



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, December 9, 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 18, 2015 Meeting**
3. **Certified Survey Map – 1345 Ritsher Street**  
Review and consideration of a two-lot Certified Survey Map for the property located at 1345 Ritsher Street
4. **Installation of a Memorial Garden in Horace White Park**  
Review and consideration of a request by Family Services to construct a memorial garden in Horace White Park located at 825 E. Grand Avenue
5. **Sign Ordinance Exception – Pratt Industries – 1405 Gateway Boulevard**  
Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations to allow a secondary, on-premises wall sign to be larger than 30 square feet in area in an M-2, General Manufacturing District, for the property located at 1405 Gateway Boulevard
6. **Alley Vacation –900 Blocks of Johnson Street and Townline Avenue**  
Review and consideration of the vacation of an unnamed east-west alley located between the 900 blocks of Johnson Street and Townline Avenue
7. **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)
8. **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)
9. **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)

\*\*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

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

11. **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: December 3, 2015

Approved: Julie Christensen, Community  
Development Director



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING MINUTES**  
**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**

Chairperson Faragher called the meeting to order at 7:03pm. Commissioners Moore, Johnson, Faragher, Ruster, Tinder, and Finnegan were present. Commissioner Mathis and Councilor Kincaid were absent.

**2. Approval of the Minutes of the November 4, 2015 Meeting**

Commissioner Tinder moved to amend item 3, paragraph 4 to read, "The Commission and Staff..." Commissioner Tinder moved to approve the amended minutes. Commissioner Moore seconded the motion. The motion passed, voice vote.

**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.

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

Commissioner Faragher asked for clarification regarding the subject lots. Ms. Christensen answered his inquiry.

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

**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.

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

Chairperson Faragher inquired into the use of the public parking lot by the religious institution. Ms. Christensen stated that staff had spoken with Brian Ramsey, the Director of Parks, and he is agreeable to the use of the parking lot.

Marilyn Sloniker (1958 Cleora Drive, Apartment 18) addressed the Commission. Chairperson Faragher asked if she is comfortable with the conditions set forth by Staff. She stated that she is

comfortable. He also asked when the services would be held. Mrs. Sloniker stated that it has still not been determined, but would most likely be held on Sundays and possibly Wednesdays.

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

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

There will be a Conditional Use Permit for the drive-thru at the proposed Taco Bell on Prairie as well as review of a Memorial Garden in Horace White Park at the next meeting. The Kolak rezoning has also been referred back to the Plan Commission along with two Sign Ordinance Exceptions (Taco Bell and Pratt).

**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:** December 9, 2015

**Agenda Item:** 3

**File Number:** CSM-2015-13

**Applicant:** RH Batterman

**Owner:** Steven Pinnow

**Location:** 1345 Ritsher Street (or  
1360 Madison Road)

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

**Existing Land Use:** Two single-family  
residences on existing parcel

**Total Area:** .708 Acre

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### Request Overview/Background Information:

RH Batterman, on behalf of Steven Pinnow, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 1345 Ritsher Street (also known as 1360 Madison Road) 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 approximately .48 acres and has frontage on Madison Road. Proposed Lot 2 is approximately .22 acres and has frontage on Ritsher Street.
- The proposed CSM will divide the existing lot at 1345 Ritsher Street into two separate lots.
- The intent of the proposed CSM is to divide the existing lot into two separate lots with one house on each property. Dividing the lot will make it easier for the property owner to sell-off one or both homes in the future.
- The pool on Proposed Lot 1 will be removed in order to meet the swimming pool setback requirement of 8 feet.
- Both Proposed Lot 1 and Proposed Lot 2 meet the dimensional and density requirements as outlined in the Residential District Standards in Section 7.1 of the Zoning Code (Chapter 19).
- 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.

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### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map shows Planned Mixed Use as the most appropriate use for the subject properties. According to the recommendations for the Madison Road Planned Mixed Use District, as defined in the Comprehensive Plan, the area of Proposed Lot 1 and Proposed Lot 2 should allow for retail, office and residential uses. The recommended uses provide a transitional area in the Madison Road corridor between the commercial land uses to the north and residential uses to the south of the subject property. The outcome of the proposed CSM is consistent with this goal. 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 1345 Ritsher Street (or 1360 Madison Road) in the City of Beloit, subject to the following conditions:

1. The swimming pool on Proposed Lot 1 must be completely removed by June 1, 2016.
2. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
3. 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.

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

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



# 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-2015-13

1. Address of property: 1360 MADISON ROAD & 1345 RITSHER ST
2. Tax Parcel Number(s): 12760910
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SW Quarter of Section 27, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: STEVEN PINNOW Phone: 3467575  
1360 MADISON ROAD 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 2 lot(s).
7. Total area of land included in this map: 30,682 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: R1A
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
  - Pre-application meeting; pre-application meeting was held on 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.

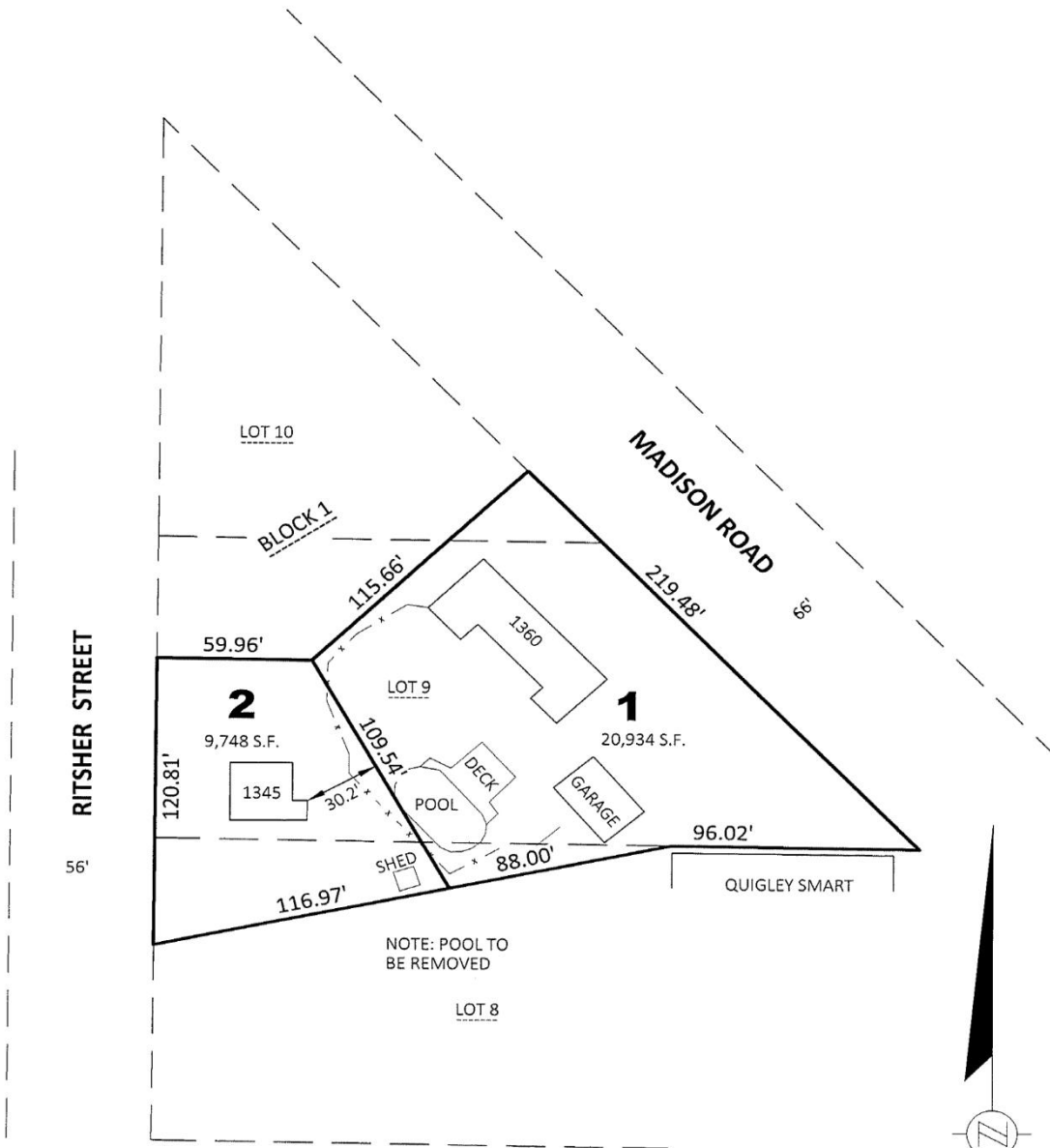
[Signature] / BATTERMAN / 11-18-15  
(Signature of applicant) (Name of applicant) (Date)

**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>12/09/15</u>	
Application accepted by: <u>AEM</u>	Date: <u>11/19/15</u>

# CERTIFIED SURVEY MAP

OF LOT 9 AND PART OF LOTS 8 AND 10, BLOCK 1  
OF HARPER'S LITTLE FARMS, BEING A PART OF  
THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 27, T.  
1 N., R. 12 E. OF THE 4TH P.M., CITY OF БЕЛОИТ,  
ROCK COUNTY, WISCONSIN



Scale: 1" = 60'

0 30 60 120

BEARINGS BASED ON THE WISCONSIN COUNTY  
COORDINATE SYSTEM, ROCK ZONE. THE WEST LINE OF  
THE S.W. 1/4 OF SECTION 27-1-12 BEING S 0°26'57" W

**ORDER NO: 32252**  
BOOK: SEE FILE  
FIELD CREW: RHL  
DRAWN BY: RHL  
DATE: November 18, 2015

FOR THE EXCLUSIVE USE OF:  
STEVE PINNOW  
1360 MADISON ROAD  
BELOIT, WI 53566

File Name: J:\32200-32299\32252 Pinnow

**Batterman**  
engineers surveyors planners

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





**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
1345 RITSHER STREET (OR 1360 MADISON ROAD) 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 1345 Ritsher Street (or 1360 Madison Road), containing .708 acre, is located within the jurisdiction of the City; and

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

LOT 9 AND PART OF LOTS 8 AND 10, BLOCK 1 OF HARPER’S LITTLE FARMS, BEING A PART OF THE N.E. ¼ OF THE S.W. ¼ OF SECTION 27, ALL IN T. 1 N., R. 12 E., OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. Containing .708 acre, 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 1345 Ritsher Street (or 1360 Madison Road) in the City of Beloit, subject to the following conditions:

1. The swimming pool on Proposed Lot 1 must be completely removed by June 1, 2016.
2. The final CSM shall substantially conform to the preliminary CSM submitted with this application for review.
3. 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 9<sup>th</sup> day of December, 2015.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION

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**Meeting Date:** December 9, 2015

**Agenda Item:** 4

**File Number:** RPB-2015-11

**Request:** Memorial Garden in Horace White Park

**Owner:** City of Beloit

**Location:** 825 E Grand Ave

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

**Existing Land Use:** Park

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### Request Overview/Background Information:

Family Services of Southern Wisconsin and Northern Illinois (FSSWNI) has requested that the Plan Commission and City Council review their proposal for the installation of a memorial garden in Horace White Park located at 825 E Grand Avenue in the City of Beloit. The memorial garden will be dedicated to those individuals who have suffered from interpersonal violence.

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### Key Issues:

- The Plan Commission and City Council are required by Wisconsin Statutes to review & approve public memorials.
- A site plan and specification sheets are attached to this report.
- The Horace White Park Master Plan (see attached map) recommends a garden area in the same location proposed by FSSWNI.
- The proposed design for the garden was completed by the Angus Young & Associates in consultation with the City's Horticultural Specialist and includes a pergola, benches, rock sculpture, brick patio area, and a variety of perennial plants.
  - As shown in the attachments, the design team has submitted two landscaping options.
- FSSWNI will use volunteers to ensure maintenance and upkeep of the garden. They have also obtained verbal commitments from a number of other organizations interested in providing their own volunteers.
- The Parks, Recreation, and Conservation Advisory Commission reviewed this request on September 9, 2015 and voted unanimously (5-0) to approve the proposed garden (see attached Action Report).
- The Landmarks Commission reviewed this request on November 17, 2015 and voted unanimously (7-0) to approve the Certificate of Appropriateness for the proposed garden.

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### Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses.
- 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 –** The proposed memorial garden, with installation and maintenance to be funded by FSSWNI, will provide an additional park activity for the citizens of Beloit with minimal cost to the City.

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the installation of a memorial garden at Horace White Park located at 825 E Grand Avenue.

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**Fiscal Note/Budget Impact:** The Parks and Leisure Service Division anticipates minimal financial costs for the division as the garden will be maintained primarily by volunteers from FSSWNI and other businesses/organizations.

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**Attachments:** Action Report, Park Master Plan Map, Project Proposal

**PARKS & RECREATION COMMISSION  
NEW BUSINESS ACTION REPORT – ITEM A**

**MEETING DATE**            September 9, 2015

**TITLE:**                    Review and consideration of a Remembrance Garden in Horace White Park as proposed and presented by Beloit Family Services.

**BACKGROUND**

In October, 2014, John Pfeiderer, Executive Director of Family Services in Beloit, first addressed the Commission regarding their conceptual idea to develop a Remembrance Garden in Horace White Park. The purpose of the garden would be dedicated to those who have suffered from interpersonal violence and is intended to create a place for meditation. Currently, they are working with Angus Young Architecture in order to create an appropriate design which may include a pergola, benches, a deep-tone wind chime, a central rock sculpture, perennials, and would include a brick-style patio area. As Family Services is located directly across College from Horace White Park, they are interested in sponsoring this new feature within the park, and would like to review design and location for this proposed project with the Parks & Recreation Commission.

Furthermore, Family Services indicated that they would seek volunteers to adopt the new garden area in regards to maintenance and upkeep.

Since our initial meeting, we have had several discussions regarding this design, which include the impact within the park and the how it fits within the scheme and scope of the Master Plan for Horace White Park which was created in 2009.

Enclosed is a design plan from Angus Young regarding the construction of a Pergola as the central focus point of the garden, and a proposed garden designed as completed by the city's Horticultural Specialist, Sam Huffman. At the requested by Family Services, the plant material for the garden area has specifically been design with plants that generally attract butterflies as they are attempting to establish a theme for the garden.

**BUDGET & FINANCIAL IMPACT**

Family Services would be donating the garden and paying for the installation of all materials. Even though Family Services plan to use volunteers in regards to long-term care of the garden, the Parks & Leisure Service Division anticipates minimal impact to

our annual operation funds as related to long-term maintenance and care of the garden within the park.

**OPTIONS**

NA

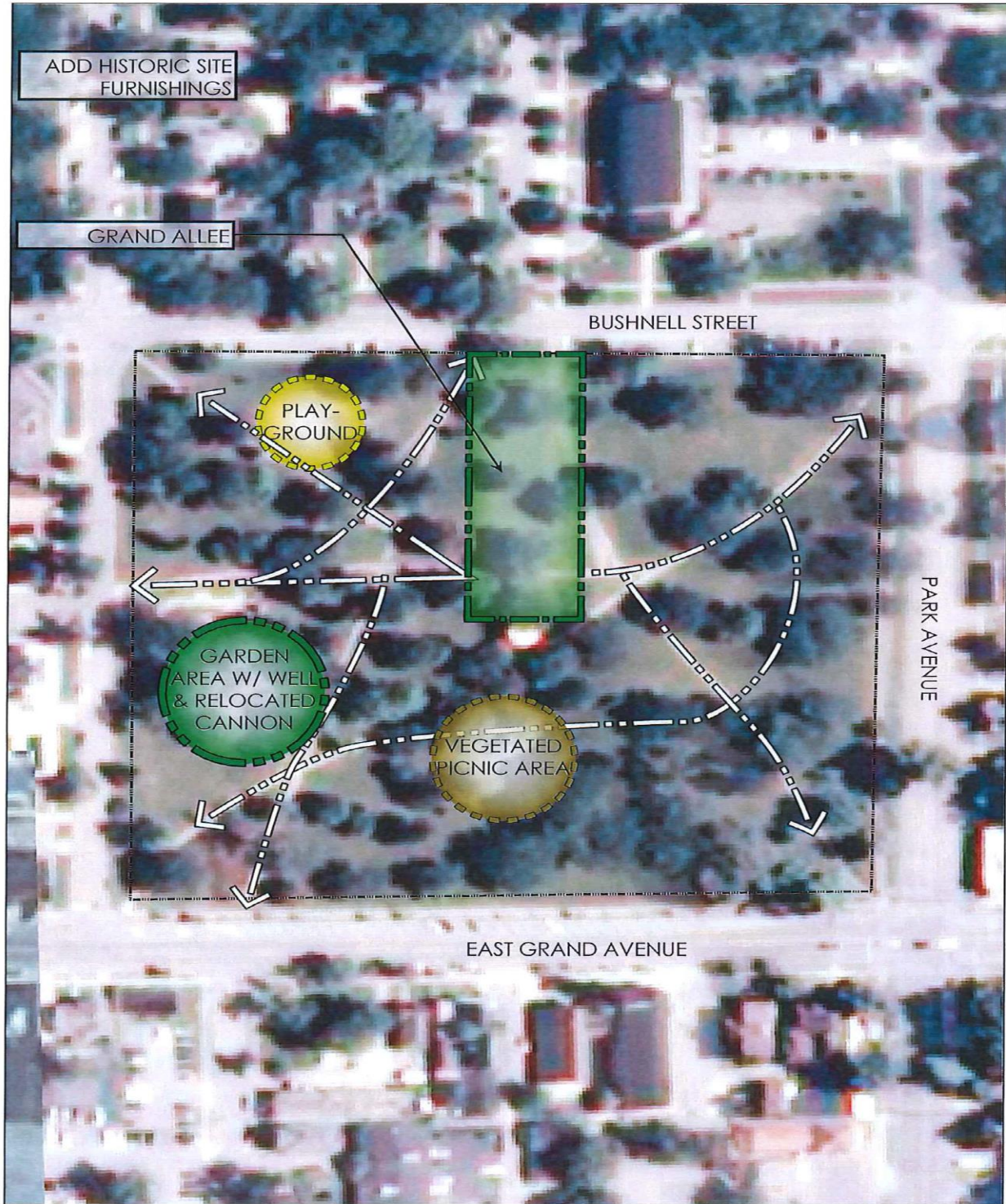
**PROJECT TIMELINE**

- Determination of a generalized location within the park site at tonight's meeting.
- An appropriate design would need to be reviewed at a Landmarks Commission Meeting due to the historic significance of this park site.
- Upon approval of the Parks Commission and the Landmarks Commission, a presentation would be scheduled for review with City Council to accept the project.
- Currently, it may be possible to begin the construction of the Pergola yet this fall, and the development of the landscaping garden next spring of 2016.

**STAFF RECOMMENDATION**

Based upon several planning meetings with John Pfleiderer, the staff has no objections to the proposed project, and highly recommends support of this project by Parks & Recreation Commission.





PREPARED FOR THE:  
 City of Beloit  
 Department of Parks & Leisure Services  
 Beloit, WI

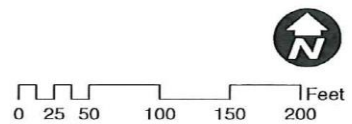


Figure 6.11



Angus  
Young

Architecture | Engineering  
Interiors | Landscape

— Balance in Creativity —

[www.angusyong.com](http://www.angusyong.com)

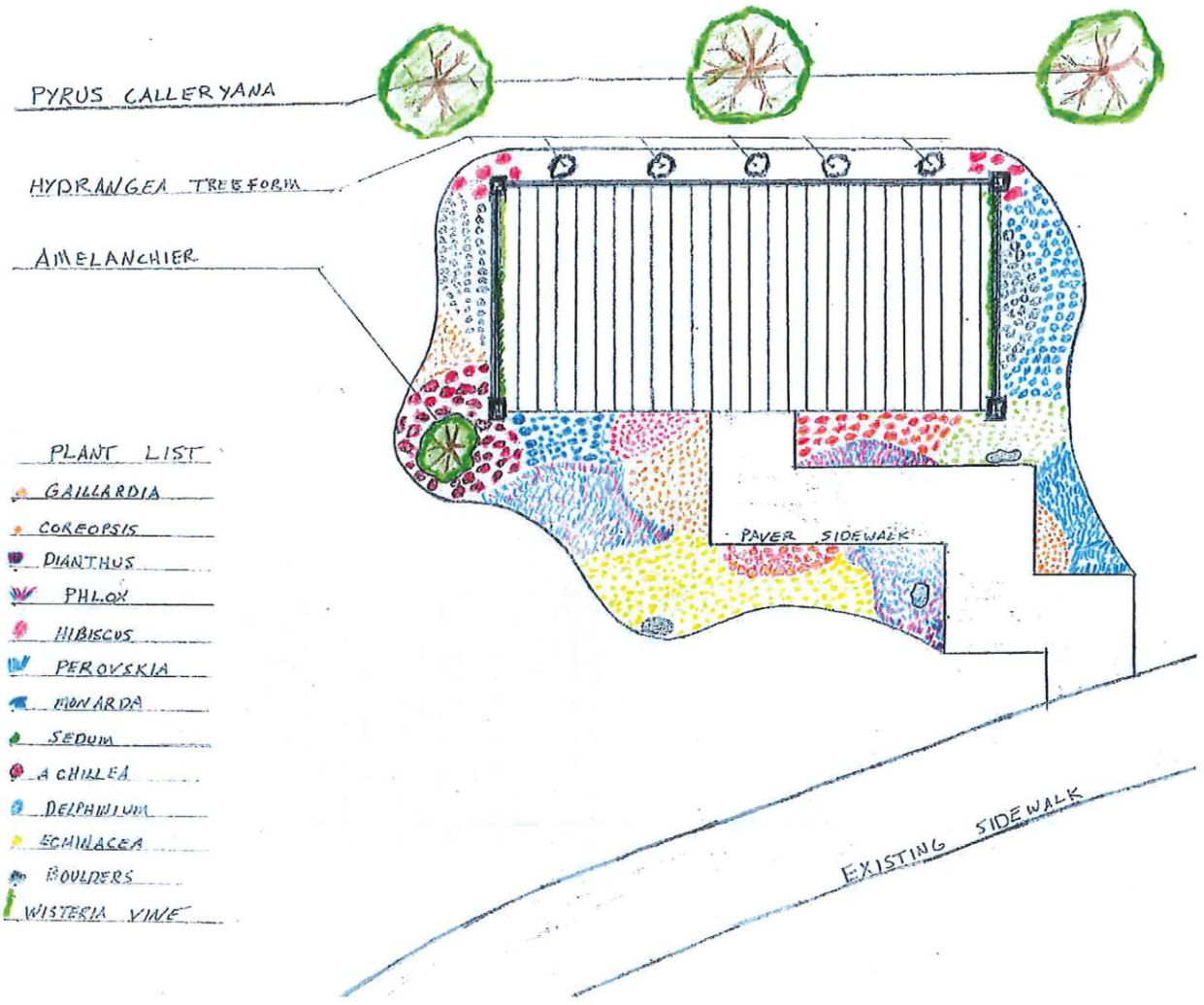


# Remembrance Garden

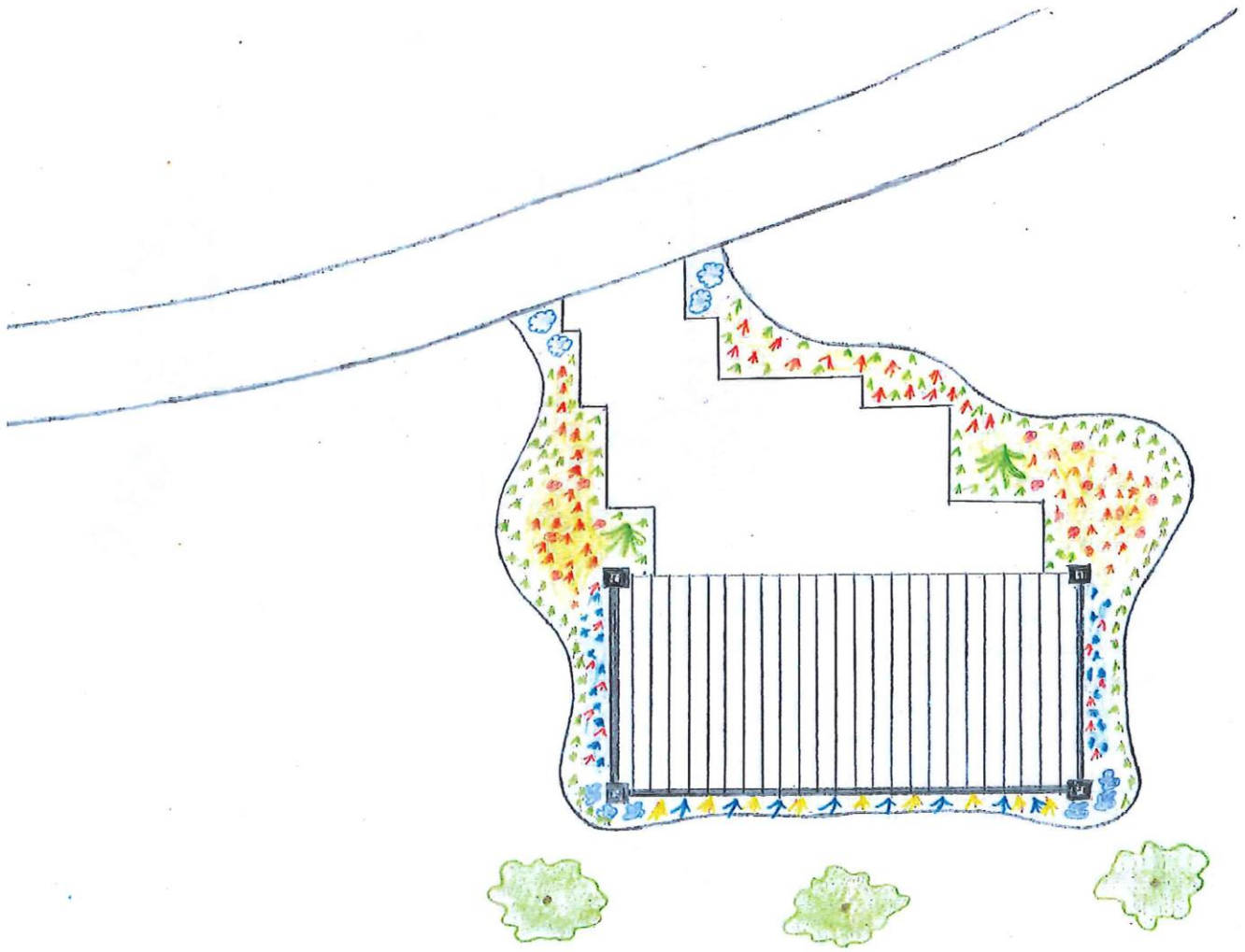




Landscaping Option A



Landscaping Option B



# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** December 9, 2015

**Agenda Item:** 5

**File Number:** SOE-2015-03

**Applicant:** Bill Baggett

**Owner:** Pratt Industries, Inc.

**Location:** 1405 Gateway Boulevard

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

**Existing Land Use:** Cardboard  
manufacturing facility

**Parcel Size:** 39.83 Acres

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### Request Overview/Background Information:

Bill Baggett, on behalf of Pratt Industries, Inc., has filed an application for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a secondary, on-premises wall sign larger than 30 square feet in area in an M-2, General Manufacturing District, for the property located at 1405 Gateway Boulevard.

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### Key Issues:

- The applicant has submitted plans to install two new signs on the subject property. The Plan Commission is only reviewing the proposed secondary sign, as the proposed primary sign is permitted by right.
- According to the Sign Code, each business property is allowed 3 secondary signs up to 30 square-feet in area.
- The applicant has proposed a secondary sign that is 5 feet in height, 29.1 feet in length (at widest section), and 123.1 square-feet in area. A rendering of the proposed secondary sign is attached to this report. As shown in the rendering, the sign will consist of one-inch thick PVC letters in blue and black. The proposed sign will not be internally lit.
- The primary sign (not being considered by Plan Commission) will be made of the same material as the secondary sign and consists of the Pratt "100% Recycled Logo" and blue letters spelling out "Pratt Industries". The logo is 7 feet in height and the letters are 3.5 feet in height. The total area of the primary sign is approximately 150 square-feet. The primary sign will be located on the northwest façade.
- As shown on the attached sign site plan and renderings, the applicant has proposed the southwest façade of the building for the location of the secondary sign.
- The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:
  - North: M-2, General Manufacturing District; Open Space
  - South: M-2, General Manufacturing District; Industrial
  - East: M-2, General Manufacturing District; Open Space
  - West: M-2, General Manufacturing District; Industrial
- All new signs in the Gateway Business Park must be reviewed and approved by the Gateway Review Board prior to installation.
- According to the Sign Ordinance, the Plan Commission may grant an exception if it determines that compliance will create an economic hardship, the hardship is not self-created, and the exception will not undermine the purpose of the Sign Ordinance or the public interest.
- An approved Sign Ordinance Exception only applies an exception to the sign being considered in the application. The applicant is allowed to install two more secondary signs by right, but would need to apply for a Sign Ordinance Exception if either exceeds the 30 square feet allowed by code.
- The application, which is attached to this report, includes a brief statement relating to hardship. In additional discussions, the applicant communicated that compliance with the strict letter of the Sign Ordinance would limit the visibility of the wall sign due to the large size of the building and location of the building in relation to I-90, an important source of advertising for many businesses in the Gateway Business Park.
- **Findings of Fact**
  - Section 30.48(2) of the Sign Ordinance outlines standards for granting an exception. The Ordinance states that the Plan Commission may grant an exception if it determines that:
    - a. *Compliance with the strict letter of the Sign Ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising a business or rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign.*
      - The subject property is located in the Gateway Business Park and has a sight distance from Interstate 90 (I-90) of approximately 10,000 feet. Businesses located in the park rely on the advertising power of being positioned near a heavily-trafficked corridor and generally direct their signage towards I-90 for maximum effectiveness. Due to the irregular shape of the subject parcel, the Pratt Industries facility is angled in a manner that requires two signs in

order to be visible to both eastbound and westbound traffic on I-90. The large facility, approximately 360,000 square feet in area, also necessitates a sign large enough to stand out against the expansive 40,000 square-foot façade. Therefore, limiting the secondary sign to 30 square feet would place an unnecessary burden upon the applicant.

b. *The hardship is not self-created.*

- As stated above, large facilities in the Gateway Business Park rely on being visible from the interstate in order to advertise their businesses. The city encourages large facilities to locate in the park due to their intensity and scale and limiting the size of secondary signs to 30 square feet may not be appropriate for the physical characteristics of some current and future buildings in the park. Therefore, the hardship resulting from strict compliance with the secondary, on-premises wall sign standards is not self-created.

c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*

- The purpose of the ordinance is to assure that property owners engage in the reasonable and orderly display of outdoor signs. The proposed exception to the secondary, on-premises wall sign standards will allow the applicant to advertise effectively and appropriately given the scale and location of the facility. Therefore the proposed exception to the secondary, on-premises wall sign standards will not undermine the purpose of the Sign Ordinance or the public interest.

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

The subject property's underlying zoning district classification is consistent with the Comprehensive Plan. 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** – N/A

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**Staff Recommendation:**

The Planning & Building Services Division recommends ***approval*** of an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a secondary, on-premises wall sign larger than 30 square feet in area in a M-2, General Manufacturing District, for the property located at 1405 Gateway Boulevard, based on the above Findings of Fact and subject to the following conditions:

1. The applicant may install a secondary, on-premises wall sign with a maximum height of 5 feet and a maximum area of 124 square feet.
2. The applicant or sign contractor shall obtain approval from the Gateway Review Board before installing the sign.
3. The applicant or sign contractor shall obtain a Sign Permit before installing the sign.
4. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

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

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**Attachments:** Location & Zoning Map, Site Plan w/ Sign Locations, Sign Specifications, Application, Public Notice, and Resolution.



# Location Map

1405 Gateway Blvd

SOE-2015-03



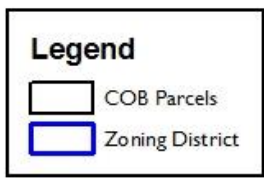
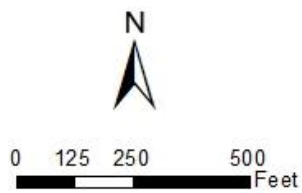
1405 Gateway Blvd  
(Pratt Industries)

M-1

M-2

COLLEY RD

GATEWAY BLVD



## Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: December 2015

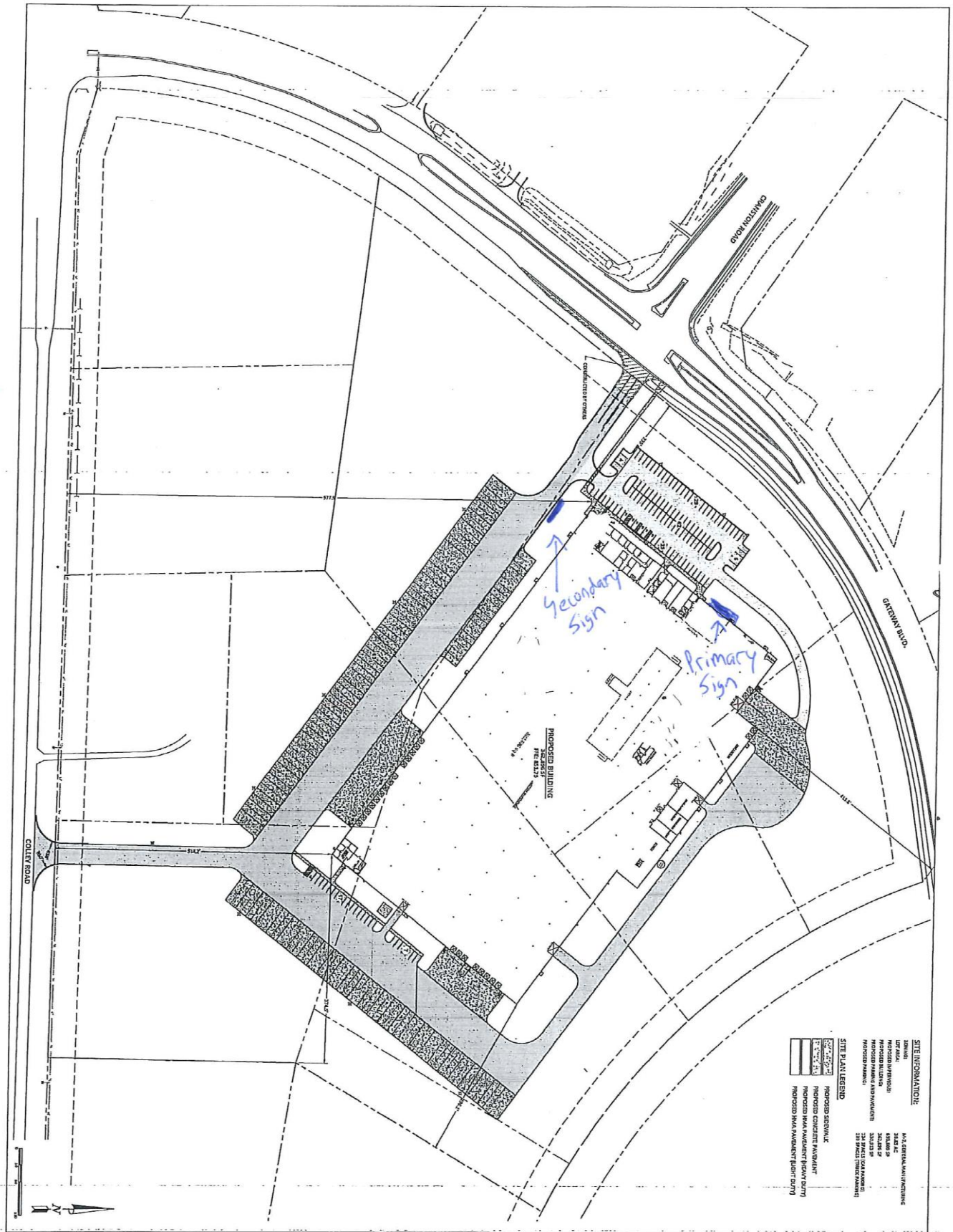
For: City of Beloit

Planning & Building Services

Date of Aerial Photography: April 2011



# Location of Primary and Secondary Signs



**SITE INFORMATION:**

DATE: 12/11/14  
 DRAWN BY: J. B. BATTERMAN  
 CHECKED BY: J. B. BATTERMAN  
 PROJECT NAME: GATEWAY BUSINESS PARK  
 315 WEST 11TH AVENUE  
 ROCK COUNTY, WI 53102

**SITE PLAN LEGEND:**

PROPOSED SIGNWALK  
 PROPOSED CONCRETIZED PARKING LOT  
 PROPOSED MAINTENANCE BUILDING  
 PROPOSED MAINTENANCE BUILDING DRIVE  
 PROPOSED MAINTENANCE BUILDING DRIVE

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	12/11/14	JBB	CITY COMMENTS
2	12/11/14	JBB	CITY COMMENTS
3	12/11/14	JBB	CITY COMMENTS
4	12/11/14	JBB	CITY COMMENTS
5	12/11/14	JBB	CITY COMMENTS
6	12/11/14	JBB	CITY COMMENTS
7	12/11/14	JBB	CITY COMMENTS
8	12/11/14	JBB	CITY COMMENTS
9	12/11/14	JBB	CITY COMMENTS
10	12/11/14	JBB	CITY COMMENTS

**OVERALL SITE LAYOUT**

4

PRATT - BELOIT CORRUGATING  
 GATEWAY BUSINESS PARK  
 CITY OF BELOIT  
 ROCK COUNTY, WI  
 315 WEST 11TH AVENUE

Pratt & Associates  
 4000 North Lincoln Street  
 Beloit, WI 53511  
 608.365.6644  
 www.prattandassociates.com

**Batterman**  
 engineers surveyors planners  
 2327 Baraboo Drive East  
 Watrous, WI 53113  
 608.365.6644  
 www.batterman.com

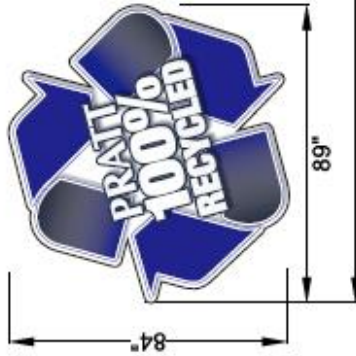
3

Primary Sign – NW Façade

PROJECT NAME: Pratt Industries, Street Side  
 Location: Beloit, WI

Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Production cannot begin until  
 this form is completed and  
 returned to Signs Now



OVERALL SIZE:  
 - 84" x 508"

MOUNTING TYPE:  
 - Studs

MATERIAL THICKNESS:  
 - 1"

MATERIAL:  
 - Painted PVC, Cast vinyl print on logo face

COLOR(S):  
 Pantone Reflex Blue C



\*Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.  
 \*\*Alterations: Alterations represent work performed in addition to the original specifications. Although alterations are permitted, excessive alterations shall be charged at the current rates and will be supported with documentation upon request.

700 20th St., Rockford, IL 61104 (815)398-8371 www.SignsNowRockford.com



PROJECT NAME: Pratt Industries, Entry Side  
Location: Beloit, WI  
Approved By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Production cannot begin until this form is completed and returned to Signs Now



OVERALL SIZE:  
- 59.5"x349.5"

MOUNTING TYPE:  
- Studs

LETTER THICKNESS:  
- 1"

MATERIAL:  
- PVC

COLOR(S):  
■ Pantone Reflex Blue C  
■ Black



\*Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.  
\*\*Alterations: Alterations represent work performed in addition to the original specifications. Although alterations are permitted, excessive alterations shall be charged at the current rates and will be supported with documentation upon request.

700 20th St., Rockford, IL 61104 (815)398-8371 www.SignsNowRockford.com



# CITY of BELOIT

## Planning & Building Services Division

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

### Sign Ordinance Exception Application Form

(Please Type or Print)

File number: SOE-2015-03

- Name of applicant: Bill Baggett Phone #: (817) 202-5364  
1405 Gateway Blvd. WI 53511  
(Address) (City) (State) (Zip)
- Address of subject property: 1405 GATEWAY BLVD.
- Tax Parcel Number(s): 22851010
- Legal description: \_\_\_\_\_
- Present zoning: M-2 Present use: INDUSTRIAL UNDER CONSTRUCTION
- Proposed use (if different): \_\_\_\_\_
- Owner of record: Chuck Gregg Phone: (913) 669-8890  
1405 Gateway Blvd. WI 53511  
(Address) (City) (State) (Zip)  
E-mail address: Cgregg@prattindustries.com
- State specific sections of code and exception(s) requested: (Use separate sheet if necessary)  
Seeking relief from Section 30.40(2)(c) which  
limits the size of secondary signs to 30  
square ft. or 10% of the Primary SIGN AREA.
- State specific hardship experienced by the applicant: (Use separate sheet if necessary)  
Occupant is trying to gain recognition from  
I-90.

10. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

Charles Gregg / Charles Gregg / 11/12/15  
 (Signature of Owner) (Print name) (Date)  
[Signature] / William Barrett / 11/12/15  
 (Signature of Applicant, if different) (Print name) (Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

**Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.**

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

**To be completed by Planning staff**

Filing fee: **\$100.00** Amount paid: \$100.<sup>00</sup> Meeting date: Dec. 9, 2015

Application accepted by: [Signature] Date: 11/12/15

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

Date Notice Published: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

November 25, 2015

To Whom It May Concern:

Bill Baggett, on behalf of Pratt Industries, has filed an application for exceptions to Section 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a secondary, on-premises sign larger than 30 square feet in an M-2, General Manufacturing District, for the property located at:

**1405 Gateway Blvd.**

The following public hearing will be held regarding the proposed exceptions:

**City Plan Commission:** Wednesday, December 9, 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 THIS HEARING.**

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

**RESOLUTION AUTHORIZING AN EXCEPTION TO  
THE SIGN ORDINANCE FOR THE PROPERTY  
LOCATED AT 1405 GATEWAY BOULEVARD**

**WHEREAS**, the application of Bill Baggett, on behalf of Pratt Industries, for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow secondary, on-premises wall sign larger than 30 square feet in area in an M-2, General Manufacturing District, for the property located at 1405 Gateway Boulevard, having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose.

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, that the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby grant an exception to Section 30.40(2)(c) to allow a secondary, on-premises wall sign larger than 30 square feet in area in an M-2, General Manufacturing District, for the property located at 1405 Gateway Boulevard in the City of Beloit, for the following described premises:

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 #17225149, City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 39.83 acres, more or less. (a/k/a 1405 Gateway Boulevard).

This exception is subject to the following conditions:

1. The applicant may install a secondary, on-premises wall sign with a maximum height of 5 feet and a maximum size of 124 square feet.
2. The applicant or sign contractor shall obtain approval from the Gateway Review Board before installing the sign.
3. The applicant or sign contractor shall obtain a Sign Permit before installing the sign.
4. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 9<sup>th</sup> day of December, 2015.

**PLAN COMMISSION**

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

ATTEST:

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

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** December 9, 2015

**Agenda Item:** 6

**File Number:** VA-2014-03

**Applicants:** David & Diana Quillen  
and Four Adjacent Property Owners

**Adjacent Zoning:** R-1B, Single-  
Family Residential District

**Adjacent Land Use:** Single-Family  
Dwellings

---

### Request Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The attached Plat of Vacation shows this alley, and the requested vacation would return the entire land area to the owners of the abutting lots.

---

### Key Issues:

#### ▪ Facts

- This east-west alley is perpendicular to a north-south alley that was vacated in 1981 and 2009.
- There are seven lots with frontage on this alley, and five of the seven property owners signed the petition.
- This request was originally filed in late 2014, but was delayed until March 2015 because the bank that previously owned 1815 Portland Avenue formally objected to the elimination of the alley.
- The Plan Commission considered this petition on March 4, 2015 and laid over this request until Planning staff was able to work with the new owner of 1815 Portland Avenue (once purchased) to resolve the access & parking issues below. The previously bank-owned property at 1815 Portland Avenue was acquired by FOR HIM Inc. in August 2015, and FOR HIM Inc. has expressed support for this vacation request.

#### ▪ Wisconsin Statutes

- According to Section 66.1003(3) of Wisconsin Statutes, the City Council may vacate an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots abutting upon the portion of the unpaved alley to be vacated. The petition that has been submitted meets this requirement.
- According to Section 66.1003(4)(d) of Wisconsin Statutes, "no discontinuance of an unpaved alley shall be ordered if a written objection to a proposed discontinuance is filed with the city, village or town clerk by the owner of one parcel of land that abuts the portion of the alley to be discontinued *and if the alley provides the only access to off-street parking for the parcel of land owned by the objector.*"

#### ▪ Off-Street Parking Issue Resolution

- According to Section 8-103 of the Zoning Ordinance, all single-family dwellings must have at least two off-street parking spaces.
  - The property at 1815 Portland Avenue has a narrow, gravel driveway with a shared apron on Portland Avenue, and at least two paved off-street parking stalls on a rear slab accessed from the alley. The new owner of 1815 Portland Avenue has submitted a copy of a Driveway Easement over a portion of the adjacent (shared) driveway at 1819 Portland Avenue, which resolves the encroachment issue and provides perpetual access to the off-street parking spaces accessed from Portland Avenue.
- If vacated, AT&T, Alliant Energy, and Charter have requested a utility easement over the entire alley.
- 

**Consistency with Strategic 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 the attached petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue.

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

---

**Attachments:** Vacation Petition, Plat of Vacation, Map, Photo, Petitioner's Letter, and Letter to Property Owners.



VA-2014-03

**PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY**

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way known as: \_\_\_\_\_

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

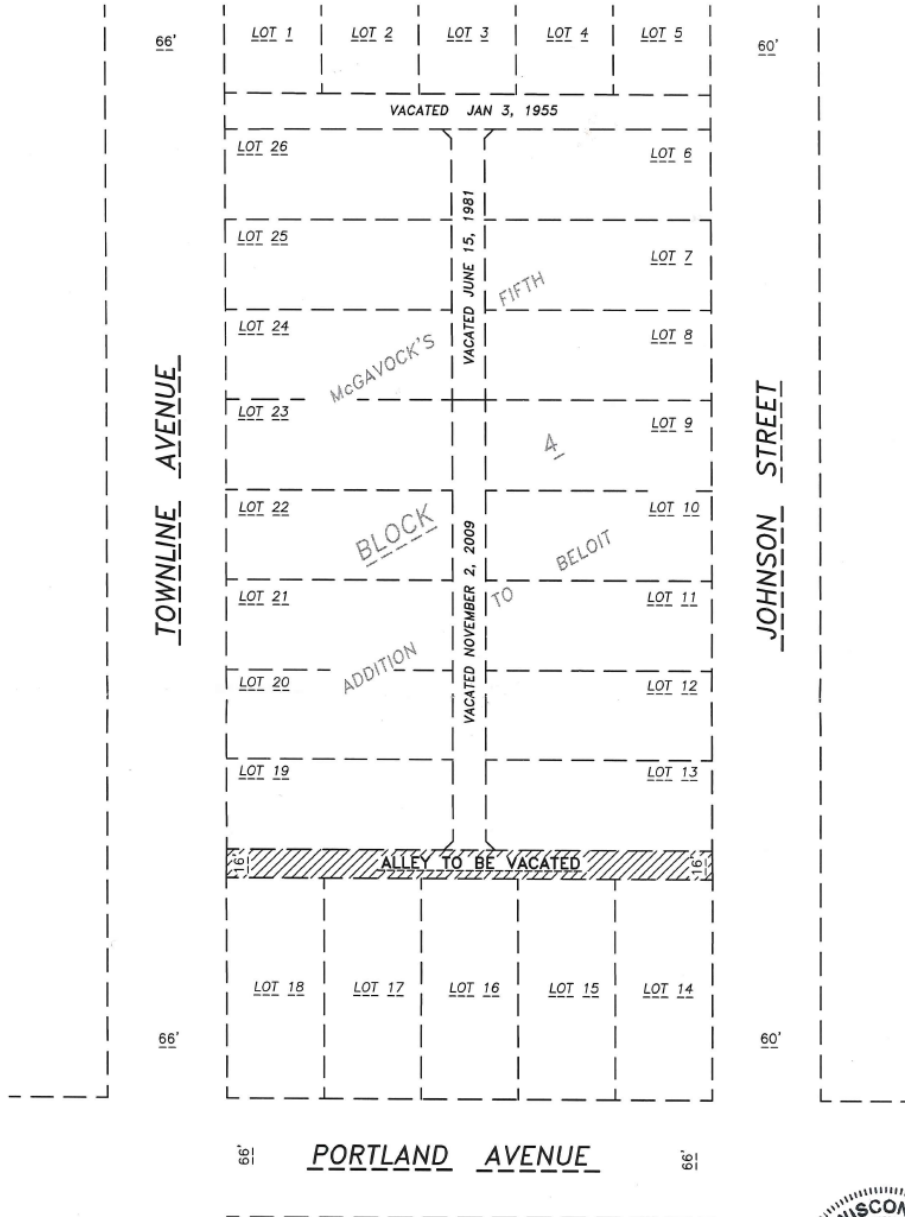
Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: David & Diana Quillen Address: 716 Johnson St	<i>[Signature]</i> Darl B Quillen	3-27-14 3-29-14
Name: Gay Zimmerman Address: 1819 Portland	<i>[Signature]</i> Gay Zimmerman	3-29-14
Name: Graciela Demopoulos Address: 1825 Portland	<i>[Signature]</i> Graciela Demopoulos	3-29-14
Name: Carol Baurtsch Address: 1809 Portland	<i>[Signature]</i> Carol Baurtsch	3-29-14
Name: Philip McClellan Address: 721 Tenthman	<i>[Signature]</i> Philip McClellan	4-5-14
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: David B Quillen  
 Address of contact person: 716 Johnson  
 Phone number of contact person: (608) 363-1043  
 Signature of contact person: *[Signature]*

To be completed by Planning Staff	
Filing fee: <u>\$75.00</u> Amount paid: <u>\$75.00</u> Meeting date: <u>Aug. 20, 2014</u>	
Application accepted by: <u><i>[Signature]</i></u> Date: <u>6/16/14</u>	

# PLAT OF VACATION

OF THE EAST-WEST ALLEY LYING BETWEEN TOWNLINE AVENUE AND JOHNSON STREET AND LYING ADJACENT TO LOTS 13, 14, 15, 16, 17, 18, AND 19, AND THAT PORTION OF THE PREVIOUSLY VACATED ALLEY, ALL BEING SITUATED IN BLOCK 4 OF McGAVOCK'S FIFTH ADDITION, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



PORTLAND AVENUE

A RESOLUTION TO VACATE A PORTION OF THE ALLEY AS SHOWN HEREON WAS ADOPTED \_\_\_\_\_ 2014 AND IS REFERENCED AS CITY OF БЕЛОIT CLERK FILE NO. \_\_\_\_\_



ORDER NO. 31852  
 FOR THE EXCLUSIVE USE OF:  
 David and Diane Quillen  
 SCALE: 1" = 60 FEET  
 File Name: J:\31850-31899\31852-Quillen\31852.DWG  
 Plotted on 05/16/14 at 16:53:05.

*Jeffrey R. Garde*  
 JEFFREY R. GARDE, P.L.S.  
 WISCONSIN PROFESSIONAL LAND SURVEYOR S-2768  
 DATED THIS 16th DAY OF MAY, 2014

**Batterman**  
 engineers surveyors planners

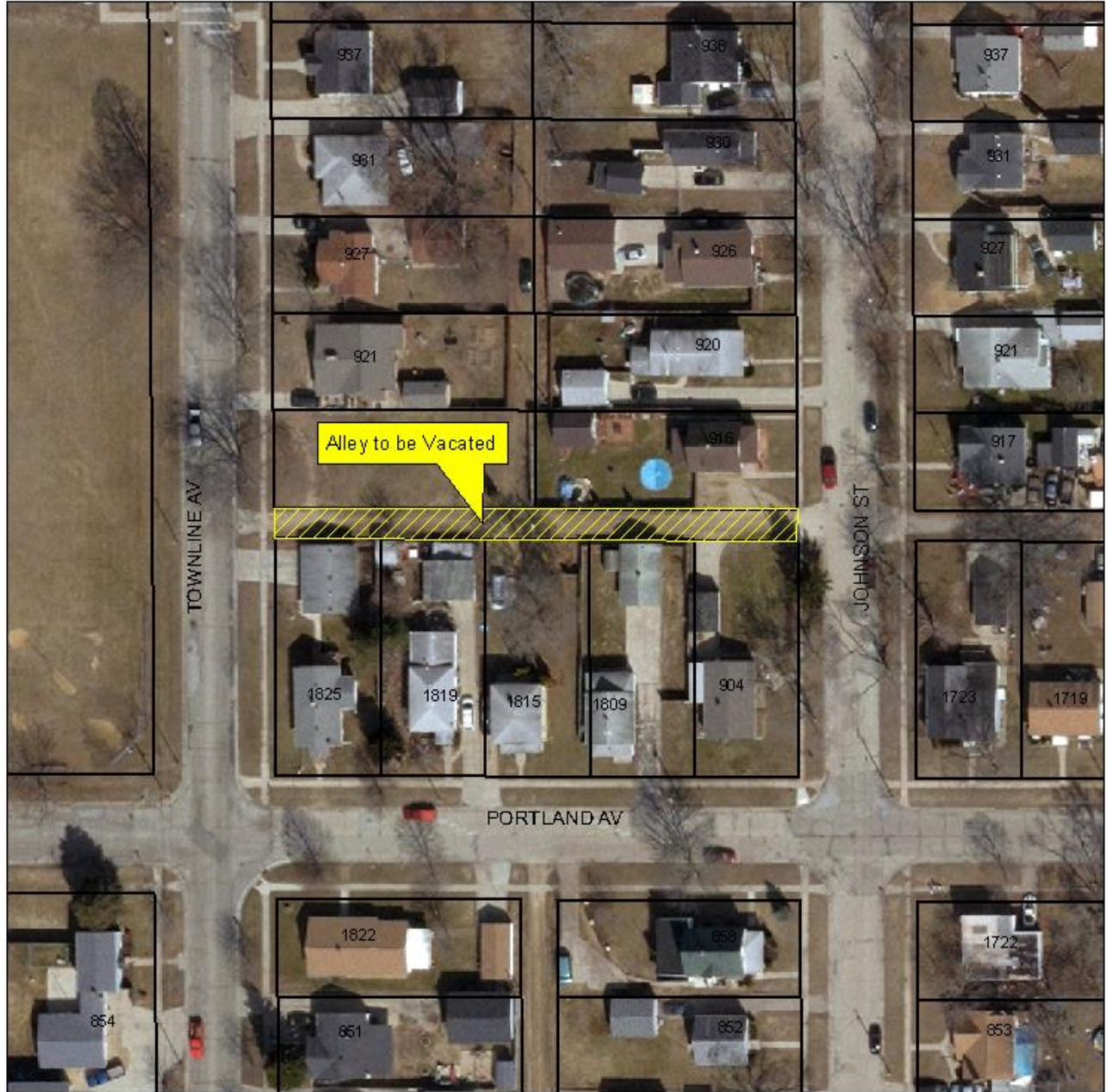
2857 Bartells Drive  
 608.365.4464

Beloit, Wisconsin 53511  
 www.rhbatterman.com

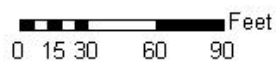
# Location Map

Unnamed E-W Alley

VA-2014-03



1 inch = 73 feet



### Legend

 COB Parcels

Map prepared by: Drew Pennington, AICP

Date: July 2014

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION





August 19, 2014

To Whom It May Concern; City Council Members,

We are bringing a neighborhood request before you tonight. We are requesting to have the alley that runs between 916 Johnson Street and 921 Townline Avenue closed to through traffic. We have the support of the surrounding neighbors.

Cost savings to the city would include not having to:

- Lay new gravel each year
- Grading
- Snow Plowing
- (See attached photos)

Traffic from this alley has resulted in the following:

- Graffiti to our properties
- Vandalism to our properties (i.e. broken fences, trash to yards, stolen property)
- Vandalism to cars
- Broken windows from gravel damage from dirt bikes, ATV's
- Drug trafficking and paraphernalia in the alleyway
- Beer bottles, liquor bottles and other refuse tossed from cars

Benefits of closing alley other than financial:

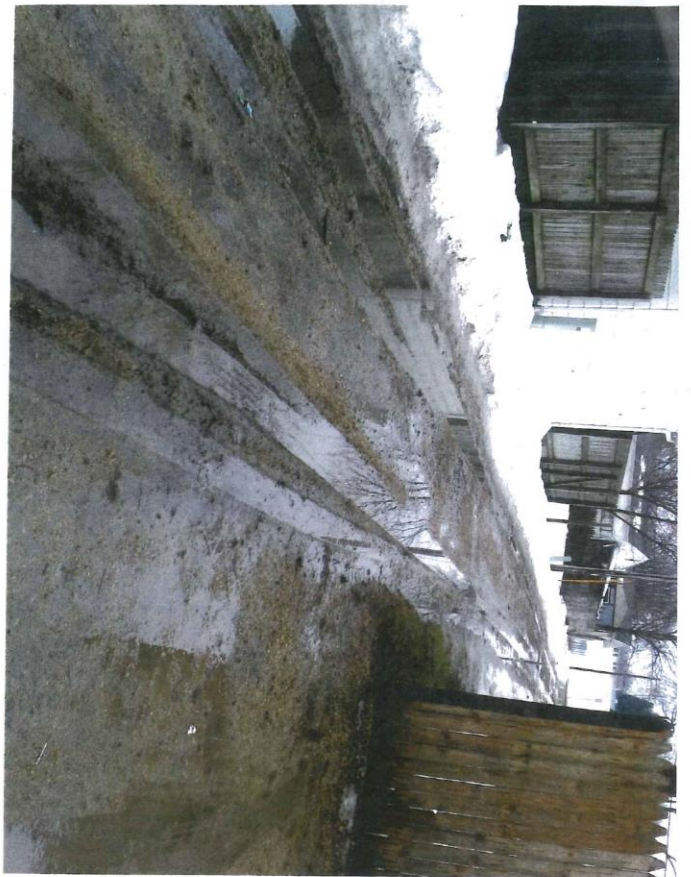
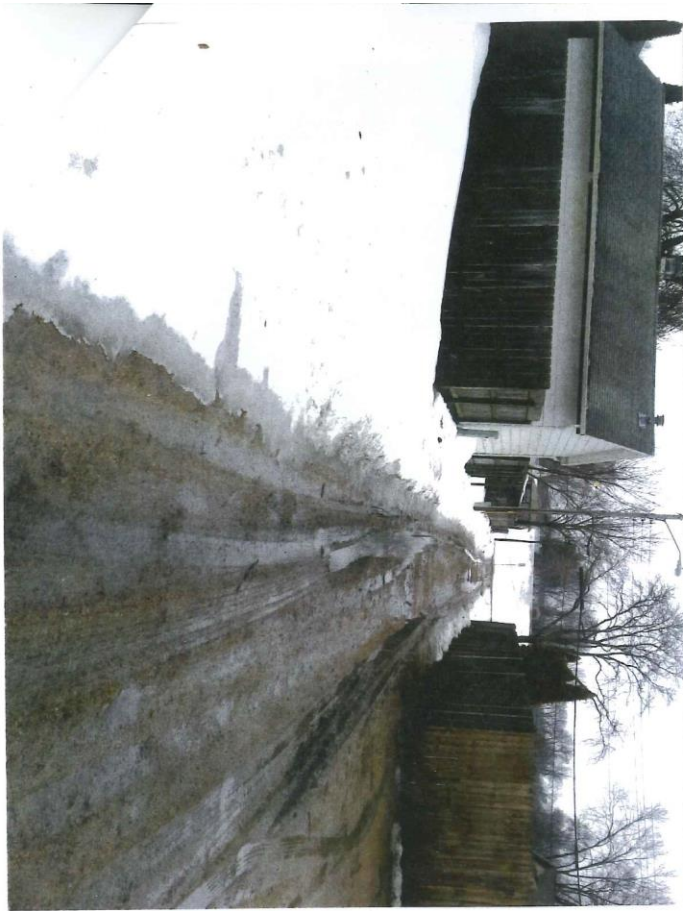
- Sense of safe neighborhood
- Community of neighbors
- Clean neighborhood
- No longer a cut-through for traffic endangering children on sidewalks as people speed through

We respectfully request your consideration of closing this dangerous alleyway.

Thank for your time and consideration.

In closing again, I would like to thank you for your consideration and ask one final thing, If it this was your neighborhood what would your decision be?







City of  
**BELOIT, Wisconsin**  
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.beloitwi.gov

Equal Opportunity Employer

November 16, 2015

David and Diana Quillen  
916 Johnson Street  
Beloit, WI 53511

Dear Mr. & Mrs. Quillen:

On Wednesday, March 4, 2015, the City of Beloit Plan Commission considered and ultimately laid over your petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The Plan Commission wanted to wait for the bank that owned 1815 Portland Avenue to sell the property, and for Planning staff to work with the new owner on additional driveway & parking options.

I am writing in order to inform you that FOR HIM Inc. purchased the property located at 1815 Portland Avenue in August 2015, and has provided a copy of a recorded driveway easement over a portion of the adjacent property located at 1819 Portland Avenue. As a result, your petition has been re-scheduled for Plan Commission review on **Wednesday, December 9, 2015**. The meeting will begin at 7 PM in the City Hall Forum.

If the Plan Commission votes on your petition on December 9<sup>th</sup>, a public hearing regarding your petition will be held by the City Council on **Monday, December 21<sup>st</sup>** at 7 PM in the City Hall Forum. If you have any questions, please feel free to contact me at (608) 364-6711.

Sincerely,

Drew Pennington, AICP  
Director of Planning & Building Services

c: Lori Stottler, City Clerk (Via Email)  
Property Owners Adjacent to Alley  
File, VA-2014-03 ✓

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** December 9, 2015

**Agenda Item:** 7

**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 December 21, 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 33 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>, the Plan Commission workshop on September 23<sup>rd</sup>, and the Plan Commission meeting on October 7<sup>th</sup>, the residents of the neighborhood expressed vehement and unanimous opposition to the proposed Plan amendment.
  - The neighbors have submitted a petition signed by 173 residents and a formal Zoning Protest Petition in



opposition to the applicant's proposed redevelopment.

- 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, 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 and creating evening & weekend activity & traffic.
- 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 is not advisable public policy.
- While it is true that Planning staff's “initial reaction” to the original 60-unit multifamily proposal in September involved a counter-offer that would have reduced the number of units to 33, that offer was rejected by the applicant and an unprecedented level of neighborhood opposition and a formal zoning protest petition have come to fruition during this planning process. Planning staff's appreciation of the adaptive reuse and historic preservation components of the project have been eclipsed by the opposition of literally hundreds of residents, who unanimously oppose this proposed land use change within their historic and diverse neighborhood. Comprehensive Planning requires the participation and support of residents in the future of their community, and clearly, the plan should not be amended in the face of vehement and unanimous community opposition.

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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.

---

**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

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

---

**Staff Recommendation:**

The Planning & Building Services Division recommends **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.

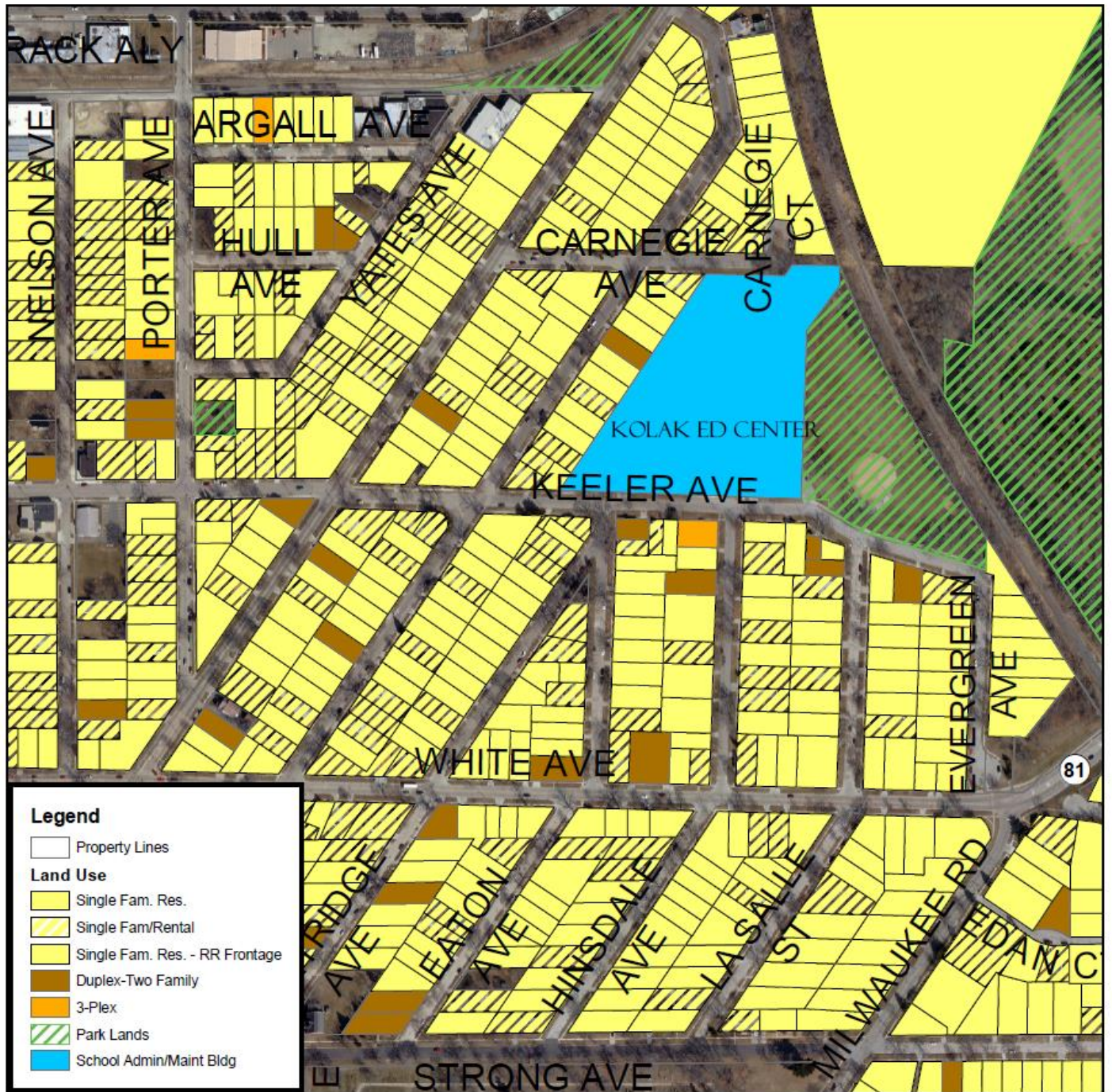
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**Fiscal Note/Budget Impact:** If approved, the proposed Plan amendment would allow the applicant's development to move forward, which would make the subject property taxable for the first time. However, the true fiscal impact is more difficult to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

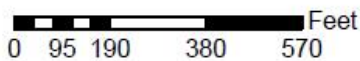
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**Attachments:** Existing Land Use Map, Future Land Use Map, Proposed PUD, Public Notice, Mailing List, and Resolution.

# 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 Neighborhood\* should include a mix of the following:

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

0 0.25 0.5 1 Miles

Date: March 17, 2008  
Source: City of Beloit, Rock County

**City of Beloit**  
Comprehensive Plan

**Map 10:**  
Future Land Use



SITE INFORMATION	
PROJECT NAME	22 EAST SCHOOL APT. (21.5 BEDROOM)
PROJECT SITE	13.5 AC. (34,000 SQ. FT.)
PROJECT ADDRESS	13.5 AC. (34,000 SQ. FT.) (21.5 BEDROOM APT.)
PROJECT OWNER	PLC
PROJECT CONTACT	PLC (CONTACT: 800.762.7622)
PROJECT DATE	NOVEMBER 2023
PROJECT TYPE	RESIDENTIAL (APARTMENT)
PROJECT STATUS	PRELIMINARY
PROJECT LOCATION	13.5 AC. (34,000 SQ. FT.) (21.5 BEDROOM APT.)
PROJECT PERMIT	NO PERMIT REQUIRED

**PRELIMINARY SITE PLAN**  
SCALE: 1"=100'





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

November 17, 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 33 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, December 9, 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, December 21, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **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 9<sup>th</sup> day of December, 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> December 9, 2015	<b>Agenda Item:</b> 8	<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 33 housing units.
- 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 1999.
- **Comprehensive 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 requested 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, and the proposed PUD is 5.8 units per acre.
- **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 meetings on September 23<sup>rd</sup> and October 7<sup>th</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 33-unit development would generate an average of 248 total trips per weekday, or 24% more than the weekday traffic generated by Kolak.

- Kolak does not currently generate any significant weekend traffic, whereas the proposed PUD would generate 150 to 200 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 meetings. 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.
  - **Neighborhood Petition:** The neighborhood has submitted a Neighborhood Protest Petition in opposition to the applicant's request. This petition is signed by 173 neighbors.
  - **Zoning Protest Petition:** Following the October 7<sup>th</sup> Plan Commission meeting, Planning staff received a Zoning Protest Petition signed by the owners of more than 20% of the land area within 100 feet of the subject property. Planning staff has reviewed the petition and determined that it is a valid Zoning Protest Petition under Section 2-306 of the Zoning Ordinance/Wisconsin Statutes 62.23(7)(d)(2m)(a). As a result, at least three-fourths of the City Council members present on December 21<sup>st</sup> need to vote in favor of Commonwealth's application in order to approve the rezoning request from PLI to PUD.
- **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.**
  - **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, and by increasing daily traffic counts on local streets that are ill-equipped to absorb additional traffic.

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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 **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.

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

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

# Proposed PUD – Master Land Use Plan



**PRELIMINARY SITE PLAN**

**NOT FOR CONSTRUCTION**

**DATE:** 12/15/2011

**PROJECT:** 201201 RESIDENTIAL W/COMMERCIAL

**OWNER:** [REDACTED]

**DESIGNER:** [REDACTED]

**SCALE:** 1" = 100'

**DATE:** 12/15/2011

**PROJECT:** 201201 RESIDENTIAL W/COMMERCIAL

**OWNER:** [REDACTED]

**DESIGNER:** [REDACTED]

**SCALE:** 1" = 100'

**DATE:** 12/15/2011

**PROJECT:** 201201 RESIDENTIAL W/COMMERCIAL

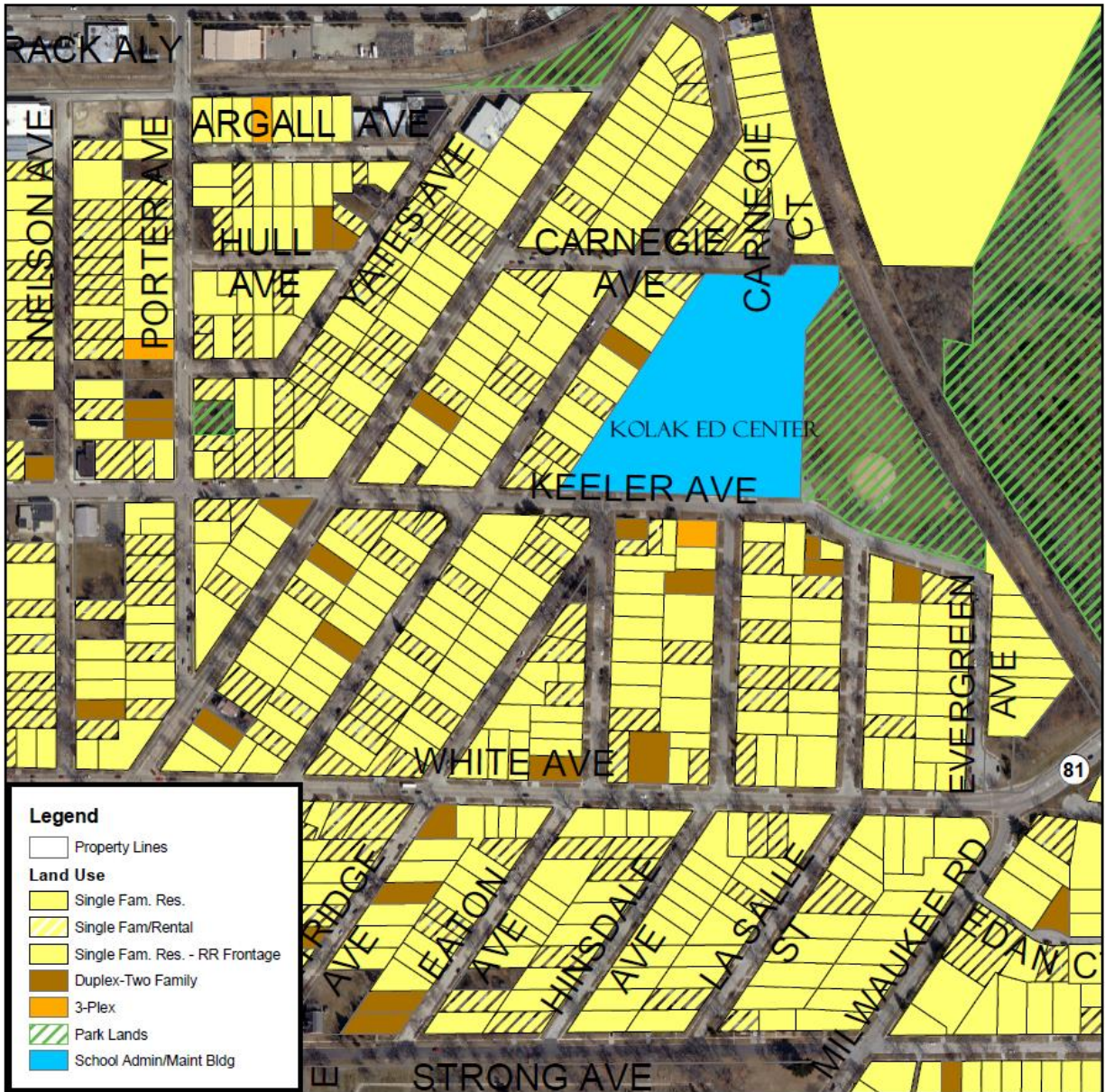
**OWNER:** [REDACTED]

**DESIGNER:** [REDACTED]

**SCALE:** 1" = 100'

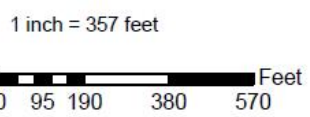


# Kolak Area Land Use Map



**Legend**

- Property Lines
- Land Use**
- Single Fam. Res.
- Single Fam/Rental
- Single Fam. Res. - RR Frontage
- Duplex-Two Family
- 3-Plex
- Park Lands
- School Admin/Maint Bldg



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  

<u>1633 Keeler Avenue</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
6. Applicant's Name: Commonwealth Development Corporation  

<u>54 East First Street</u>	<u>Fond du Lac</u>	<u>WI</u>	<u>54935</u>
(Address)	(City)	(State)	(Zip)
<u>920-922-8170</u>	<u>/</u>	<u>k.mcdonell@commonwealthco.net</u>	<u>/</u>
(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.  

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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.



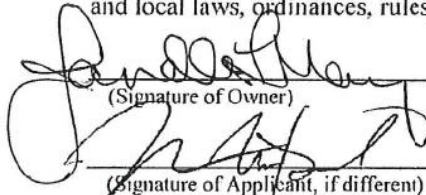
13. Project timetable: Start date: Late Summer 2016 Completion date: Summer 2017

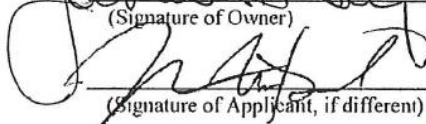
14. I/We) represent that I/we have a vested interest in this property in the following manner:

- ( ) 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 sealed 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 Perryman</u>		Date: <u>9/8/15</u>





## **NOTICE TO THE PUBLIC**

November 17, 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 33 housing 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, December 9, 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 21, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **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> December 9, 2015	<b>Agenda Item:</b> 9	<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 33 housing 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, creating night & weekend activity, and by increasing traffic levels 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:** Zoning Protest Petition (18), Neighborhood Petition (13), Letters, Map, PUD Plan, Application, & Notice.

# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK CENTER, 1633 KEEFER, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	JEFFREY VOSS	1319 CENTRAL

STATE OF WISCONSIN    )  
   ) SS  
 COUNTY OF ROCK        )

Personally came before me this 26<sup>th</sup> day of October, 2015, the above named, Jeffrey Voss to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 (SEAL)  
 Notary Public  
Rock County, State of Wisconsin

My Commission Expires: 10/20/17

**Instruction:** The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

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# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK EDUCATION CENTER, located in the City of Beloit, County of Rock, State of Wisconsin. 1633 Keeler

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Charlotte Stalsberg</i>	Charlotte Stalsberg	1644 Keeler Ave. Beloit, WI

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF ROCK        )

Personally came before me this 13 day of October, 2015, the above named, Charlotte F Stalsberg to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*[Signature]*  
Notary Public  
Rock County, State of Wisconsin



My Commission Expires: July 29, 2019

**Instruction:** The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK EDUCATION CENTER, located in the City of Beloit, County of Rock, State of Wisconsin. 11633 Keeler

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Nancy Paffel</i>	Nancy Paffel	11634 Keeler Beloit WI

STATE OF WISCONSIN     )  
   ) SS  
 COUNTY OF ROCK         )

Personally came before me this 15 day of October, 2015, the above named, Nancy Paffel to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Nakia Peterson*  
 Notary Public  
Rock County, State of Wisconsin



My Commission Expires July 29, 2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

①









# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Education Center, 1633 Keeler Ave. located in the City of Beloit, County of Rock, State of Wisconsin. Beloit, WI 53511

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Janet A. Becker</i>	Janet A. Becker	1263 Eaton, Beloit

STATE OF WISCONSIN     )  
                           Bacine     ) SS  
 COUNTY OF ~~ROCK~~     )

Personally came before me this 20 day of October, 2015, the above named, Janet A. Becker to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Allison B. Jaeger (SEAL)  
 Notary Public  
Bacine County, State of Wisconsin

My Commission Expires: 06/28/2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.


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# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Center (1633 Keeler Ave), located in the City of Beloit, County of Rock, State of Wisconsin.

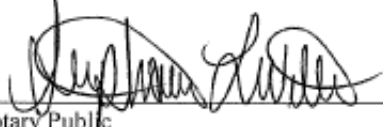
SIGNATURE:	PRINT NAME:	ADDRESS:
	Rhonda Hampton (nka) Rhonda Bonfiglio	1345 Central Ave, Beloit " " "

- Rental Property

STATE OF WISCONSIN )  
COUNTY OF Dane ) SS

Personally came before me this 22 day of October, 2015, the above named, Rhonda Hampton - nka Rhonda Bonfiglio to me known to be the persons who executed the foregoing instrument and acknowledged the same.



 (SEAL)  
Notary Public  
Dane County, State of Wisconsin



My Commission Expires: Aug 21 2016

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

**ZONING PROTEST PETITION**

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Center (1633 Keebler Ave), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	Wilma J Foxen	1315 Central
	LEON J FOXEN SR	1315 CENTRAL

STATE OF WISCONSIN )  
 ) SS  
 COUNTY OF ROCK )



Personally came before me this 19 day of October, 2015, the above named, Leon Foxen Wilma Foxen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Peggy Crosby (SEAL)  
 Notary Public  
Rock County, State of Wisconsin

My Commission Expires: 6/5/16

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.



# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Center (1633 Keeler Ave), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Esmelda Carrillo</i>	Esmelda Carrillo	1323 Central Av

STATE OF WISCONSIN    )  
   ) SS  
 COUNTY OF ROCK        )

Personally came before me this 20<sup>TH</sup> day of OCTOBER, 2015, the above  
(day) (month) (year)  
 named, ESMELDA CARRILLO to me known to be the persons who executed the  
 foregoing instrument and acknowledged the same.

**Kara L. Rollins**  
 ☆ NOTARY PUBLIC ☆  
 State of Wisconsin

*[Signature]* (SEAL)  
 Notary Public  
ROCK County, State of Wisconsin

My Commission Expires: 3/12/2017

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.



# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolaks Center (1633 Kender Ave), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Camerina Barajas</i>	Camerina Barajas	1335 Central Ave
		650 8th St

STATE OF WISCONSIN     )  
   ) SS  
 COUNTY OF ROCK         )

Personally came before me this 16 day of October, 2015, the above named, CAMERINA BARAJAS to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Ulaive M. Duberish* (SEAL)  
 Notary Public  
Rock County, State of Wisconsin

My Commission Expires: 6/28/18

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

(16)



# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolac Center (1633 Keeler), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Julie Ponder</i>	Julie Ponder	1329 Central

STATE OF WISCONSIN )  
 ) SS  
 COUNTY OF ROCK )

Personally came before me this 15<sup>th</sup> day of October, 2015, the above named, Julie Ponder to me known to be the persons who executed the foregoing instrument and acknowledged the same.



*[Signature]* (SEAL)  
 Notary Public  
Rock County, State of Wisconsin  
 My Commission Expires: 2/19/2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

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# ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK CENTER 1633 KIELER AVE, located in the City of Beloit, County of Rock, State of Wisconsin.

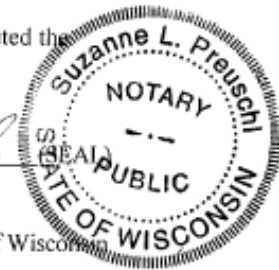
SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Robert J. Ames</i>	ROBERT J. AMES	1365 CENTRAL
<i>Lana L. Ames</i>	LANA L. AMES	1365 CENTRAL
<del><i>[Signature]</i></del>	<del> </del>	<del> </del>
<del><i>[Signature]</i></del>	<del> </del>	<del> </del>
<del><i>[Signature]</i></del>	<del> </del>	<del> </del>
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<del><i>[Signature]</i></del>	<del> </del>	<del> </del>
<del><i>[Signature]</i></del>	<del> </del>	<del> </del>

STATE OF WISCONSIN     )  
   ) SS  
 COUNTY OF ROCK         )

Personally came before me this 13TH day of OCTOBER, 2015, the above  
(day) (month) (year)  
 named LANA L. AMES + ROBERT J. AMES to me known to be the persons who executed the  
 foregoing instrument and acknowledged the same.

*Suzanne L. Preusch*  
 Notary Public

Rock County, State of Wisconsin



My Commission Expires: MAY 26, 2019

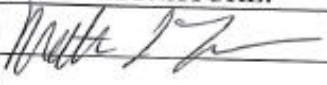
Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

(14)

# ZONING PROTEST PETITION

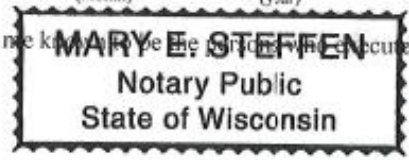
To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: 1633 KEELER AVE, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	Matthew L. Finnegan	1648 KEELER (2212 Kroll View person / address)

STATE OF WISCONSIN )  
 ) SS  
 COUNTY OF ROCK )

Personally came before me this 9<sup>th</sup> day of October, 2015, the above named, Math Finnegan to me known to be the person who executed the foregoing instrument and acknowledged the same.



*Mary E. Steffen*

Notary Public  
Rock County, State of Wisconsin

My Commission Expires: March 30, 2018

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

15



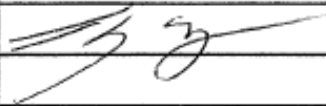




# ZONING PROTEST PETITION

To the Beloit City Council:

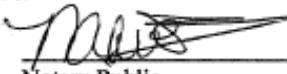
We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: 1633 Keeler Ave, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	TONY MEYER	651 Milwaukee Rd Beloit, WI

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF ROCK        )

Personally came before me this 28 day of October, 2015, the above named, Anthony P. Meyer to me known to be the persons who executed the foregoing instrument and acknowledged the same.



 (SEAL)  
Notary Public  
Buck County, State of Wisconsin  
My Commission Expires: July 29, 2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

(18)

## NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Elana Thalman	1703 white Ave
2		John Thalman	1703 white Ave
3		MIKE ENDOCENTI	1707 WHITE AVE
4		Diana Irons	1715 white Ave
5		PETER HACKER	1710 EVERGREEN AV
6		VIRGINIA HACKER	" " "
7		Selina Quinn	1216 Evergreen Ave.
8		ANGEL REES	1221 Evergreen Ave
9		Kris McGinnis	1225 Evergreen Ave
10		GERALD B. TERRANIS	1231 EVERGREEN
11		Karen M. Hughes	1239 Evergreen Ave.
12		FRANK HUGHES	1239 EVERGREEN AVE.
13		Justin Presny	1241 Evergreen Ave
14		JACQUE THOMPSON	1241 EVERGREEN AVE
15		TIM THOMPSON	1247 EVERGREEN
16		Yvette LaRue-Usher	1253 Evergreen Ave
17		DICK A MARTIN	1244 Evergreen Ave
18		Donnam Hudson	1232 Evergreen Ave
19		Mark P. Hudson	1232 Evergreen Ave.

Signatures collected by: Jan M. Brooks

Date: Sept 28, 29, 30, 2015

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## NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1	<i>Michael F. Kearney</i>	MICHAEL F. KEARNEY	1226 EVERGREEN
2	<i>Carol A. Kearney</i>	CAROL A. KEARNEY	1226 EVERGREEN
3	<i>Flora Scarbrough</i>	Flora Scarbrough	1248 Evergreen Ave
4	<i>Toby Scarbrough</i>	Toby Scarbrough	1248 Evergreen Ave
5	<i>Ruth Scarbrough</i>	Ruth Scarbrough	1248 Evergreen Ave
6	<i>Barb Bartlett</i>	Barb Bartlett	1710 Keeler
7	<i>Jessica Goetzman</i>	Jessica Goetzman	1233 LaSalle St.
8	<i>Roberto Martinez</i>	Roberto Martinez	1227 La Salle st.
9	<i>Laura L. Martinez</i>	Laura L. Martinez	1227 La Salle st.
10	<i>J. Palazzolo</i>	Jon Palazzolo	1239 La Salle St.
11	<i>Ambur Hill</i>	Ambur Hill	1239 La Salle St
12	<i>John Siam</i>	John Siam	1243 LaSalle St
13	<i>Eileen Jensen</i>	Eileen Jensen	1255 LaSalle St
14	<i>Joan E. Siam</i>	Joan E Siam	1243 La Salle St
15	<i>D. D. de la</i>	DANIEL BRUCE ENHARDT	1217 LA SALLE ST
16	<i>Jamie Goetzman</i>	Jamie Goetzman	1233 La Salle St
17	<i>Lois M. Brooks</i>	Lois M. Brooks	1221 LaSalle St
18	<i>Thomas E. Brooks</i>	THOMAS E. BROOKS	1221 LASALLE ST.
19	<i>Dana Schober</i>	DANA SCHOBBER	1220 Evergreen Ave
20	<i>Tim Schober</i>	Tim Schober	1220 Evergreen Ave.

Signatures collected by: Lois M. Brooks

Date: Sept 28, 29, 30, 2015

## NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Esmelda Carrillo	central AV 1323
2		Jonathan Pender	1329 CENTRAL
3		LANA AMES	1365 CENTRAL
4		Lou Ann MASSEY	1402 Carnegie Ct.
5		Janice Marshall	1406 Carnegie Ct
6		John Steffens II	1406 Carnegie Ct
	<del></del>		
7		TERRI CARRINO	1410 CARNEGIE CT
8		Alex Ponder	1329 Central Ave
9		MARCO DAVILA	1335 central Ave
10		Thomas Langone	1433 Central Ave.
11		chet R ELLIOTT	1437 Central Ave
12		JESSE SINGH	1439 CENTRAL AVE
13		MAC ANTHONY <sup>wickende</sup>	1499 Central Ave
14		Shelly Harbison	1453 Central Ave
15		Richard Harbison	1453 Central Ave.
16		Dany Zarate	1463 Central Ave.
17		Therese Marr	1471 Central Ave
18		RONALD ROBERTS	1440 CENTRAL AVE

Signatures collected by: Jas M. Brooks

Date: Oct 1, 2, 3, 2015

①



## NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1	<i>Owen Moliqve</i>	OWEN MOLIQUE	1406 CENTRAL AV
2	<i>George Weatherall Jr</i>	George Weatherall Jr.	1356 Central Ave
3	<i>Pamela Weatherall</i>	Pamela Weatherall	1358 Central Ave
4	<i>Robert W. Collins</i>	ROBERT COLLINS	1342 Central L
5	<i>Vickie K Collins</i>	Vickie Collins	1342 Central
6	<i>Karen Smith</i>	Karen Smith	1334 Central Ave.
7	<i>Carol Smith</i>	Carol Smith	1334 Central Ave
8	<i>Jacqueline Dumas</i>	Jacqueline Dumas	1310 Central Ave.
9	<i>Robert Selter</i>	ROBERT SELTER	1304 CENTRAL AVE
10	<i>Anthony Glenn</i>	Anthony Glenn	1315 Central
11	<i>Martha M</i>	MARTHA M	1416 Central Ave
12	<i>JoAnn Tangney</i>	JoAnn Tangney	1427 Central Ave
13	<i>Debra L Willing</i>	Debra L Willing	1420 Central Ave
14	<i>Gloria J Barber</i>	Gloria J Barber	1423 Central Ave
15	<i>Robert Nadowski</i>	ROBERT NADOWSKI	1410 Central Ave
16	<i>Laura Corona</i>	Laura Corona	1323 Central Ave
17	<i>Sara Servin</i>	Sara Servin	1270 Central Ave
18	<i>Jose ALZAO</i>	Jose Josew	1264 Central Ave
19	<i>Diane Arias Polo</i>	Diane Arias Polo	1256 Central Ave

Signatures collected by: Jas M. Brubaker

Date: Oct 1, 2, 3, 2015

## NEIGHBORHOOD PROTEST PETITION

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	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Dominique Brown	1256 Central Ave
2		Gabriel	1250 Central Ave
3		Masha Cui	1250 Central Ave
4		Arnold L. Marks	1230 Central Ave.
5		Shawn Buck	1226 Central Ave
		<del>1214 Central</del>	
6		Hattie Turner	1214 Central
7		BRIAN NELSON	1210 CENTRAL
8		Jude M. Tropp	1403 Carnegie Ct.
9		Kelly L. Dresser	1355 Central Ave.
10		Lynn M. Dresser	1355 Central Ave.
11		Felicia Fields	1345 Central Ave.
12		Emily Brunson	1341 Central Ave
13		Jami Lopez	1319 Central Ave
14		Rich Tangney	1427 Central Ave.
15		Heidi Rupp	1348 Central Ave.
16		Zachary Bell	1616 Keeler Ave
17		Kristen Broderick	1220 Central Ave
18		Gordon M. Crane	1397 White Ave

Signatures collected by: Jais M. Brouha

Date: Oct 1, 2, 3, 2015





**NEIGHBORHOOD PROTEST PETITION**

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Maria Jacobo	1339 white Ave
2		Stefano Adams	1327 White Ave
3		Robert J. Ames	1365 CENTRAL AVE
4		CHRISTOPHER JAMES	1349 Central Ave
5	Justina Brewer	Justina Brewer	1315 central Ave
6		Michael Adams	1327 White Ave
7		Jodi PUFF	1234 Central Ave.
8		Lorenzo Servin	1608 Carnegie Ave
9	Amber Derke	Amber Derke	1545 Keeler Ave.

Signatures collected by: Jas M. Brulis  
 Date: Oct 1, 2, 3, 2015





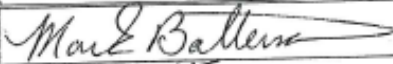
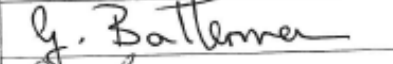
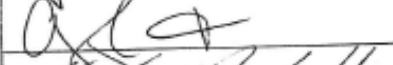

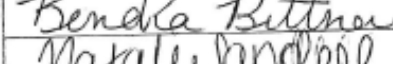
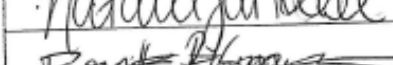
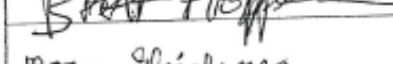
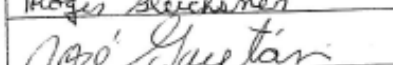

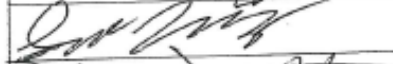

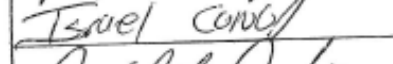
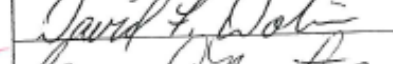




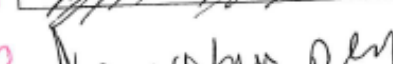
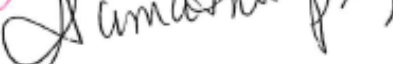



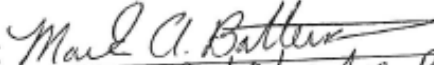


## NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Mark Batterman	1220 Partridge Ave.
2		Gillian Batterman	1220 Partridge Ave
3		Angela Wheeland	1214 Partridge Ave.
4		Kris Bittner	1224 Partridge Ave.
5		Kendra Bittner	1224 Partridge Ave
6		Natalie Sandell	1244 Partridge Ave
7		Brent Hopper	1244 Partridge Ave
8		ROGER GLEICHNER	1256 PARTRIDGE AVE
9		Jose Gaytan	1260 Partridge Ave.
10		DONALD E. WRIGHT	1264 PARTRIDGE
11		Greg Wright	1264 Partridge
12		MARK McJURY	1270 Partridge
13		Israel Cook	1272 PARK RIDGE
14		David F. Dolin	1251 Partridge Ave
15		REBECCA A. NORTHROP	1251 PARTRIDGE AVE
16		Pamela Jensen	1251 Partridge Ave
17		Raul Gama	1243 partridge Ave
18		Maite Gama	1243 Partridge Ave
19		Bradley Perry	1237 Partridge Dr.
20		SAMANTHA PERRY	1237 partridge ave

Signatures collected by:   
 1220 Partridge Ave, Beloit  
 Date: Sept. 29-30, 2015





NUMERICAL 1200 LASALLE CV  
 Keeler 1200 HINSDALE C  
 between HINSDALE & LASALLE

**NEIGHBORHOOD PROTEST PETITION**

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

- 1
- 2
- 3
- 4
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- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Leesa Murry</i>	Leesa Murry	1226 LaSalle St.
<i>Frank Murry</i>	FRANK MURRY	1226 LaSalle St.
<i>Barbara Romp</i>		1232 Kadalle
<i>JoAnn Clayton</i>	JOANN CLAYTON	1204 LaSalle St.
<i>Paula Kindzsch</i>	PAULA KINDZSCHI	1244 LaSalle St.
<i>Pam Kindzsch</i>	Pam Kindzsch	1244 LaSalle St.
<i>Dale F. Kindzsch</i>	Dale F. Kindzsch	1244 LaSalle St.
<i>Colleen Dunn</i>	Colleen Dunn	1634 Keeler Ave
<i>Nancy Paffel</i>	Nancy Paffel	1634 Keeler Ave
<i>Cason Lee</i>	Cason J. Lee	1239 Hinsdale Ave
<i>Heather Lee</i>	Heather Lee	1239 Hinsdale Ave.
<i>Melissa Walker</i>	MELISSA WALKER	1233 Hinsdale Ave
<i>Mark Elch</i>	Mark Elch	1681 White Ave

TOTAL  
173

Signatures collected by: JoAnn M Clayton  
 Date: 10-3 + 10-4 - 2015





From:  
Mark and Gillian Batterman  
1220 Partridge Ave.  
Beloit, WI 53511

To: City of Beloit Plan Commission

December 1, 2015

The most recent proposal from Commonwealth Development for the conversion of the Kolak Education Center is as unacceptable as their two previous proposals. From the very first proposal the neighborhood's opposition focused most fiercely on the 34 units in the building; now they are proposing 33 units, which is hardly any difference.

City Council President Charles Haynes has told us that the Beloit School District says it will simply abandon the Kolak Center and allow it to become derelict if the city council does not in effect allow them to sell it to Commonwealth Development. This is blackmail. Please disregard this blackmail when making your decision. Disregard it for three reasons. Firstly, if you give in to blackmailers, they return with more outrageous suggestions; who knows what the School District may ask for as they try to rid themselves of other schools! Secondly, if this falls through, the school system may succeed in finding other uses for the building which would be acceptable. And finally, please disregard their blackmail because we find it impossible to believe that the Beloit School Board would allow such a disgracefully irresponsible action; the School Board members are our elected representatives charged with doing well for the whole City of Beloit, and allowing the building to become derelict would blight a whole neighborhood.

Why are we and most people in the neighborhood so opposed to redeveloping Kolak into a high density apartment complex? Because we feel it will change the nature of our neighborhood. Ours is a neighborhood of single family homes. Many of us have lived here for a large part of our lives. Our houses are older, and need significant, regular maintenance. Many of us have happily put much time, energy and money into maintaining and improving our homes. We stay here because we like the neighborhood, our neighbors, our homes, our yards. Ours is the type of neighborhood, like others in Beloit, where something can easily cause it to degenerate fast, something we all worry about. This is the bottom line for the neighborhood's opposition to the proposal to convert Kolak into a large number of apartments: we fear that a large influx of renters, who have no allegiance to the neighborhood, concentrated in one building, will bring about this degeneration.

Why are we so concerned about large apartment blocks? Beloit does not have a good history with them. For example, the apartments on Park Avenue, the Freeman Apartments, and the Fairbanks Flats all had tremendous social problems, with constant police visits, before they were finally condemned and redeveloped. While Commonwealth may indeed be excellent landlords, as they claim, how long will they own the apartments? What happens when the conversion of Kolak gets worn and tired? (Kolak was never a quality building, and according to the School District's analysis, it needs constant, expensive upkeep). Who will be the tenants once the apartments start to deteriorate? How will the neighborhood cope with the kinds of problems experienced in those other apartment complexes in Beloit? Won't there be neighborhood flight by those who are able to flee? Thus, another problem neighborhood could develop in Beloit.

We understand that Commonwealth Development is using typical unfair and underhanded developer tactics to wear down opposition. They start with a large initial proposal which stands little chance of success. Then comes a second proposal which is smaller. If this still seems unlikely to pass, they submit another slightly scaled down version, at the last minute. This strategy wastes the time and energy of all concerned: neighbors, Beloit's Planning and Building Services, Plan Commission members, and City councilors. Developers know that citizens run out of energy for continuing to show their opposition, and that Planning Departments and City Councils have many other issues to deal with. Commonwealth is probably relying on this typical strategy to get the zoning change passed.

If Commonwealth Development achieves a zoning change to PUD, the issue of redeveloping Kolak is still not finished. Commonwealth then negotiates the specifics of the redevelopment with the City Council. They are liable to continue to wear citizens and councilors down until they get the development plan that they truly want. Who knows what that plan may look like!

We therefore ask you to let Commonwealth Development know at your December 9<sup>th</sup> meeting that, like most people in the neighborhood, the Beloit Plan Commission is opposed to the redevelopment of Kolak into a high density apartment complex. We ask you to recommend denial of their request for rezoning Kolak to PUD, with 33 units in the building.

Thank you for your attention,

Mark and Gillian Batterman

December 2, 2015

To the members of the Beloit City Plan Commission:

My name is Tom Brooks and my wife, Lois, and I live at 1221 LaSalle Street. As far back as August, we have been attending meetings regarding the Commonwealth Development proposal to redevelop Kolak Education Center into multi-family housing. With help from others in the neighborhood, we have turned in over 170 signatures from residents protesting the proposal, encouraged and assisted the property owners that live within 100 feet of the Kolak property to have zoning protest petitions notarized and approved by city staff, and have spoken at Plan Commission and City Council meetings. Unfortunately, we will not be able to attend the December 9<sup>th</sup> Plan Commission meeting since we will be out of town.

I am writing now to let you know we are ***still opposed*** to the latest proposal for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institution District to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue.

We are opposed to the amendment, not because we are against any type of redevelopment at the Kolak Center but because the proposed development, initially slated for 60 units, which the developer stated were all necessary to make the project viable, but then changed to 40 units just before the October 7, 2015 Plan Commission review, and then changed again to 33 units right before the November 16, 2015 City Council meeting, would still, in our opinion – to borrow language from one of the staff reports – ***dramatically change the character of the established immediate neighborhood***. This will not be a change for the better.

We believe that the impacts of the proposal, even with the latest, small adjustment to the number of units, will still:

- Change the long-established character of the neighborhood
- Change the ability to utilize the public park and open space at Kolak
- Increase traffic on streets unable to handle **any** additional traffic
- Set a precedent for “spot” zoning that is inconsistent with the adopted Comprehensive Plan

In their numerous reports, we believe that City Staff have gone into great detail regarding each of these items. However, there is one more item that we would like to address. While not directly tied to the decision to approve or deny the proposal, we believe it is an important part of the decision-making process.

There have been many rumors about what might happen if the proposal is denied. Foremost, is that the school district is ready to “walk away” from Kolak. However, we believe that if the developer is not able to get the zoning change requested, and that if they pull their offer to purchase, it will give the neighborhood an opportunity to petition the school district to leave the administrative offices at 1633 Keeler Avenue. The school district has held community meetings proposing to spend millions of dollars for new offices. If that is to happen, we would like to see that taxpayer money stay in our neighborhood. If that did not work out, there are other potential community uses for the building. During our petition collection process, some of the suggested uses included; senior housing, assisted-living housing, senior services center, veterans assistance center, and a public-private partnership where the school district could have a shared-use agreement with other tenants.

Whether it is the 170+ people that signed the neighborhood protest petition, the 18 property owners that turned in the notarized zoning protest petition, or the many folks that have spoken at multiple meetings, a unified, over-whelming, majority of residents oppose the proposal to redevelop the Kolak Education Center into multi-family housing. Lois and I agree and encourage you to deny the Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institution District to PUD, Planned Unit Development District and any associated resolutions and/or amendments.

Thank you.



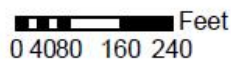
# Location & Zoning Map

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





**PRELIMINARY**  
SITE PLAN

**NOTES:**

1. THIS PLAN IS A PRELIMINARY SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
5. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
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**PRELIMINARY**  
NEW BUILDING & REMODELING FOR:  
**ROOSEVELT ELEMENTARY SCHOOL**  
1833 KEELER AVE.  
BELOIT, WI 53511



**COMMONWEALTH**  
CONSTRUCTION CORPORATION  
88 S. FIRST STREET, FOND DU LAC, WI 54601  
(920) 822-4170 FAX: (920) 422-9171



**M+A DESIGN, LLC**  
54 West First Street  
Fond du Lac, Wisconsin 54601  
124746@msadesign.com (920) 822-4170

11-11-2015

DATE: 11/11/15  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: C1.0

# 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  

<u>1633 Keeler Ave</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
- 5. Applicant's Name:** Kevin McDonell  

<u>54 East First Street</u>	<u>Fond du Lac</u>	<u>WI</u>	<u>54935</u>
(Address)	(City)	(State)	(Zip)

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

- 6. THE FOLLOWING ACTION IS REQUESTED:**  
Change zoning district classification from: PLI to: RS P4D D  
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): \_\_\_\_\_

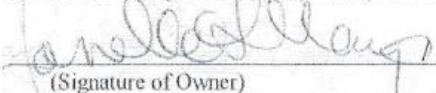



( ) Leasehold, Length of lease: \_\_\_\_\_  
 (X) Contractual, Nature of contract: Offer to Purchase  
 ( ) Other, explain: \_\_\_\_\_

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:  
 Name(s): Kevin McDonell Phone: 920-922-8170  
54 East First Street Fond du Lac WI 54935  
 (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	
(Signature of Owner)	Janelle Marotz	/ 8/27/2015
	(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.<sup>00</sup> 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

November 17, 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 33 housing 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, December 9, 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 21, 2015, at 7:00 PM; or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **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