



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, November 4, 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 October 21, 2015 Meeting**
3. **Comprehensive Plan Amendment – 20 Park Avenue – James Athens**  
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Community Commercial to General Industrial for the property located at 20 Park Avenue (former Cub Foods building)
4. **Zoning Map Amendment – 20 Park Avenue – James Athens**  
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue (former Cub Foods building)
5. **Status Report on Prior Plan Commission Items**
6. **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 30, 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, October 21, 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 8:00pm. Commissioners Mathis and Moore were absent. Commissioners Johnson, Faragher, Ruster, Finnegan, and Tinder and Councilor Kincaid were present.

**2. Approval of the Minutes of the October 7, 2015 Meeting**

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

**3. Conditional Use Permit – 1503 St. Lawrence Avenue – Religious Institution**

Public hearing, review and consideration of a Conditional Use Permit to allow a religious institution in an R-1B, Single Family Residential District, for property located at 1503 St. Lawrence Avenue.

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

Chairperson Faragher asked what the applicant planned to do with the second story residential space. Ms. Christensen stated that the applicant planned to leave it as it is.

Ms. Christensen and Chairperson Faragher briefly discussed the history of similar buildings in the City.

Commissioner Ruster inquired into if there were any indication that the School District would not enter into a parking agreement. Ms. Christensen was unable to speak for the School District.

Councilor Kincaid asked how many spaces would be desired and available. He also asked if signage would be permitted. Ms. Christensen confirmed that signage would not be permitted; however, there is ample window space for advertising. She also explained the parking requirements.

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

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

Commonwealth Development's proposal for 1633 Kolak Avenue does not move forward to the City Council until the second meeting in November. This is due to the thirty day public review period.

5. **Adjournment**

The meeting adjourned at 7:15pm.

Respectfully Submitted,

Ashley Rosenbaum

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 4, 2015

Agenda Item: 3

File Number: RPB-2015-12

### Request Overview/Background Information:

James Athens has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan.

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the adopted plan, a requirement that became effective in 2010.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. The state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on December 7, 2015.

### Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
  - 20 Park Avenue – From Community Commercial to General Industrial.
- The following table describes the current status of the subject property:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
20 Park Avenue	Vacant	C-3	Community Commercial	General Industrial

- The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
- If the requested amendment is approved, the applicant would be able to rezone the subject property to M-1, Limited Manufacturing District, which would allow the applicant to lease manufacturing space to businesses that operate *Manufacturing and Production* and *Industrial Services* uses.
- The subject property is surrounded by a variety of commercial uses and adjacent to the Staline Restoration Prairie. An industrial facility in South Beloit lies directly across the state line to the south of the subject property.
- Planning staff supports the applicant's efforts to substantially improve the property and reuse a vacant building for the proposed uses. The M-1 classification provides the most flexibility for the intended reuse of the building.

### Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
- Consideration of this request supports Strategic Goal #5.

### Sustainability:

- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A

- **Meet the hierarchy of present and future human needs fairly and efficiently** – The amendment to the Future Land Use Map in the Comprehensive Plan will allow for an adaptive reuse of a long-time vacant building and will enable the current owner to fulfill his plan to lease the site for industrial uses. A manufacturing/industrial business that moves into the newly rehabbed building will create jobs and add to the tax base in Beloit.

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**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. 20 Park Avenue– From Community Commercial to General Industrial.

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

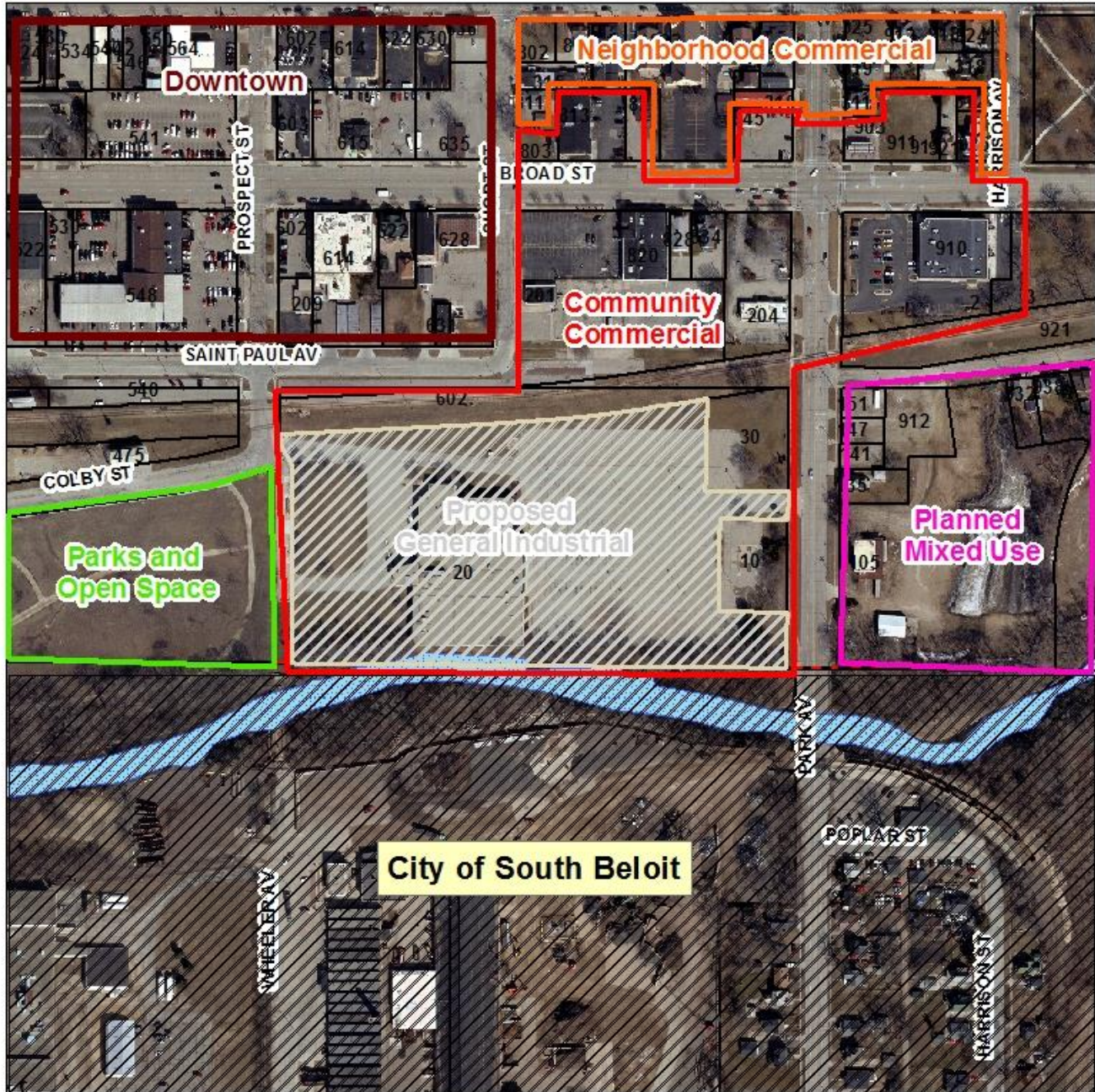
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**Attachments:** Location/Future Land Use Map, Public Notice, Mailing List, and Resolution.

# Future Land Use Map

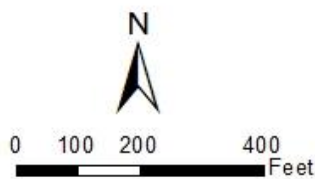
20 Park Ave

RPB-2015-12



**Legend**

- 20 Park Avenue
- COB Parcels



## Planning and Building Services Division

Map prepared by: Alex Morganroth  
 Date: October 2015  
 For: City of Beloit,  
 Planning & Building Services  
 Date of Aerial Photography: April 2011



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Office: 608/364-6700 • Fax: 608/364-6609  
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## **NOTICE TO THE PUBLIC**

October 22, 2015

To Whom It May Concern:

James Athens has submitted an application requesting the following amendment to the Future Lane Use Map (Map 10) of the City of Beloit Comprehensive Plan: **20 Park Avenue** from Community Commercial to General Industrial.

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 hearings will be held regarding this application:

**City Plan Commission:** Wednesday, November 4, 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, December 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.

### **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 Alex Morganroth in the Planning Division at (608) 364-6708 or [morganrotha@beloitwi.gov](mailto:morganrotha@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

ATTN: ALYSSA MODLINSKI U S OIL CO INC  
425 BETTER WAY  
APPLETON, WI 54195

CYNTHIA ANDERSON  
135 PARK AVE  
BELOIT, WI 53511

ATTN: REAL ESTATE DEPT WISCONSIN  
POWER & LIGHT CO  
4902 N BILTMORE LN  
MADISON, WI 53707

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IOWA CHICAGO & EASTERN RAILROAD  
CORP  
120 S 6TH ST STE 700  
MINNEAPOLIS, MN 55402

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1836 MANOR DR  
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COLE WG BELOIT WI LLC  
P O BOX 1159  
DEERFIELD, IL 60015

JNB INVESTMENTS LLC  
5100 WASHINGTON AVE  
RACINE, WI 53406

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

THE SALVATION ARMY  
11315 W WATERTOWN PLANK RD  
WAUWATOSA, WI 53226

ROGER BRYDEN OOPS II LLC  
548 BROAD ST  
BELOIT, WI 53511

BMI LLC  
548 BROAD ST  
BELOIT, WI 53511

PRETTY STREAM 1 LLC  
654 BLUFF ST  
BELOIT, WI 53511



**RESOLUTION  
RECOMMENDING APPROVAL 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 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. 20 Park Avenue (Parcel No. 13650890) – From Community Commercial to General Industrial.

Adopted this 4<sup>th</sup> day of November, 2015.

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

ATTEST:

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

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** November 4, 2015

**Agenda Item:** 4

**File Number:** ZMA-2015-05

**Applicant:** James Athens

**Owner:** Integrated Lubricants of WI, Inc (Owner: James Athens)

**Location:** 20 Park Avenue

**Current Zoning:** C-3, Community Commercial District

**Existing Land Use:** Vacant (previously Cub Foods Supermarket)

**Parcel Size:** 9.236 Acres

**Proposed Zoning:** M-1, Limited Manufacturing

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### Request Overview/Background Information:

James Athens has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue.

The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: C-3, Community Commercial District; Broad Street Commercial Corridor
- South: City of South Beloit, Industrial (waste related)
- East: C-3, Community Commercial District; Vacant
- West: PLI, Public Lands & Institutions District; Natural Area

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.

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### Key Issues:

- The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
- The property has been vacant since 2009 and both the building and property had begun to deteriorate significantly.
- The applicant has already submitted detailed architectural plans for the building and site rehabilitation which were approved earlier this year.
- Modifications to the building have already begun and include new windows, architectural lights, roof replacement, interior redesign, and additional landscaping.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- Planning staff posted an informational sign on the subject property and mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations.
  - a. *The existing use of property within the general area of the subject property;*
    - The subject property is located directly north of the state line and south of the Broad Street commercial corridor. Railroad tracks owned by Canadian Pacific run east-west directly north of the subject property and provide a “buffer” between the commercial area and the subject parcel. A greenspace, the Stateline Restoration Prairie, lies to the west of the property. Turtle Creek flows along the Illinois/Wisconsin border directly south of the subject property, providing a natural barrier between the subject property and the adjacent parcel in South Beloit. A vacant building occupies the property on the east side of Park Avenue. The proposed rezoning is compatible with the open space, community commercial, and industrial uses that lie adjacent to the subject property, especially due to the natural borders created by the railroad and Turtle Creek.
  - b. *The zoning classification of property within the general area of the subject property;*
    - The subject property is adjacent to the 6-acre Stateline Restoration Prairie, which is zoned PLI. Parcels to the north and east of the subject property are zoned C-3.

- 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 C-3 District, but is equally suitable for uses permitted by M-1 due to its out-of-the-way location and adjacent land uses of similar intensity.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The area surrounding the subject property is fully developed. The subject property is the only property in the immediate area to remain vacant for an extended period of time and a new business and actively engaged property owner will be a very positive addition to the neighborhood and city as a whole. In addition, community commercial uses may be no longer appropriate for the subject property due to the fumes and sounds generated by the industrial use across the state line.

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

The Comprehensive Plan's Future Land Use Map (#10) currently designates the subject property as appropriate for Community Commercial Uses. Achieving consistency with the Comprehensive Plan requires amending the plan; a request being considered concurrently with this request. This proposed Zoning Map Amendment must be consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

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**Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The Zoning Map Amendment will allow for an adaptive reuse of a long-time vacant building and will enable the current owner to fulfill his plan to lease the site for industrial uses. A manufacturing/industrial business that moves into the newly rehabbed building will create jobs and add to the tax base in Beloit.

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**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 C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue.

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

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



# 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-2015-05

1. Address of subject property: 20 Park Ave

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: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 13650890

4. Owner of record: James Athans, Integrated Lubricants of WI, Inc. Phone: \_\_\_\_\_

1001 Centralia St. E Elkhorn, WI 53121

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: same

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: C-3 to: M-1

All existing uses on this property are: active rehab of former

grocery store into light industrial facility.

7. All the proposed uses for this property are:

Principal use(s): Light Industrial (office and/or light production)

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: \_\_\_\_\_
- Contractual, Nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

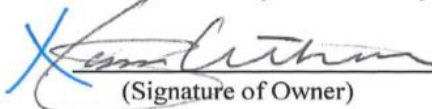
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

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.

 / JAMES ATHANS / 9-18-15

(Signature of Owner) (Print name) (Date)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the 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: <b>\$275.00</b>	Amount Paid: <u>\$275.00</u> Meeting Date: <u>Nov. 4, 2015</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>9/23/15</u>
Date Notice Published: _____	Date Notice Mailed: _____



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## **NOTICE TO THE PUBLIC**

October 21, 2015

To Whom It May Concern:

James Athens has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at:

**20 Park Avenue.**

This application is related to the applicant's other request before the City Council for an amendment to the Future Lane Use Map (Map 10) of the City of Beloit Comprehensive Plan: **20 Park Avenue** from Community Commercial to General Industrial. The applicant is in the process of rehabbing the property for industrial uses.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, November 4, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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425 BETTER WAY  
APPLETON, WI 54195

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BELOIT, WI 53512

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120 S 6TH ST STE 190  
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MINNEAPOLIS, MN 55402

BMI LLC  
548 BROAD ST  
BELOIT, WI 53511

JNB INVESTMENTS LLC  
5100 WASHINGTON AVE  
RACINE, WI 53406

ROGER BRYDEN OOPS II LLC  
548 BROAD ST  
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CYNTHIA ANDERSON  
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