156.50'	S05° 54' 48"W
L15	56.32'	S00° 35' 54"E
L16	70.00'	S05° 31' 02"W
L17	6.00'	N84° 28' 58"W
L18	144.82'	S05° 31' 02"W
L19	17.96'	N89° 09' 11"W
L20	49.28'	N11° 38' 06"W
L21	61.14'	S78° 58' 39"W
L22	33.76'	N11° 01' 26"W
L23	2.76'	S78° 58' 34"W
L24	10.70'	N11° 00' 45"W
L25	2.75'	N78° 58' 34"E
L26	56.64'	N11° 01' 26"W
L27	23.48'	S80° 10' 48"W
L28	64.56'	N14° 51' 27"E
L29	50.14'	N11° 05' 17"W
L30	23.48'	S78° 54' 43"W
L31	38.99'	N11° 05' 17"W
L32	5.51'	S78° 54' 43"W
L33	31.81'	N11° 07' 55"W
L34	16.45'	S78° 49' 51"W
L35	35.23'	N10° 44' 55"W
L36	12.20'	N78° 54' 43"E
L37	35.20'	N11° 04' 00"W



**ORDER NO. 32070**  
**FOR: ALLIANT ENERGY**  
 DATE: April 6, 2015  
 BOOK: SEE FILE  
 PAGE: 2 OF 5

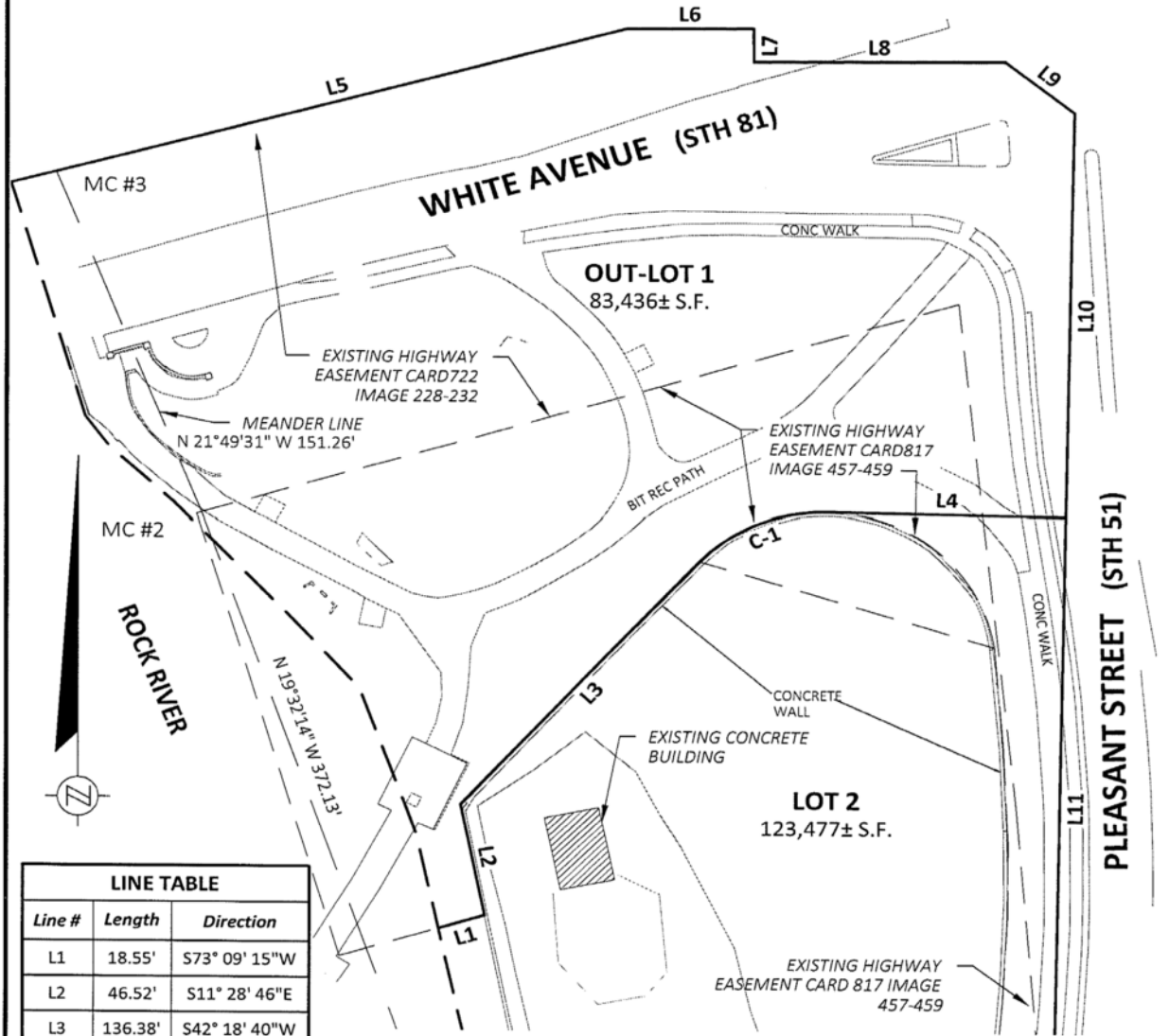
**Batterman**  
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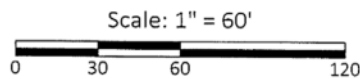


# CERTIFIED SURVEY MAP OF

RESOLUTION  
 LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT 1640706 AS RECORDED IN VOLUME 26, PAGES 344-349 OF CERTIFIED SURVEY MAPS, BEING A PLATTED LUFF LOTS 40-45 OF THE ORIGINAL PLAT AS SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E., OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN



LINE TABLE		
Line #	Length	Direction
L1	18.55'	S73° 09' 15"W
L2	46.52'	S11° 28' 46"E
L3	136.38'	S42° 18' 40"W
L4	91.65'	S88° 58' 11"E
L5	227.64'	N74° 29' 59"E
L6	48.97'	N89° 33' 08"E
L7	13.76'	S00° 26' 52"E
L8	97.00'	N89° 33' 08"E
L9	33.70'	S51° 52' 57"E
L10	167.52'	S01° 01' 49"W
L11	240.60'	S01° 01' 49"W



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	48°05'11"	66.00'	55.39'	S 66°59'13" W	53.78'

**ORDER NO. 32070**  
**FOR: ALLIANT ENERGY**  
 DATE: April 6, 2015  
 BOOK: SEE FILE  
 PAGE: 3 OF 5

**Batterman**  
 engineers surveyors planners  
 2857 Bartells Drive    Beloit, Wisconsin 53511  
 608.365.4464        www.rhbatterman.com



File Name: J:\32051-32100\32070-WPL-CSM

Plotted on: 8/31/2015

**APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
850 PLEASANT STREET IN THE CITY OF БЕЛОIT**

**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 City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 850 Pleasant Street, containing 4.75 acres, more or less, is located within the jurisdiction of the City of Beloit; 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:

LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT 1640706 AS RECORDED IN VOLUME 26, PAGES 344-349 OF CERTIFIED SURVEY MAPS, BEING A PART OF BLUFF LOTS 40-45 OF THE ORIGINAL PLAT AS SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E., OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. Containing 4.75 acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 850 Pleasant Street in the City of Beloit, subject to the following conditions:

1. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
2. 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.
3. Lot 2 shall be renumbered as “Lot 1” prior to recording.

Adopted this 7<sup>th</sup> day of October, 2015.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** October 7, 2015

**Agenda Item:** 4

**File Number:** CSM-2015-12

**Applicant:** RH Batterman

**Owner:** Pratt Industries

**Location:** 1405 Gateway Blvd

**Existing Zoning:** M-2, General Manufacturing

**Existing Land Use:** Industrial

**Total Area:** 39.82 Acres

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### Request Overview/Background Information:

RH Batterman, on behalf of Pratt Industries, has submitted an Application for the Review of a Minor Subdivision and a 1-Lot Certified Survey Map (CSM) for the property located at 1405 Gateway Blvd in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City or within the City's extraterritorial jurisdiction where there is no dedication of land to the City.

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### Key Issues:

- Proposed Lot 1 is 39.83 acres and has frontage on Gateway Blvd, Colley Rd, and Apex Dr (unimproved).
  - The intent of the proposed CSM is to combine sections of eight existing lots to create a 39.83 acre lot that will be the location of the new Pratt Industries facility.
  - The subject lots have already been joined administratively.
  - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.
  - The application and proposed CSM are attached to this report.
- 

### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map shows the subject property in the "Business Park" land use category. The Pratt Industries facility is consistent with this designation. Consideration of this request supports 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
- 

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 1405 Gateway Blvd in the City of Beloit, subject to the following conditions:

1. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
  2. 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.
- 

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

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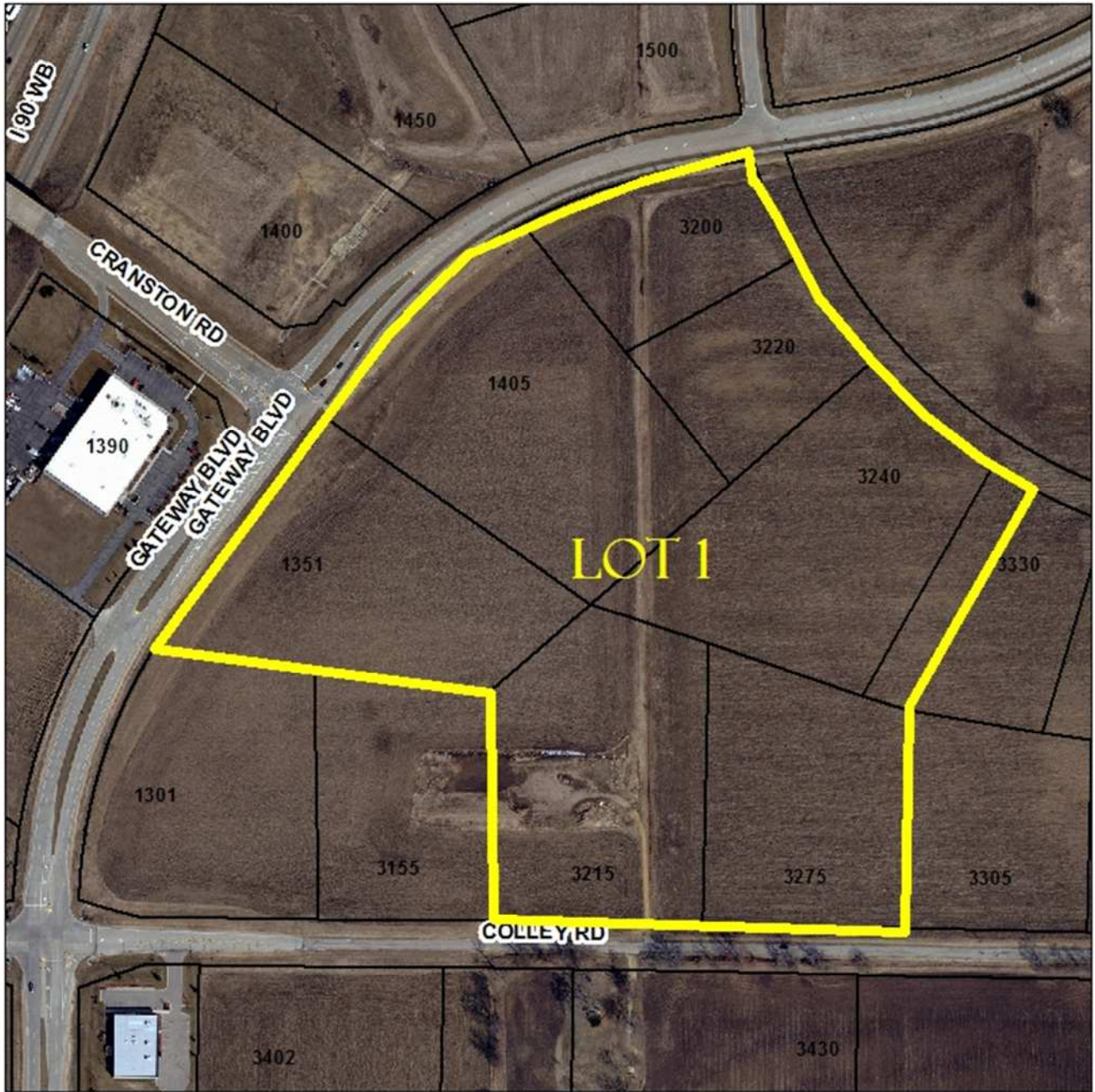
**Attachments:** Location Map, CSM, Application, and Resolution.

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# Location Map

1405 Gateway Blvd

CSM-2015-12



LOT 1

## Legend

COB Parcels



0 100 200 400 Feet

## PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth

Date: September 2015

For: City of Beloit,

Planning & Building Services

Date of Aerial Photography: April 2011



**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-2015-12

1. Address of property: 1405 Gateway Blvd, Beloit, WI 53511

2. Tax Parcel Number(s): 22851010

3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the sw Quarter of Section 28, Township 01 North, Range 13 East of the 4th P.M.

4. Owner of record: Pratt Industries Phone: 770-918-5678  
1800-C Sarasota Pkwy Conyers GA 30013  
(Address) (City) (State) (Zip)

5. Surveyor's name: RH Batterman Phone: 608-365-4464  
2857 Bartells Dr Beloit WI 53511  
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is 1 lot(s).

7. Total area of land included in this map: 39.83 acres

8. Total area of land remaining in parent parcel: 39.83 acres

9. Is there a proposed dedication of any land to the City of Beloit? No

10. The present zoning classification of this property is: M-2 General Manufacturing

11. Is the proposed use permitted in this zoning district: M-2 General Manufacturing

**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;** a pre-application meeting was held on 8-27-15 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] / BATTERMAN / 19-9-15  
(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>\$160.00</u>
Scheduled meeting date: <u>10/7/15</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>09/10/15</u>



# CITY of BELOIT

## Neighborhood Planning Division

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

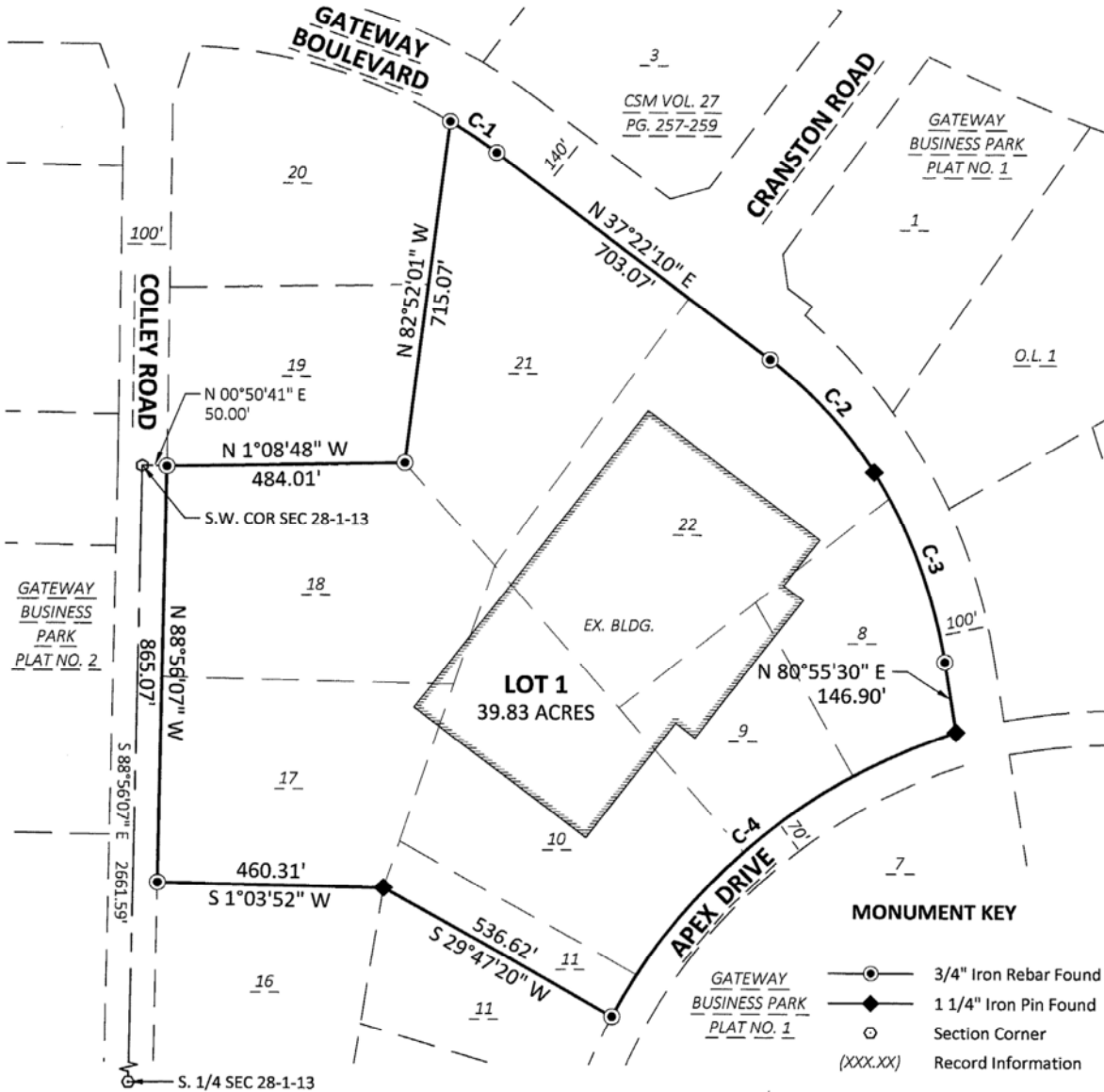
<b>SITE ASSESSMENT CHECKLIST</b>
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For property located at: 1405 Gateway Blvd  
 Property owner's name: Pratt Industries, Inc.

ITEM OF INFORMATION	Not Known = NK	YES	NO
<b>I. Land Resources; Does the project site involve:</b>		----	----
A. Changes in relief and drainage patterns? <small>(Attach a topographical map showing, at a minimum, 2-foot contour intervals)</small>		X	
B. A landform or topographical feature including perennial streams?			X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)			X
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?			X
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		X	
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?			X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"		X	
H. Prevention of future gravel extraction?			X
I. A drainage-way with a tributary area of 5 or more acres?			X
J. Lot coverage of more than 50 percent impermeable surfaces?			X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		X	
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		X	
<b>II. Water Resources; Does the project site involve:</b>		----	----
A. An area traversed by a stream, intermittent stream or dry run?			X
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		X	
C. The use of septic systems for on-site wastewater disposal?			X
D. Lowering of water table by pumping or drainage?			X
E. Raising of water table by altered drainage?			X
F. Frontage on a lake, river, or other navigable waterway?			X
<b>III. Human and Scientific Interest; Does this project site involve:</b>		----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?			NK
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?			X

# CERTIFIED SURVEY MAP

OF  
ALL OF LOTS 8, 9, 10, 17, 18, 21, 22 AND THE  
NORTHWESTERLY 100 FEET IN EQUAL WIDTH OF LOT 11  
OF GATEWAY BUSINESS PARK PLAT NO. 1, RECORDED IN  
VOLUME 32 OF PLATS ON PAGES 715-719 AS DOCUMENT  
# 1722549, CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



### MONUMENT KEY

- 3/4" Iron Rebar Found
- 1 1/4" Iron Pin Found
- Section Corner
- Record Information



Scale: 1" = 300'



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM: ROCK ZONE. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, T. 1 N., R. 13 E. RECORDED AS S 88°56'07" E

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	6°09'17"	1075.92'	115.58'	S 34°17'32" W	115.52'
C-2	20°10'22"	900.00'	316.87'	S 47°26'57" W	315.24'
C-3	22°12'17"	1095.92'	424.72'	S 69°49'22" W	422.06'
C-4	43°58'30"	1225.00'	940.20'	S 40°21'36" E	917.29'

<b>ORDER NO: 32098</b> BOOK: SEE FILE FILED CREW: JDT DRAWN BY: LRC DATE: September 1, 2015	FOR THE EXCLUSIVE USE OF:  <b>CITY OF БЕЛОИТ</b>  <small>File Name: F:\32095-32100\32098 - Pratt CSM</small>	<b>Batterman</b> engineers surveyors planners 2857 Bartells Drive    Beloit, Wisconsin 53511 608.365.4464        www.rhbatterman.com
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**RESOLUTION**  
**APPROVING A ONE-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTY LOCATED AT**  
**1405 GATEWAY BOULEVARD IN THE CITY OF БЕЛОIT**

**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 City; and

**WHEREAS**, the attached one-lot Certified Survey Map for the property located 1405 Gateway Boulevard, containing 39.83 acres, is located within the jurisdiction of the City; and

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

ALL OF LOTS 8, 9, 10, 17, 18, 21, 22 AND THE NORTHWESTERLY 100 FEET IN EQUAL WIDTH OF LOT 11 OF GATEWAY BUSINESS PARK PLAT NO. 1, RECORDED IN VOLUME 32 OF PLATS ON PAGES 715-719 AS DOCUMENT #1722549, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. Containing 39.83 acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 1405 Gateway Boulevard in the City of Beloit, subject to the following conditions:

1. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
2. 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.

Adopted this 7<sup>th</sup> day of October, 2015.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: October 7, 2015

Agenda Item: 5

File Number: RPB-2015-09

### Request Overview/Background Information:

Commonwealth Development 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 plan.

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 Plan Commission's recommendation to approve or deny will be forwarded to the City Council for consideration on November 16, 2015.

### Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map:
  - 1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.
- The applicant has made an accepted offer to purchase the subject property from the School District of Beloit.
- The applicant has proposed the adaptive reuse/redevelopment of the subject property into a multifamily residential community with up to 40 dwelling units.
- The proposed Plan amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District.
- **Maps – Existing & Future Land Use**
  - An *Existing Land Use Map* is attached, which shows the surrounding uses with a color coded legend.
  - The *Future Land Use Map* is attached, which is the adopted map that guides zoning decisions.
- **Land Use Context**
  - The subject property was constructed (circa 1919) as Roosevelt Jr. High School, which operated until 1980. In 1982, the School District renovated the school building into the district's administrative offices. The offices were renamed the Kolak Center in 1997. Approximately 55 administrative employees work in the Kolak Center on a given weekday.
  - With at least half of the 6-acre site unimproved, the subject property has historically served as the neighborhood's open space. There is a City-owned baseball field (park) to the east of the subject property, and the parkland backs up to the railroad tracks. The Turtle Creek Floodplain Greenway lies on the opposite side of the railroad tracks and creek.
  - As shown on the attached map, the predominant surrounding land use is single-family residential with a detached garage. The majority of the neighborhood homes were constructed from 1905 to 1930, when this neighborhood (and all of Beloit) experienced rapid growth. The majority of homes are owner-occupied, although that percentage decreases noticeably from the east end of the immediate neighborhood (Evergreen) to the west end (Prairie Avenue). There are a few duplexes in the immediate area as well, although the neighborhood was downzoned to single-family residential in 1999.
  - The subject property is 1-2 blocks from the closest arterial streets (White Avenue & Prairie Avenue), so all traffic to/from the site must utilize the connecting local streets (i.e. La Salle, Hinsdale, Eaton, Partridge, Central, & Keeler). Due to the adjacent greenway, the lack of through traffic, and surrounding single-family uses, the neighborhood has a distinct "edge-of-town" or "hidden" character that is important to the existing homeowners.
- **Public Participation**
  - Public input and support is a critical component of Comprehensive Planning. During the applicant's neighborhood meeting on August 25<sup>th</sup> and the Plan Commission workshop on September 23<sup>rd</sup>, the residents of the neighborhood expressed vehement and unanimous opposition to the proposed Plan amendment.
  - Planning staff is also concerned about setting a bad precedent. According to the Plan itself, "frequent

amendments only to accommodate specific development proposals should be avoided, or else the Plan will become meaningless.” Particularly in light of the neighborhood opposition, amending the Plan to accommodate a specific development proposal is not advisable public policy.

- The applicant has argued that the City needs to increase, diversify, & modernize our housing stock to attract & retain young professionals. Planning staff agrees, but numerous public & private efforts are underway to achieve that goal in other areas of the City, and the existence of that shared goal should not override the voices of those already residing in our diverse central City neighborhoods.

▪ **Land Use Analysis – Proposed Mixed Residential Use**

- According to the Comprehensive Plan, the subject property is designated for Institutional & Community Services, a recommendation which is “designed to facilitate large-scale public buildings, schools, religious institutions, etc.”
- The Mixed Residential land use category “is intended for a variety of residential units focused on multiple family housing, usually developed at densities that exceed six units per acre and served by public sanitary sewer and water systems.” Within this recommendation, the plan encourages “multiple-family residential building sizes of between 8 and 32 units.” The surrounding blocks average 6 units per acre.
- Planning staff supports the creation of additional multi-family developments in the City when compatible with existing and/or proposed land uses and supported by existing and/or planned infrastructure, but the proposed Plan amendment does not pass these tests.
- The proposed amendment to the Future Land Use Map would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as an administrative office that offers employment opportunities and operational hours that are compatible with the surrounding single-family districts. In addition, the management of the site has always been accountable to the public and surrounding residents, thanks to elected members of the School Board retaining oversight.
- The proposed amendment (and corresponding Planned Unit Development) would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing daily traffic counts by 50-100% on local streets that are ill-equipped to absorb additional traffic.

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**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.

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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** – N/A

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**Staff Recommendation:**

The Planning & Building Services Division recommends **denial** of the following proposed amendment to the Future Land Use Map (Map 10) of the City’s Comprehensive Plan:

- 1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.

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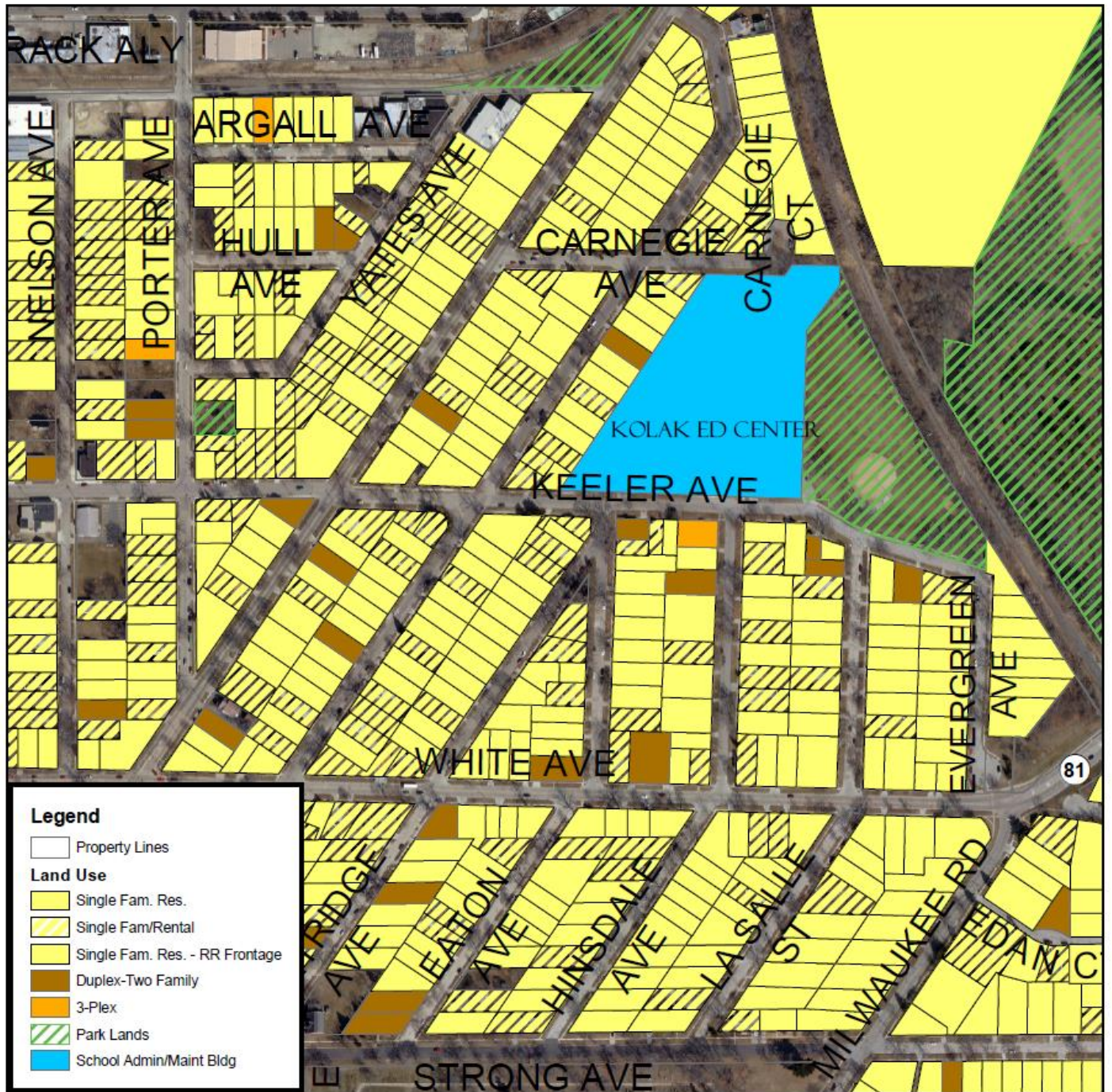
**Fiscal Note/Budget Impact:** If approved, the proposed Plan amendment would allow the applicant’s development to move forward, which would make the subject property taxable for the first time. However, the true fiscal impact is more difficult to determine due to additional costs associated with infrastructure wear & tear, and protective services.

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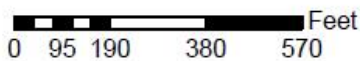
**Attachments:** Existing Land Use Map, Future Land Use Map, Proposed PUD, Public Notice, Mailing List, and Resolution.



# Kolak Area Land Use Map



1 inch = 357 feet



Map prepared by: Drew Pennington, AICP  
 Date: August 2015  
 For: City of Beloit Planning & Building  
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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



**Legend**

- Municipal Boundary
- City of Beloit/Town of Turtle 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 Space
- Long-Range Urban Growth Area
- Right-of-Way

\*\*Planned Neighborhoods\* should include a mix of the following:

1. Single-Family - Urban, exurban/semi-rural use	1	1
2. Two-Family/Townhouse	2	2
3. Mixed Residential	3	3
4. Institutional and Community Services	4	4
5. Office	5	5
6. Neighborhood Commercial	6	6
7. Parks and Open Space	7	7

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





SITE INFORMATION	
PROPERTY AREA:	AREA = 388,282 S.F. (8.79 ACRES)
NUMBER OF UNITS:	TOTAL: 40 UNITS
DENSITY:	7.02 UNITS PER ACRE (MAX 25 UNITS PER ACRE)
EXISTING ZONING:	PL-1
PROPOSED ZONING:	MUD ZONING
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
STRUCTURE:	BUILDING: HEIGHT = 40' FOOT = 37' SPAN = 37'
PARKING REQUIRED:	1.5 STALLS PER DWELLING UNIT (28 SPACES REQ'D)
PARKING PROVIDED:	45 EXTERIOR PARKING STALLS

**PRELIMINARY SITE PLAN**

PRELIMINARY  
NEW BUILDING & REMODELING FOR

**ROOSEVELT ELEMENTARY SCHOOL**

1663 KEELER AVE.  
BELOIT, WI 53511

**MVA DESIGN, LLC**  
2150 EASTERN  
PROVINCETON, WISCONSIN 53593  
TEL: 608.835.1111

**COMMONWEALTH**  
CONSTRUCTION CORPORATION  
1000 WISCONSIN ST.  
MILWAUKEE, WI 53233  
TEL: 414.224.1111



DATE: 2015.21  
SHEET  
C1.0



August 19, 2015

City of Beloit  
Mr. Drew Pennington  
100 State Street  
Beloit, WI 53511

Dear Mr. Pennington,

Commonwealth Development is requesting to rezone the historic Roosevelt School otherwise known as the Kolak Education Center. The property is currently zoned as PL1 Public Lands and Institutions District. Our adaptive reuse plan calls for the conversion of the historic school into 33 apartment units with an additional 27 new construction units on the balance of the site. The buildings will include common area amenities such as a community room, fitness center, and property management office. In order to accommodate our development proposal, we are requesting for the parcel to be rezoned as R-3 Low Density Multifamily Residential District. Located next to Turtle Creek and surrounded by residential neighborhoods the location will provide a serene location for our residents to enjoy. The rezoning of this site, as R-3, will keep the land uses consistent in the area.

We are excited for the opportunity to preserve the historic Roosevelt Junior High School that served the community from 1921 until 1980 when it was renovated as the Kolak Education Center to house the school district's administration offices. This building holds an important place in Beloit's history and our development will restore the original architectural details. Over the years, many of Beloit's residents have walked the halls as either students or district employees, and we are eager to ensure the halls can be enjoyed by citizens in future years. We look forward to working with the community to ensure that Beloit's residents have access to high-quality housing and can enjoy this historic building for years to come.

Sincerely,

Kevin McDonell  
Vice President of Development

54 East First Street · Fond du Lac, WI 54935 · (920) 922-8170 · Fax: (920) 922-8171

[www.commonwealthco.net](http://www.commonwealthco.net)





## NOTICE TO THE PUBLIC

September 23, 2015

To Whom It May Concern:

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

1633 Keeler Avenue – From Institutional & Community Services to Mixed Residential.

The applicant has made an accepted offer to purchase the subject property, which currently serves as the Kolak Education Center, from the School District of Beloit. The applicant has proposed the adaptive reuse/redevelopment of the subject property into a multifamily residential community with up to 40 dwelling units. The proposed map amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District.

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, October 7, 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, November 16, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@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

Nick Dimassis  
Beloit Public Library Director

Peter Herreid, Grant Administrator  
Department of Administration  
101 E. Wilson Street, 10th Floor  
Madison, WI 53702-0001

Brad Austin  
Corporate Contractors Inc.  
655 3<sup>rd</sup> Street, Suite 101  
Beloit, WI 53511

**RESOLUTION**  
**RECOMMENDING DENIAL OF AN AMENDMENT TO THE**  
**CITY OF BELOIT 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 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 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**, frequent amendments only to accommodate specific development proposals such as the applicant’s request should be avoided, or else the Plan will become meaningless; and

**WHEREAS**, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, 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 **DENIAL** of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.

Adopted this 7<sup>th</sup> day of October, 2015.

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

ATTEST:

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

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

<b>Meeting Date:</b> October 7, 2015	<b>Agenda Item:</b> 6	<b>File Number:</b> PUD-2015-01
<b>Applicant:</b> Commonwealth Development	<b>Owner:</b> School District of Beloit	<b>Location:</b> 1633 Keeler Avenue
<b>Existing Zoning:</b> PLI, Public Lands & Institutions District	<b>Existing Land Use:</b> School District Office Building	<b>Parcel Size:</b> 5.7 Acres

### Request Overview/Background Information:

Commonwealth Development has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the Kolak Education Center property located at 1633 Keeler Avenue. A copy of the PUD - Master Land Use Plan is attached to this report.

### Key Issues:

- The applicant has made an accepted offer to purchase the subject property from the School District of Beloit.
- The applicant has proposed the adaptive reuse/redevelopment of the Kolak Center building into 34 housing units, along with the construction of a detached 6-unit townhouse building, for a total of 40 new dwelling units. The proposed PUD – Master Land Use Plan also includes a driveway extension to the townhouse building, elimination of a parking area, relocation of the playground, and numerous other site improvements.
- The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design standards than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.
- The proposed PUD – Master Land Use Plan is one of three land use applications needed for this project. The others are a requested amendment to the Future Land Use Map to recommend Mixed Residential uses for the subject property and a request for a Zoning Map Amendment (rezoning) from PLI, Public Lands & Institutions District to PUD District. All three applications are being reviewed on the same meeting schedule.
- **Neighborhood History & Context**
  - The subject building was constructed (circa 1919) as Roosevelt Jr. High School, which operated until 1980. In 1982, the School District renovated the school building into the district’s administrative offices.
  - With at least half of the 6-acre site unimproved, the subject property has historically served as the neighborhood’s open space. There is a City-owned baseball field (park) to the east of the subject property, and the parkland backs up to the railroad tracks. The Turtle Creek Floodplain Greenway lies on the opposite side of the railroad tracks and creek.
  - As shown on the attached map, the predominant surrounding land use is single-family residential with a detached garage. The majority of the neighborhood homes were constructed from 1905 to 1930, when this neighborhood (and all of Beloit) experienced rapid growth. The majority of homes are owner-occupied, although that percentage decreases noticeably from the east to west. There are a few duplexes in the immediate area, although the neighborhood was downzoned to single-family residential in 2001.
- **Land Use Planning Considerations**
  - According to the Comprehensive Plan, the subject property is designated for Institutional & Community Services, a recommendation which is “designed to facilitate large-scale public buildings, schools, religious institutions, etc.” The proposed PUD – Master Land Use Plan is inconsistent with this recommendation.
  - The Mixed Residential land use category requested by the applicant “is intended for a variety of residential units focused on multiple family housing, usually developed at densities that exceed six units per acre.” The surrounding residential blocks average 6 - 7 units per acre, and the proposed PUD is 7 units per acre.
  - Planning staff supports the creation of additional multi-family developments in the City when compatible with existing and/or proposed land uses and supported by existing and/or planned infrastructure, but the proposed PUD – Master Land Use Plan does not pass these tests.
- **Traffic Considerations & Projections**
  - The subject property is 1-2 blocks from the closest arterial streets (White & Prairie), so all traffic to/from the site must utilize the local streets (i.e. La Salle, Hinsdale, Eaton, Partridge, Central, & Keeler).
  - During the applicant’s neighborhood meeting on August 25<sup>th</sup> and the Plan Commission workshop on September 23<sup>rd</sup>, the residents of the neighborhood expressed vehement and unanimous opposition to the proposed project, with many neighbors citing increased traffic as their primary concern.

- Existing Kolak Traffic: There are 55 employees that work at the Kolak Center. Assuming each employee drives to/from work and 25 employees leave the office once for lunch and/or meetings each day, the current employee trips are approximately 160. Assuming 20 public visits per day, that brings the total weekday traffic generated by Kolak Center to approximately 200 vehicle trips.
- According to the Institute of Transportation Engineers (ITE) Trip Generation Report (8<sup>th</sup> Edition), a multifamily residential unit generates an average of 7.5 total trips per day. Therefore, the proposed 40-unit development would generate an average of 300 total trips per weekday, or 50% more than the traffic generated by Kolak. The ITE also provides an estimate for PUD's that include a range of units (including 40) that estimates total weekday trips at 10.775 per unit. Using this estimate, the proposed PUD would generate 431 total trips per weekday, or more than twice the number of trips generated by Kolak.
- Kolak does not currently generate any significant weekend traffic, whereas the proposed PUD would generate 200 – 300 vehicle trips per weekend day.
- The proposed PUD provides adequate off-street parking that complies with the Zoning Ordinance.
- **Public Comments:** The attached Public Notice was sent to property owners within 300 feet of the subject property, along with those who provided contact information at the neighborhood meeting in August and the Plan Commission workshop in September. Dozens of neighbors spoke in opposition to the proposed PUD – Master Land Use Plan at each of the meetings, and staff has been contacted by dozens of residents both in and outside of the neighborhood who oppose the proposed redevelopment.
- **Review Agents Concerns**
  - If approved, the Fire Dept. will require increased water supply along Carnegie and additional hydrants.
  - If approved, the City Engineer will require designated haul routes & bonding to cover damage, Keeler bus lane removal & driveway consolidation, sanitary sewer relocation, and replacement/enhancement of the Carnegie water main from 6 inches to 8 inches to supply adequate pressure for fire protection.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. If approved, the PUD – Master Land Use Plan would be the conceptual approval of land use, building, and parking locations, with detailed civil site plans to follow for staff review & approval.
- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - if the following criteria can be met:
  - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed PUD – Master Land Use Plan would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as an administrative office that offers employment opportunities and operational hours that are compatible with the surrounding single-family district. In addition, the management of the site has always been accountable to the public and surrounding residents, thanks to elected members of the School Board retaining oversight.
  - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan does not comply with the standards of Section 5-301.
  - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** See infrastructure comments above, which would be applicant's cost.
  - **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** The proposed PUD is inconsistent with the adopted Future Land Use Map, which recommends continued institutional uses.
  - **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** The proposed PUD would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing daily traffic counts by 50-100% on local streets that are ill-equipped to absorb additional traffic.

**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 **denial** of the proposed PUD – Master Land Use Plan for the Kolak Education Center property located at 1633 Keeler Avenue, based on its inconsistency with the Zoning Ordinance and the City's Comprehensive Plan.

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

**Attachments:** Proposed PUD Plan, Existing Land Use Map, Photos, Application, Public Notice, and Mailing List.

# Proposed PUD – Master Land Use Plan



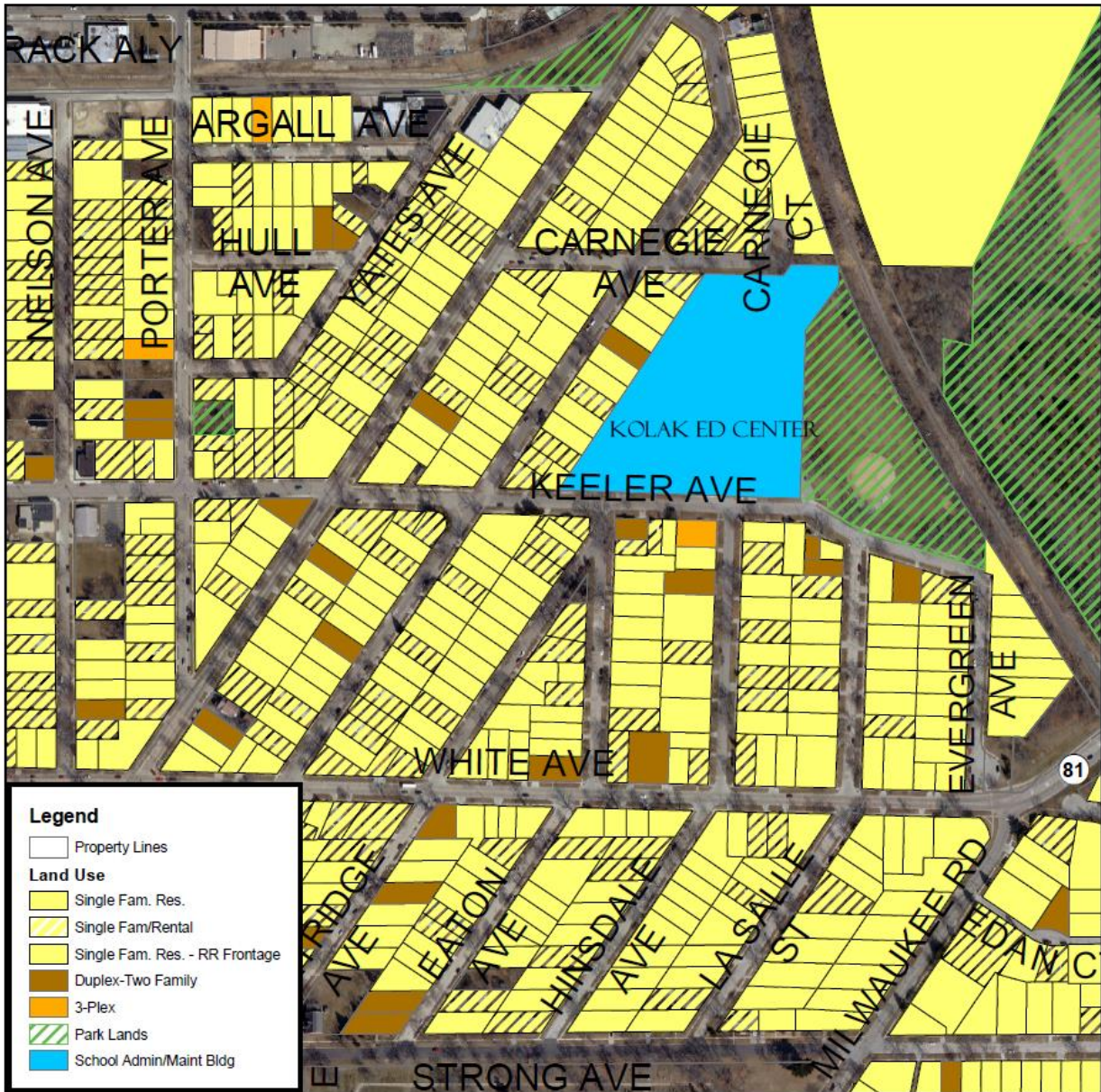
S.E. INFORMATION	
PROPERTY NAME	AREA - CHANGE OF ADDRESS
MARKETING NAME	NOVA - ELEMENTARY
CITY/TOWN	700 EAST WISCONSIN ROAD, BELLEVILLE, MO
PROJECT NUMBER	PL 1
PROJECT DESCRIPTION	PL 1 (2000)
PROJECT ADDRESS	MULTI-PHASE DEVELOPMENT
OWNER	NOVA
DESIGNER	NOVA
PREPARED BY	NOVA
DATE	NOVA
SCALE	NOVA
PROJECT NUMBER	NOVA
PROJECT ADDRESS	NOVA

PRELIMINARY SITE PLAN

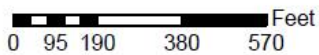
<p>DATE: 08/11/2015 TIME: 10:00 AM C10</p>	<p><b>PRELIMINARY</b> NEW BUILDING &amp; REMODELING FOR: <b>ROOSEVELT ELEMENTARY SCHOOL</b> 1833 KEELER AVE. BELOIT, WI 53511</p>	 <b>COMMONWEALTH</b> CONSTRUCTION CORPORATION 24 S. FIRST STREET, FOND DU LAC, WI 54601 (920) 822-8170 FAX: (920) 822-8171	 <b>MVA DESIGN, LLC</b> 24 West First Street Fond du Lac, Wisconsin 54601 lpr@mvaengineering.com (920) 822-8170	<p>08.11.2015</p>
--	---	--	---	-------------------



# Kolak Area Land Use Map



1 inch = 357 feet



Map prepared by: Drew Pennington, AICP  
 Date: August 2015  
 For: City of Beloit Planning & Building  
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





# CITY of BELOIT

## Planning & Building Services Division

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2015-01

1. Address of subject property: 1633 Keeler Avenue, Beloit, WI 53511

2. Legal description: See attached  
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 5.93 Acres

4. Tax Parcel Number(s): 12531960

5. Owner of record: School District of Beloit Phone: 608-361-4015  
1633 Keeler Avenue Beloit WI 53511  
(Address) (City) (State) (Zip)

6. Applicant's Name: Commonwealth Development Corporation  
54 East First Street Fond du Lac WI 54935  
(Address) (City) (State) (Zip)  
920-922-8170 / k.mcdonell@commonwealthco.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: School Administration

8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**  
**Master Land Use Plan: in a(n)** Public Lands/Institution **Zoning District.**

9. A Preapplication Conference was held on: 9/2/2015

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

Principal use(s): Low Density Multifamily Residential

Secondary use(s): Property Management Office to serve project

11. State how the proposed development differs from the type of development that would  
be permitted under the existing zoning regulations. Current zoning does not allow residential dwelling units.

12. Describe how the proposed development provides greater benefits to the City of Beloit  
than an otherwise permitted development. The proposed development will allow for the preservation

of the historic school, as the building has become obsolete for administration office space and school uses.  
The adaptive reuse of the school will satisfy the strong demand for apartments and place the property back on tax rolls.



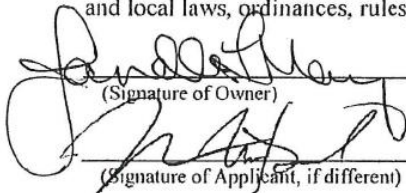
13. Project timetable: Start date: Late Summer 2016 Completion date: Summer 2017

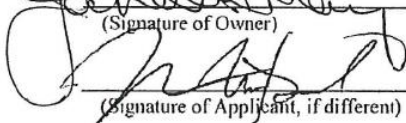
14. I/We) represent that I/we have a vested interest in this property in the following manner:

- ( ) Owner
- ( ) Leasehold, length of lease: \_\_\_\_\_
- (X) Contractual, nature of contract: Accepted Offer 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 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.


Donella Marotz
9/8/15  
(Signature of Owner)
(Print name)
(Date)


Kevin McDonnell
9/8/15  
(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 & 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 \$200.00 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: <b>\$200.00</b>	Amount paid: <u>\$200.<sup>00</sup></u>	Meeting date: <u>Sept. 23, 2015</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Perry</u>		Date: <u>9/8/15</u>



## **NOTICE TO THE PUBLIC**

September 24, 2015

To Whom It May Concern:

Commonwealth Development has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the property located at:

**1633 Keeler Avenue.**

The subject property is the Kolak Education Center parcel, which currently serves as the administrative offices of the School District of Beloit. The applicant has made an accepted offer to purchase the subject property. As part of their rezoning request, the applicant has also submitted a PUD – Master Land Use Plan for the subject property. The applicant has proposed the adaptive redevelopment of the Kolak building into 34 housing units, along with a detached 6-unit townhome building, for a total of 40 dwelling units. A copy of the PUD - Master Land Use Plan is attached to this notice. The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Mixed Residential uses for the subject property, which must be approved before the subject property may be rezoned.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, October 7, 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, November 16, 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.

*For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*



DOROTHY KITELINGER  
1256 HINSDALE AVE  
BELOIT, WI 535114712

HOLLY SOMERS  
1262 HINSDALE AVE  
BELOIT, WI 53511

JANET BECKER  
1263 EATON AVE  
BELOIT, WI 535114739

JOSE LUIS SANCHEZ  
1547 KEELER AVE  
BELOIT, WI 53511

MANUEL SILVA SR EDUARDO COBOS  
790 MERRILL ST  
BELOIT, WI 53511

J ALFREDO GOMEZ ROGRIGUEZ  
1630 FAYETTE AVE  
BELOIT, WI 53511

STEVEN CHRISTIANSEN  
1275 CENTRAL AVE  
BELOIT, WI 535114733

GARY NELSON  
1271 CENTRAL AVE  
BELOIT, WI 53511

MARTIN KITELINGER  
1244 HINSDALE AVE  
BELOIT, WI 535114712

RICHARD J & JOANN G TANGNEY  
1427 CENTRAL AVE  
BELOIT, WI 53511

WILLIAM HARRIMAN  
1245 HINSDALE AVE  
BELOIT, WI 53511

WAYNE JENSEN  
1255 LA SALLE ST  
BELOIT, WI 535114719

THEODORE CRAIG  
202 ST LAWRENCE AVE  
JANESVILLE, WI 53545

DEBRA JONES  
1270 PARTRIDGE AVE  
BELOIT, WI 53511

JESSE SARABIA  
1149 HARRISON AVE  
BELOIT, WI 53511

SAMUEL LOPEZ  
1610 KEELER AVE  
BELOIT, WI 535114714

RPM COUNTRYWIDE INVESTMENTS  
INC  
1413 YATES AVE  
BELOIT, WI 53511

MARK & BETH STIBBE  
1250 PARTRIDGE AVE  
BELOIT, WI 53511

ROGER GLEICHNER  
1256 PARTRIDGE AVE  
BELOIT, WI 535114748

DNA ENTERPRISES OF BELOIT LLC  
911 PARK AVE  
BELOIT, WI 53511

CAROLE BRATT-HANSON  
1251 EATON AVE  
BELOIT, WI 535114739

FREEDOM PROPERTY INVESTMENTS  
LLC  
1655 COPELAND AVE #130  
BELOIT, WI 53511

LMS INVESTMENTS LLC  
505 E WEIRICK AVE  
BELOIT, WI 53511

VOSS INVESTMENTS LLC  
2566 RIVERSIDE DR  
BELOIT, WI 53511

ANTHONY MEYER PROPERTIES LLC  
651 MILWAUKEE RD  
BELOIT, WI 53511

DAWN BEHRENS  
1255 EATON AVE  
BELOIT, WI 535114739

MICHAEL K & MARY C MCNULTY  
1245 EATON AVE  
BELOIT, WI 535114739

DALE KINDSCHI  
1244 LA SALLE ST  
BELOIT, WI 535114720

FPS RENTAL INC  
P O BOX 41  
BELOIT, WI 535120041

NANCY PAFFEL  
1634 KEELER AVE  
BELOIT, WI 535114767

ANGEL GARCIA  
2540 CLIFCORN DR  
BELOIT, WI 53511

MERRILL & CARLA PUERNER  
1251 HINSDALE AVE  
BELOIT, WI 535114711

DORKMAI STELTER  
1304 CENTRAL AVE  
BELOIT, WI 53511

DENNIS L & LEANNE EITHUN  
602 GUNDERSON ST  
MADISON, WI 53714

KEVIN STALSBERG  
1644 KEELER AVE  
BELOIT, WI 53511

DEWITT REAL ESTATE INVESTMENTS  
LLC  
1236 MILTON AVE  
JANESVILLE, WI 535451869

KENNETH & SUZY AUSTIN  
1300 CENTRAL AVE  
BELOIT, WI 535113847

LEON J SR & WILMA J FOXEN  
10703 S HICKORY CT  
BELOIT, WI 53511

MICHAEL D & MARY J TRAIL  
1040 HICKORY ST  
EXCELSIOR SPRINGS, MO 64024

WENDY REYES  
1314 CENTRAL AVE  
BELOIT, WI 53511

LUIS GARCIA  
5301 E STATE ST STE 313  
ROCKFORD, IL 61108

EFRAIN C & BERTA C MONTES  
1400 CENTRAL AVE  
BELOIT, WI 535113849

JOSE H & CAMERINA BARAJAS  
650 EIGHTH ST  
BELOIT, WI 53511

PATRICK M & KELLIE S MANE  
1361 CENTRAL AVE  
BELOIT, WI 535113846

RICHARD TANGNEY  
1427 CENTRAL AVE  
BELOIT, WI 53511

MARY FREY  
3307 RIVERSIDE DR  
BELOIT, WI 535111532

OSCAR LAVERIEGE  
1348 CENTRAL AVE  
BELOIT, WI 53511

BERTHA ALICIA PEREZ ALCARAZ  
1359 PRAIRIE AVE  
BELOIT, WI 53511

GEORGE W & PAMELA WEATHERALL  
1358 CENTRAL AVE  
BELOIT, WI 535113847

CELSE CORONA  
1323 CENTRAL AVE  
BELOIT, WI 53511

AMANDA HILL  
703 MEADOW DR #22  
CLINTON, WI 53525

ALBERT H & KIMBERLY A MILLER  
3931 S CARVERS ROCK RD  
AVALON, WI 53505

TIMOTHY J & PENNY M ELMER  
1365 PRAIRIE AVE  
BELOIT, WI 535113850

JUAN MENDOZA OSORNIO  
1416 CENTRAL AVE  
BELOIT, WI 53511

CHARLES F & ROBIN J STAVER  
1320 CENTRAL AVE  
BELOIT, WI 53511

JULIE ANN POUNDER  
1329 CENTRAL AVE  
BELOIT, WI 535113846

EMILY BRUNSON  
1341 CENTRAL AVE  
BELOIT, WI 53511

ROBERT & VICKIE COLLINS  
1342 CENTRAL AVE  
BELOIT, WI 535113847

OWEN J MOLIQUE REVOCABLE TRUST  
OF 2010  
1406 CENTRAL AVE  
BELOIT, WI 53511

LYNN DRESSER  
1355 CENTRAL AVE  
BELOIT, WI 53511

ROBERT J & LANA L AMES 1365 CENTRAL AVE BELOIT, WI 535113846	LORENZO SERVIN 1139 LASALLE ST BELOIT, WI 53511	THOMAS LANGONE 1433 CENTRAL AVE BELOIT, WI 535113848
VANESSA VOSS TRUST 2566 RIVERSIDE DR BELOIT, WI 53511	JUDE M & STACEY M TROPP 1403 CARNEGIE CT BELOIT, WI 53511	RICARDO MONTERO 1423 CENTRAL AVE BELOIT, WI 53511
KCK MANAGEMENT LLC 1318 UNIVERSITY PKWY ROCKTON, IL 61072	WADE & LAURA WILLIAMS 2680 PRAIRIE AVE BELOIT, WI 53511	JAIMIE ZARATE 1652 KIMBERLY LN ELGIN, IL 60123
ROBERT NADOWSKI 1410 CENTRAL AVE BELOIT, WI 53511	DEBRA WILLING 1420 CENTRAL AVE BELOIT, WI 53511	RHONDA HAMPTON 330 STERLING DR OREGON, WI 535751634
LINDA THOMPSON 1826 WISCONSIN AVE BELOIT, WI 53511	WILLIAM TROPP 1407 CARNEGIE CT BELOIT, WI 53511	PIETRO & CALOGERA CIMINO 308 OGDEN AVE CLINTON, WI 53525
WESEMANN INVESTMENTS LLC 3711 W FOREST HILL AVE FRANKLIN, WI 53132	KRISTA'S INC 1300 BUSHNELL ST BELOIT, WI 53511	KYLE GIBSON 2757 N ROBINSON DR APT 3 BELOIT, WI 53511
TIM A & STACEY HINZPETER HINZPETER LIVING TRUST P O BOX 21386 SARASOTA, FL 34276	CHET ELLIOTT 1437 CENTRAL AVE BELOIT, WI 53511	

Kolak Center Rezoning Mailing List

Name	Address	Address 2
Karen and Frank Hughes	1239 Evergreen Ave	Beloit, WI 53511
Myron and Barbara Novy	1232 La Salle St	Beloit, WI 53511
Tim and Dana Schober	1220 Evergreen Ave	Beloit, WI 53511
Tom and Luis Brooks	1221 La Salle St	Beloit, WI 53511
Angel Rees	1221 Evergreen Ave	Beloit, WI 53511
Tim and Penny Elmer	1365 Prarie Ave	Beloit, WI 53511
Jon Palazzolo	1239 La Salle Street	Beloit, WI 53511
John Siam	1243 La Salle Street	Beloit, WI 53511
Elana Thalman	1203 White Ave	Beloit, WI 53511
Samuel Lopez	1610 Keeler Ave	Beloit, WI 53511
Eileen Jensen	1255 La Salle Street	Beloit, WI 53511
Armida Morales	1610 Keeler Ave	Beloit, WI 53511
Kurt Reynolds	612 Milwaukee Rd	Beloit, WI 53511
Peter Harrer	1210 Evergreen Ave	Beloit, WI 53511
Mark and Gillian Batterman	1220 Partridge Ave	Beloit, WI 53511
Bob Bue	1145 Hinsdale Ave	Beloit, WI 53511
Carolyn Lawrence	1255 Porter Ave	Beloit, WI 53511
Judy Felder	1223 Partridge Ave	Beloit, WI 53511
Frank Murry	1226 La Salle St.	Beloit, WI 53511
Kris McCoinnis	1225 Evergreen Ave	Beloit, WI 53511
Jacque Thompson	1247 Evergreen Ave	Beloit, WI 53511
Brent Hopper	1244 Partridge Ave	Beloit, WI 53511
Donna Hudson	1232 Evergreen Ave	Beloit, WI 53511

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



<b>Meeting Date:</b> October 7, 2015	<b>Agenda Item:</b> 7	<b>File Number:</b> ZMA-2015-03
<b>Applicant:</b> Commonwealth Development	<b>Owner:</b> School District of Beloit	<b>Location:</b> 1633 Keeler Avenue
<b>Current Zoning:</b> PLI <b>Proposed Zoning:</b> PUD	<b>Existing Land Use:</b> School District Office	<b>Total Area:</b> 5.7 Acres

### Request Overview/Background Information:

Commonwealth Development has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the Kolak Center property located at 1633 Keeler Avenue. The attached **Location & Zoning Map** shows subject property and area.

### Key Issues:

- The requested PUD zoning is tied to the applicant's PUD – Master Land Use Plan, which proposes the adaptive reuse/redevelopment of the Kolak Center building into 34 housing units, along with the construction of a detached 6-unit townhouse building, for a total of 40 new dwelling units. If approved, the applicant will need to submit detailed site & architectural plans for Planning staff review and approval.
- The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Mixed Residential uses for the subject property.
- An extensive discussion of neighborhood context, land use planning considerations, traffic projections, public comments, and infrastructure concerns is contained in the Staff Report for the PUD – Master Land Use Plan.
- **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;*
    - As shown on the attached map, the predominant surrounding land use is single-family residential. The proposed PUD would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as a school office that offers employment opportunities and hours that are compatible with the neighborhood.
  - b. *The zoning classification of property within the general area of the subject property;*
    - As shown on the attached map, the subject property is surrounded by R-1B, Single-Family Residential, with the exception of the adjacent parkland.
  - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
    - The subject property has served as a school and school-related office building for a century, and is certainly suitable for the other institutional uses allowed in the PLI district. The proposed PUD would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing traffic counts by 50-100% on local streets that are ill-equipped to absorb it.
  - d. *The trend of development and zoning map amendments in the general area of the subject property.*
    - The surrounding neighborhood has been a stable single-family neighborhood for decades, and has faced very little development pressure in the recent past.

### Consistency with Comprehensive Plan and Strategic Plan:

The proposed PUD is inconsistent with the adopted Comprehensive Plan, which recommends Institutional & Community Service uses. Consideration of this request supports 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:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **denial** of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue.

**Attachments:** Location & Zoning Map, PUD – Master Land Use Plan, Application, & Public Notice.



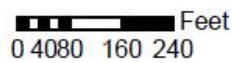
# Location & Zoning Map

Kolak Center, 1633 Keeler Avenue



ZMA-2015-03



1 inch = 279 feet



## Legend

-  City Limits
-  Zoning District

Map prepared by: Drew Pennington, AICP  
 Date: September 2015  
 For: City of Beloit Planning & Building Services  
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





<b>GENERAL INFORMATION</b>	AREA: 50,000 SQ. FT. (APPROX.)
PROPERTY NAME:	ROOSEVELT ELEMENTARY SCHOOL
ADDRESS:	1633 KEELER AVE., BELOIT, WI 53511
OWNER:	COMMONWEALTH DESIGN, LLC
DESIGNER:	ZMA (KOLAK)
DATE:	08.11.2015
PROJECT NO.:	15-001
SCALE:	AS SHOWN
DATE:	08.11.2015
BY:	[Signature]
CHECKED BY:	[Signature]
DATE:	08.11.2015
PROJECT NO.:	15-001

**PRELIMINARY**  
SITE PLAN

**PRELIMINARY**  
NEW BUILDING & REMODELING FOR:  
**ROOSEVELT ELEMENTARY SCHOOL**  
1633 KEELER AVE.  
BELOIT, WI 53511



**COMMONWEALTH**  
DESIGN, LLC  
1410 FIRST STREET, FOND DU LAC, WI 54601  
(920) 822-8170 FAX: (920) 822-8171

**ZMA** DESIGN, LLC  
24 First Street  
Fond du Lac, Wisconsin 54601  
Liz@zmadesign.com (920) 822-8170

08.11.2015

AS SHOWN  
08.11.2015  
L10

**CITY of BELOIT**  
**PLANNING & BUILDING SERVICES DIVISION**

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

**Zoning Map Amendment Application Form**

(Please Type or Print) File No.: ZMA-2015-03

1. Address of subject property: 1633 Keeler Avenue, Beloit, WI 53511

2. Legal description: Lot:      Block:      Subdivision: See 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: 5.93 acres.

3. Tax Parcel Number(s): 12531960

4. Owner of record: School District of Beloit Phone: 608-361-4000

1633 Keeler Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Kevin McDonell

54 East First Street Fond du Lac WI 54935  
(Address) (City) (State) (Zip)

920-922-8170 / k.mcdonell@commonwealthco.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: PLJ to: ES PnD DP

All existing uses on this property are: School Administration/Maintenance Building

7. All the proposed uses for this property are:

Principal use(s): Low-Density Multifamily Residential

Secondary use(s):     

Accessory use(s):



( ) Leasehold, Length of lease: \_\_\_\_\_

(X) Contractual, Nature of contract: Offer to Purchase

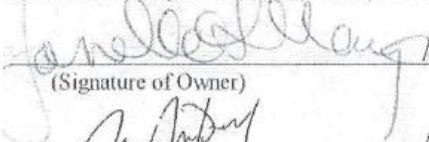
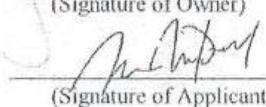
( ) Other, explain: \_\_\_\_\_

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

Name(s):	<u>Kevin McDonell</u>	Phone:	<u>920-922-8170</u>
<u>54 East First Street</u>	<u>Fond du Lac</u>	<u>WI</u>	<u>54935</u>
(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.

	School District of Beloit Janelle Marotz	/ 8/27/2015
(Signature of Owner)	(Print name)	(Date)
	Kevin McDonell	/ 8/27/2015
(Signature of Applicant, if different)	(Print name)	(Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff

Filing Fee: \$275.00 Amount Paid: \$275.00 Meeting Date: Sept. 23, 2015  
Number of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Rec'd By: Drew Pennington Date: Aug. 28, 2015





## **NOTICE TO THE PUBLIC**

September 24, 2015

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**1633 Keeler Avenue.**

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The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, October 7, 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, November 16, 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.

*For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

See Mailing List in PUD-2015-01 Staff Report