



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, November 18, 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 November 4, 2015 Meeting**
3. **Certified Survey Map – 1401, 1495, and 1501 Riverside Drive**
Review and consideration of a three-lot Certified Survey Map for the properties located at 1401, 1495, and 1501 Riverside Drive in the City of Beloit
4. **Conditional Use Permit – 1230 House Street – 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 1230 House Street
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: November 13, 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, 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

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Faragher, Johnson, Finnegan, Tinder, Moore, and Councilor Kincaid were present. Commissioners Mathis and Ruster were absent.

2. Approval of the Minutes of the October 21, 2015 Meeting

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

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)

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

Councilor Kincaid inquired into whether or not there was a tenant lined up. Ms. Christensen responded that we are not aware of a tenant or buyer for this property. He also asked when it would be available for lease or sale and whether there was heating and air conditioning present. Ms. Christensen stated that she was unaware of when it would be available and that the building was an open space that could be rehabbed for a future tenant or buyer.

Chairperson Faragher asked about any retention needed on site. The Commission informed him that retention was already provided.

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

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)

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

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

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

The application for the Conditional Use Permit for 1503 St. Lawrence has been withdrawn by the owner. Commonwealth Development's applications for the multifamily development at 1633 Keeler Avenue will be on the next City Council agenda.

6. **Adjournment**

The meeting adjourned at 7:10pm.

Minutes respectfully submitted by Ashley Rosenbaum

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 18, 2015

Agenda Item: 3

File Number: CSM-2015-09

Applicant: RH Batterman

Owner: Hendricks Commercial Properties

Location: 1401, 1495, 1501 Riverside Drive

Existing Zoning: M-2, General Manufacturing, and C-3, Community Commercial

Existing Land Use: Open Space

Total Area: 23.07 Acres

Request Overview/Background Information:

RH Batterman, on behalf of Hendricks Commercial Properties, has submitted an Application for the Review of a Minor Subdivision and a 3-Lot Certified Survey Map (CSM) for the properties located at 1401, 1495, and 1501 Riverside Drive 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.

Key Issues:

- Proposed Lot 1 is 16.12 acres and has frontage on Eclipse Blvd. Proposed Lot 2 is 6.29 acres and has frontage on Eclipse Blvd and Riverside Drive. Proposed Outlot 1 is approximately .66 acres and also has frontage on Eclipse Blvd and Riverside Drive.
- The proposed CSM has two purposes:
 1. To separate the section of 1501 Riverside Drive that lies north of Eclipse Blvd from the rest of the parcel in order to create a new outlot adjacent to the Eclipse Center parcel. Breaking off the section of land, labeled Outlot 1 on the CSM, will allow the owner more flexibility to use this parcel in the future.
 2. A discrepancy exists between the original CSM for Lot 1 and the current legal description for Lot 1. Including Lot 1 in this CSM will not change the parcel boundaries, but will help ensure consistency in the recording. Proposed Lot 2 combines the remainder of 1501 (south of Eclipse Blvd) with 1401 into one parcel.
- The parcels at 1401 and 1501 Riverside Drive are in the C-3, Community Commercial District. The parcel at 1495 Riverside Drive is in the M-2, General Manufacturing District.
- The applicant initially applied for a CSM to combine Proposed Lot 2 with Proposed Lot 1. However, the proposed lots lie in different TIF Districts and therefore were unable to be combined into a single parcel.
- The highway easement for Eclipse Blvd (see Location & Zoning Map) will not be affected by the land division.
- 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 General Industrial and Planned Mixed Use as the most appropriate uses for the subject properties. This proposed land division is consistent with the Comprehensive Plan. 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:

The Planning & Building Services Division recommends **approval** of the attached three-lot Certified Survey Map (CSM) for the properties located at 1401, 1495, and 1501 Riverside Drive in the City of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2015.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Application, CSM and Resolution.

Location Map

1401, 1495, 1501 Riverside Drive

CSM-2015-09

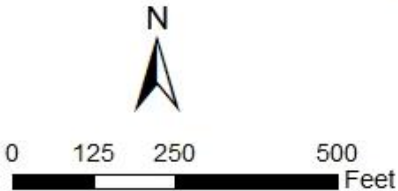


PLANNING AND BUILDING SERVICES DIVISION

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

Legend

 COB Parcels



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

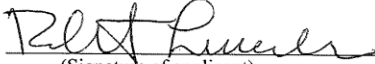
(Please Type or Print)

File Number: _____

1. Address of property: 1401, 1495, 1501 Riverside
2. Tax Parcel Number(s): 12570001, 12570004, 12570009
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the W 1/2 Quarter of Section 25, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: Hendricks Commercial Properties Phone: 361-6764
525 Third St Suite 300 Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 3 lot(s).
7. Total area of land included in this map: 23.1 Acres
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-3 & M2
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 _____ 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.

 / RH BATTERMAN / 10/29/15
(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: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

CITY of BELOIT

Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: 1401, 1495, 1501 Riverside Drive

Property owner's name: Hendricks Commercial Properties

ITEM OF INFORMATION	Not Known = NK	YES	NO
I. Land Resources; Does the project site involve:		----	----
A. Changes in relief and drainage patterns? (Attach a topographical map showing, at a minimum, 2-foot contour intervals)			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
II. Water Resources; Does the project site involve:		----	----
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
III. Human and Scientific Interest; Does this project site involve:		----	----
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

Site Assessment Checklist

(continued)

ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:	----	----
A. Critical habitat for plants and animals of community interest per DNR inventory?		NK
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?		NK
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)		X
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		X
E. Environmental corridors as mapped by the City of Beloit or Rock County?		X

V. Energy, Transportation and Communications:	----	----
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)? Unknown future business		X
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?	X	
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?	X	
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	X	

VI. Population:	----	----
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity?		
Elementary; NA _____	E: Cap= NK	
Middle; NA _____	M: Cap= NK	
High School; NA _____	H: Cap= NK	

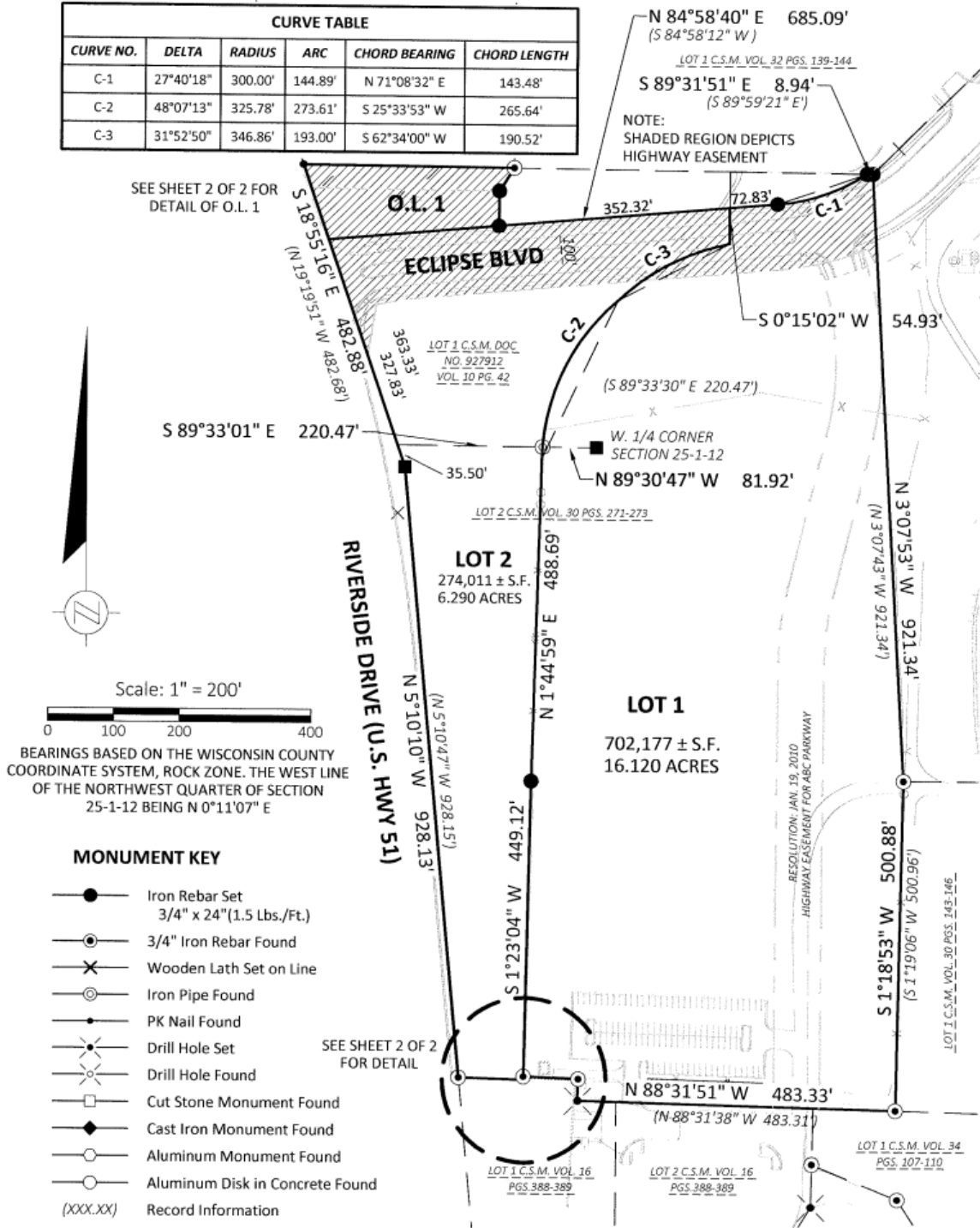
NOTES:

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

CERTIFIED SURVEY MAP

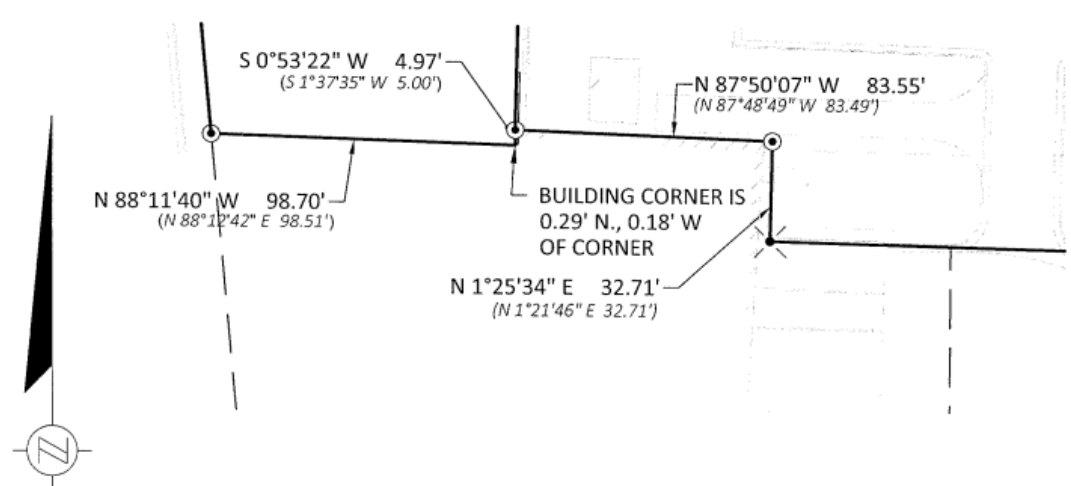
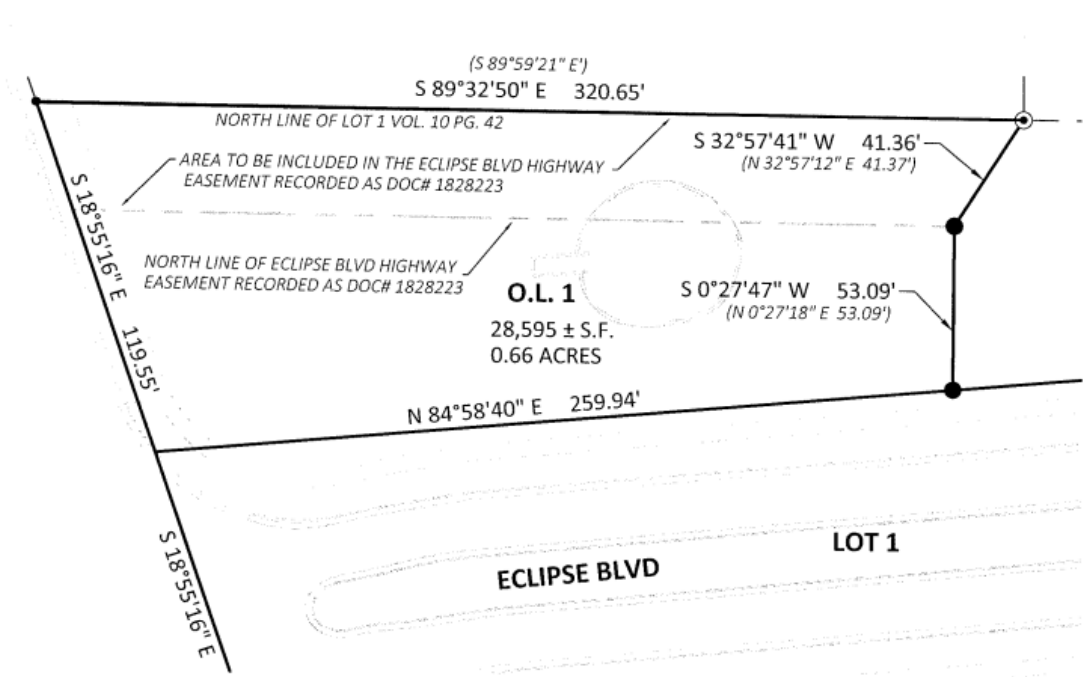
OF PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. # 927912 AS RECORDED IN VOLUME 10 ON PAGES 42-43 OF CERTIFIED SURVEY MAPS, BEING ALSO A PART OF LOT 2 OF CERTIFIED SURVEY MAP DOC. #1771790 AS RECORDED VOLUME 30 ON PAGES 271-273 OF CERTIFIED SURVEY MAPS SITUATED IN PARTS OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 25 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26 ALL IN T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	27°40'18"	300.00'	144.89'	N 71°08'32" E	143.48'
C-2	48°07'13"	325.78'	273.61'	S 25°33'53" W	265.64'
C-3	31°52'50"	346.86'	193.00'	S 62°34'00" W	190.52'



CERTIFIED SURVEY MAP

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. # 927912 AS RECORDED IN VOLUME 10 ON PAGES 42-43 OF CERTIFIED SURVEY MAPS, BEING ALSO A PART OF LOT 2 OF CERTIFIED SURVEY MAP DOC. #1771790 AS RECORDED VOLUME 30 ON PAGES 271-273 OF CERTIFIED SURVEY MAPS SITUATED IN PARTS OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 25 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26 ALL IN T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25-1-12 BEING N 0°11'07" E

ORDER NO: 32174 BOOK: SEE FILE FILED CREW: DGM DRAWN BY: LRC SHEET 2 OF 4	FOR THE EXCLUSIVE USE OF: HENDRICKS COMMERCIAL PROPERTIES	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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CERTIFIED SURVEY MAP OF

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. # 927912 AS RECORDED IN VOLUME 10 ON PAGES 42-43 OF CERTIFIED SURVEY MAPS, BEING ALSO A PART OF LOT 2 OF CERTIFIED SURVEY MAP DOC. #1771790 AS RECORDED IN VOLUME 30 ON PAGES 271-273 OF CERTIFIED SURVEY MAPS, SITUATED IN PARTS OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE S.W. 1/4 SECTION 25, AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26 ALL IN T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert Leuenberger, a Professional Land Surveyor, do hereby certify that I
County of Rock)^{ss.} have surveyed and mapped part of lot 1 of Certified Survey Map Doc. #927912 as recorded in volume 10 on pages 42-43 of Certified Survey Maps, being also a part of lot 2 of Certified Survey Map Doc. #1771790 as recorded in volume 30 on pages 271-273 of Certified Survey Maps, situated in parts of the S.W. 1/4 of the N.W. 1/4 and part of the N.W. 1/4 of the S.W. 1/4 of Section 25, and part of the S.E. 1/4 of the N.E. 1/4 and part of the N.E. 1/4 of the S.E. 1/4 of Section 26 all in T. 1 N., R. 12 E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 corner of Section 25, aforesaid; thence North 89°30'47" West 81.92 feet to the Southeast corner of Lot 1, aforesaid; thence North 89°33'01" West 220.47 feet to the Easterly right of way line Riverside Boulevard and the place of beginning; thence North 18°55'16" West 447.38 feet; thence South 89°32'50" East 320.65 feet; thence South 32°57'41" West 41.36 feet; thence South 0°27'47" West 53.09 feet; thence North 84°58'40" East 425.15 feet to point of curve; thence Northeasterly 144.89 feet along a curve to the left, having a radius of 300.00 feet and the chord being North 71°08'32" East 143.48 feet; thence South 89°31'51" East 8.94 feet; thence South 3°07'53" East 921.34 feet; thence South 1°18'53" West 500.88 feet; thence North 88°31'51" West 483.33 feet; thence North 1°25'34" East 32.71 feet; thence North 87°50'07" West 83.55 feet; thence South 0°53'22" West 4.97 feet; thence North 88°11'40" West 98.70 feet to the Easterly right of way aforesaid; thence North 5°10'10" West 928.13 feet; thence North 18°55'16" West 35.50 feet to the place of beginning. Containing 23.07 acres of land more or less.

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

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Given under my hand and seal, this 30th day of October 2015 at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this ___ day of _____, 2015.

By: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of _____, 2015.

By: _____
Rock County Treasurer

ORDER NO. 32174
FOR HCP
OCTOBER 30, 2015
SHEET 3 OF 4



CERTIFIED SURVEY MAP OF

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. # 927912 AS RECORDED IN VOLUME 10 ON PAGES 42-43 OF CERTIFIED SURVEY MAPS, BEING ALSO A PART OF LOT 2 OF CERTIFIED SURVEY MAP DOC. #1771790 AS RECORDED IN VOLUME 30 ON PAGES 271-273 OF CERTIFIED SURVEY MAPS, SITUATED IN PARTS OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE S.W. 1/4 SECTION 25, AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26 ALL IN T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Hendricks Commercial Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hendricks Commercial Properties, LLC further certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The Planning Commission of the City of Beloit.

IN WITNESS WHEREOF, Hendricks Commercial Properties, LLC has caused these presents to be signed by Diane M. Hendricks, Manager and Chairperson of the Board, this _____ day of _____, 2015.

Diane M. Hendricks, Manager and Chairperson of the Board

State of Wisconsin) Personally came before me, this _____ day of _____, 2015,
County of Rock) ss. Diane M. Hendricks of the above-named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such officer of said company, and acknowledged that she executed the foregoing instrument as such officer as the deed of such company, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires: _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D.
2015 AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 32174
FOR HCP
OCTOBER 30, 2015
SHEET 4 OF 4



RESOLUTION
APPROVING A THREE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
1401, 1495, AND 1501 RIVERSIDE DRIVE 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 three-lot Certified Survey Map for the properties located at 1401, 1495, and 1501 Riverside Drive, containing 23.07 acres, is located within the jurisdiction of the City; and

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

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. #927912 AS RECORDED IN VOLUME 10 ON PAGES 42-43 OF CERTIFIED SURVEY MAPS, BEING ALSO A PART OF LOT 2 OF CERTIFIED SURVEY MAPS DOC. #1771790 AS RECORDED IN VOLUME 30 ON PAGES 271-273 OF CERTIFIED SURVEY MAPS, SITUATED IN PARTS OF THE S.W. ¼ OF THE N.W. ¼ AND PART OF THE N.W. ¼ OF THE S.W. ¼ SECTION 25, AND PART OF THE S.E. ¼ OF THE N.E. ¼ AND PART OF THE N.E. ¼ OF THE S.E. ¼ OF SECTION 26 ALL IN T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. Containing 23.07 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached three-lot Certified Survey Map for the properties located at 1401, 1495, and 1501 Riverside Drive in the City of Beloit, subject to the following conditions:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2015.

Adopted this 18th 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 18, 2015

Agenda Item: 4

File Number: CU-2015-11

Applicant: Marilyn Sloniker

Owner: Hope For All International Fellowship

Location: 1230 House Street

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

Existing Land Use: Vacant Building

Parcel Size: 0.35 Acre

Request Overview/Background Information:

Marilyn Sloniker has filed an application for a Conditional Use Permit to allow a Religious Institution in an R-1B, Single-Family Residential District, for the property located at 1230 House Street.

Key Issues:

- The applicant recently purchased the subject property and intends to operate Hope For All International Fellowship in the former Kiddie Ranch afterschool building on the subject property.
- The building on the subject property is 1,800 square feet and was constructed in 1962.
- The applicant does not intend to make significant modifications to the existing building, and intends to utilize the adjacent public parking lot within Krueger Community Park when services are held.
- While Religious Institutions are permitted by-right in the PLI, Public Lands & Institutions District and higher density residential districts, they require a Conditional Use Permit in single-family districts.
- The subject property was used as a church more than a decade ago, and permit records show that the existing building was converted from a church into an afterschool facility in 2003.
- The City's Review Agents did not submit any comments or concerns regarding the proposed church use.
- The application and a Location & Zoning Map are attached to this report.
- The attached Public Notice was sent to 8 nearby property owners. Planning staff has not received any comments.
- **Findings of Fact**

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The proposed Religious Institution will not endanger public health or welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The proposed Religious Institution is not expected to cause noise, glare, emissions, traffic congestion, or other externalities that will interfere with the adjacent residential uses.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - As opposed to vacancy, continued occupancy of this institutional building will have a positive impact upon property values in the neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The surrounding area is fully developed.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - N/A – The applicant is not proposing any changes.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the subject property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - Those attending the applicant's church will utilize the large public parking area within Krueger Community Park, which satisfies the off-street parking requirements.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *Single-Family Residential – Urban* uses for the subject property. While this recommendation is intended to encourage single-family homes, the plan notes that small institutional uses such as churches are also appropriate on parcels within this category. This request and the underlying R-1B zoning classification are consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a Religious Institution in an R-1B, Single-Family Residential District, for the property located at 1230 House Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the use of the existing 1,800 square-foot building on the subject property as a church, including customary accessory uses. The existing sign structure must be removed completely or refaced to reflect the applicant's organization by April 1, 2016.
2. The applicant shall encourage parishioners to use the adjacent public parking lot in Krueger Park, and to limit their use of on-street parking in this residential area.
3. No residential use of any kind, including transitional or emergency housing, is allowed on the subject property.
4. The applicant shall maintain, and may not remove, the existing vegetative buffer along the southern and eastern perimeter of the subject property.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

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

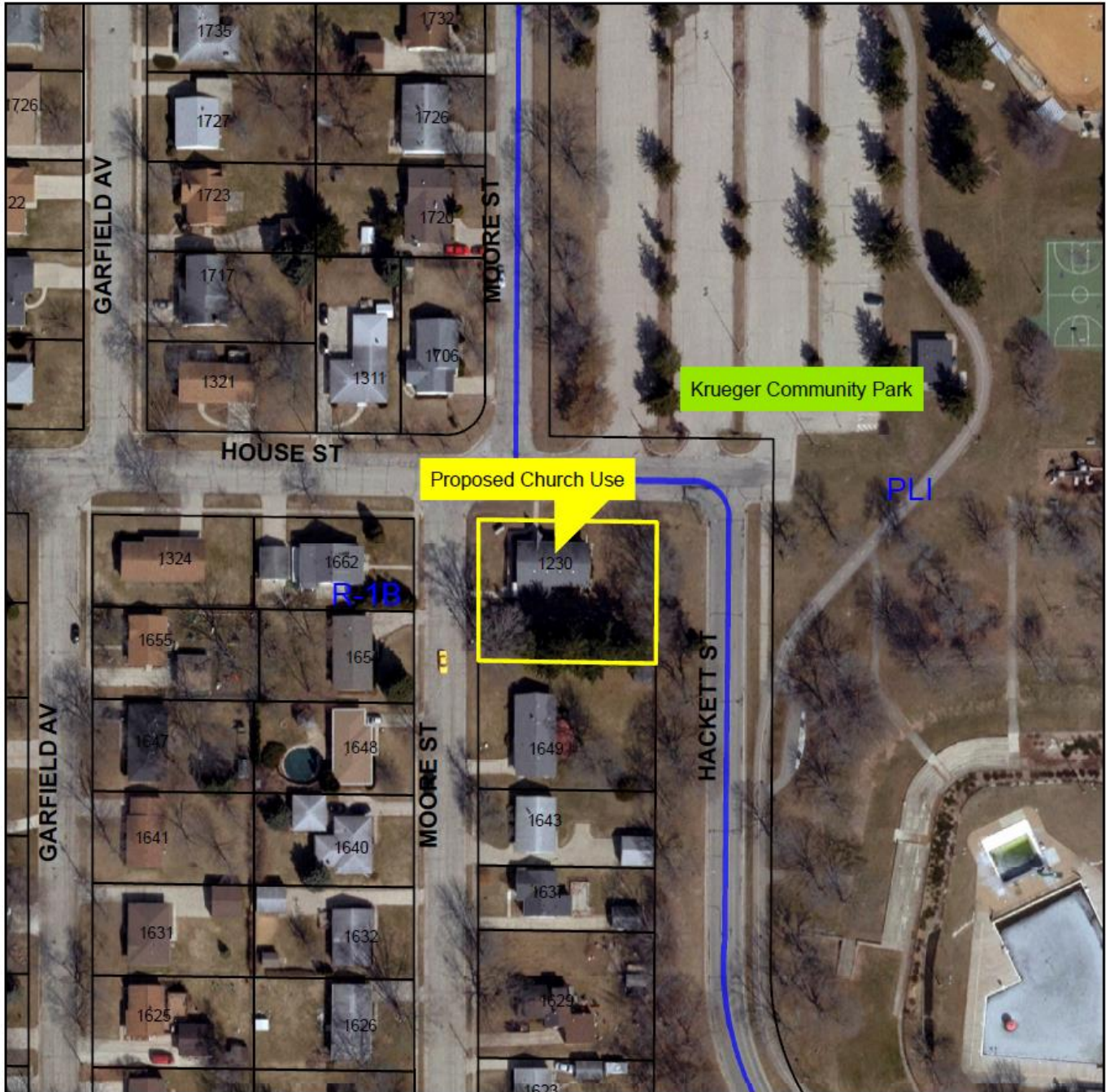
Photo of Existing Structure



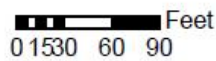
Location & Zoning Map

1230 House Street


CU-2015-11




1 inch = 111 feet



Legend

 City Limits

 Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: Cu-2015-11

1. Address of subject property: 1230 House St

2. Legal description: _____

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): 12720875

4. Owner of record: Hope For All International Fellowship Phone: 608-322-8457
1230 House St Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Marilyn Stoniker
1230 House St Beloit WI 53511
(Address) (City) (State) (Zip)

608-322-8457 / _____ (Office Phone #) (Cell Phone #) mmsloniker@yahoo.com (E-mail Address)

6. All existing use(s) on this property are: day care

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

A Conditional Use Permit for: church
in a(n) R1B Zoning District.

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

Principal use: church

Secondary use: community services

Accessory use: _____

9. Project timetable: Start date: Dec 8, 2015 Completion date: _____

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

- Owner (land contract)
- Leasehold, length of lease: _____
- Contractual, nature of contract: _____
- Other, explain: _____

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Marilyn Stonker / Marilyn Stonker / 10/23/15
(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 Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

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

To be completed by Planning Staff

Filing fee: **\$275.00** Amount paid: \$275.00 Meeting date: Nov-18, 2015

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

Application accepted by: Drew Ferguson Date: 10/23/15



NOTICE TO THE PUBLIC

November 5, 2015

To Whom It May Concern:

Marilyn Sloniker has filed an application for a Conditional Use Permit to allow a Religious Institution in an R-1B, Single-Family Residential District, for the property located at:

1230 House Street.

The applicant recently purchased the subject property and intends to operate Hope For All International Fellowship in the former Kiddie Ranch Afterschool building on the property. The applicant does not intend to make significant modifications to the existing building, and intends to utilize the adjacent public parking lot within Krueger Community Park when services are held. While Religious Institutions are permitted by-right in the PLI, Public Lands & Institutions District and higher density residential districts, they require a Conditional Use Permit in single-family districts.

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

City Plan Commission: Wednesday, November 18, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

NAME	ADDRESS 1	ADDRESS 2
Kimberly Zumwalt	1640 Moore Street	Beloit, WI 53511
Keith Schoon	1643 Moore Street	Beloit, WI 53511
Samuel Torress	1648 Moore Street	Beloit, WI 53511
William McCauley	1649 Moore Street	Beloit, WI 53511
Matilda Purifoy	1654 Moore Street	Beloit, WI 53511
Hope for All International Fellowship	1230 House Street	Beloit, WI 53511
Lois Vanderpal	1912 Excalibur Drive	Janesville, WI 53546
Nellie Laughlin	1706 Moore Street	Beloit, WI 53511
Leslie & Judith Williams	10540 E Apache Trail	Apache Jct, AZ 85120