



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, January 20, 2016 at 7:00 PM  
The Forum  
Beloit City Hall, First Floor  
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the December 22, 2015 Meeting**
3. **Amendment to a Planned Unit Development Master Land Use Plan – Menards - 2851 Milwaukee Road**  
Public hearing, review and consideration of amendment to an Planned Unit Development Master Land Use Plan to allow a warehouse addition of up to 23,000 square feet for total warehouse space of 50,000 square feet
4. **Zoning Map Amendment – River of Life United Methodist Church – 2345 Prairie Avenue**  
Public hearing, review and consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to PLI, Public Lands and Institutions District for the property located at 2345 Prairie Avenue
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

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

Notice Mailed: January 15, 2016

Approved: Julie Christensen, Community  
Development Director

\*\*Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Tuesday, December 22, 2015 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Commissioner Faragher called the meeting to order at 7:01pm. Commissioners Finnegan, Faragher, Tinder, Ruster, and Councilor Kincaid were present. Commissioner Mathis and Moore were not present. Commissioner Johnson arrived at 7:04pm.

**2. Approval of the Minutes of the December 9, 2015 Meeting**

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

**3. Certified Survey Map - 2001 and 3620 Gateway Boulevard**

Review and consideration of a four-lot Certified Survey Map for the properties located at 2001 & 3620 Gateway Boulevard

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

Commissioner Tinder asked if this were the same site that Pratt had originally been looking at. Ms. Christensen stated that it was not.

Commissioner Johnson asked if the traffic would change considerably once the Interchange work is completed. Ms. Christensen stated that she believed that the flow of traffic would be altered.

Councilor Kincaid asked if it was originally known that it was floodplain when it was purchased. Ms. Christensen explained that the floodplain maps had recently changed, and the floodway is larger than it had been in the past.

Councilor Kincaid asked who would maintain the outlying lot. Ms. Christensen stated that the City will maintain the land.

Councilor Kincaid asked how access would be gained. Ms. Christensen stated that both Turtle Townhall Road and Gateway Boulevard would provide access.

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

4. **Relocation Order for Easements – Fourth Street Bridge Project**

Review and consideration of a Relocation Order for a variety of permanent and temporary easements to be established for the Fourth Street Bridge Project

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

Mr. Michael Flesh addressed the Commission. He explained the proposed project and that it is mostly state and federally funded.

Ms. Christensen asked if the easements would be compensated. Mr. Flesh stated that the compensation has not been finalized as of yet.

The Commissioners inquired into the design structure of the bridge. Mr. Flesh explained the Ken Hendricks' bridge would provide inspiration for the new bridge. There will also be a bike path incorporated onto the bridge.

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**

Ms. Christensen indicated that City Council had denied the Kolak proposal. However, the alley vacation and the Remembrance Garden were approved.

The next meeting will be January 20, 2015.

6. **Adjournment**

The meeting adjourned at 7:20pm.

Minutes respectfully submitted by Ashley Rosenbaum.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

<b>Meeting Date:</b> January 20, 2016	<b>Agenda Item:</b> 3	<b>File Number:</b> PUD-2016-01
<b>Applicant:</b> Tyler Edwards (Menards)	<b>Owner:</b> Menard, Inc	<b>Location:</b> 2851 Milwaukee Road
<b>Existing Zoning:</b> PUD, Planned Unit Development District	<b>Existing Land Use:</b> Hardware Store	<b>Parcel Size:</b> 19.25 Acres

### Request Overview/Background Information:

Tyler Edwards, on behalf of Menard, Inc, has submitted an amended Planned Unit Development (PUD) - Master Land Use Plan for the property located at 2851 Milwaukee Road. A copy of the amended PUD - Master Land Use Plan is attached to this report. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and land uses.

### Key Issues:

- The applicant has proposed the construction of a warehouse expansion at their Beloit store in order to meet demand and remain competitive in the market.
- A condition in the original PUD – Master Land Use Plan, authorized in September of 2005, limits the accessory lumber/warehouse building space to a total of 27,000 sq. ft. The original Resolution with conditions is attached to this report.
- The existing warehouse is 26,430 sq. ft. and primarily used for lumber storage.
- The proposed warehouse addition is approximately 22,660 sq. ft. and will be identical in appearance to the existing warehouse structure.
- The applicant is requesting the approval of an amended PUD – Master Land Use Plan that will allow for up to 50,000 sq. ft. of warehouse space in order to accommodate the expansion.
- Menards is also proposing various minor changes to the east and north façades which will be evaluated by Staff under the Architectural Review process.
- The attached Public Notice was sent to property owners within 150 ft. of the subject property. Planning staff has not received any comments from members of the public.
- The Fire Inspector reviewed the proposed PUD – Master Land Use Plan Amendment and expressed concern with the sprinkler system, removal of existing exits, and relocation of the compactor. The applicant will address the Inspector's concerns in the final building plan submittal, and a building permit will only be issued when all concerns raised by the Inspector have been properly addressed.
- 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 Amendment will allow for the expansion of a large, successful retailer in Beloit. The space where the proposed warehouse expansion will be built on is currently unoccupied pavement. Amending the Master Land Use Plan will allow for greater building density and more efficient use of land on the subject parcel.
  - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The warehouse expansion proposal complies with the standards outlined in Section 5-300 of the Zoning Code.
  - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** The warehouse addition will not require additional services.
  - **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 Amendment is consistent with the adopted Future Land Use Map, which recommends Community Commercial 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 amended PUD – Master Land Use Plan will allow Menards to make an additional investment in the community and better meet their customers' needs.

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

The Comprehensive Plan recommends Community Commercial uses for the subject property. The PUD Amendment, which would allow the business to expand in order to keep up with consumer demand, is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. 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 amended PUD – Master Land Use Plan will allow a large retailer to better serve the citizens of Beloit by investing capital in in the store.
- 

**Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the proposed amended PUD – Master Land Use Plan for warehouse expansion on the property located at 2851 Milwaukee Road, based on its consistency with the Zoning Ordinance and subject to the following conditions:

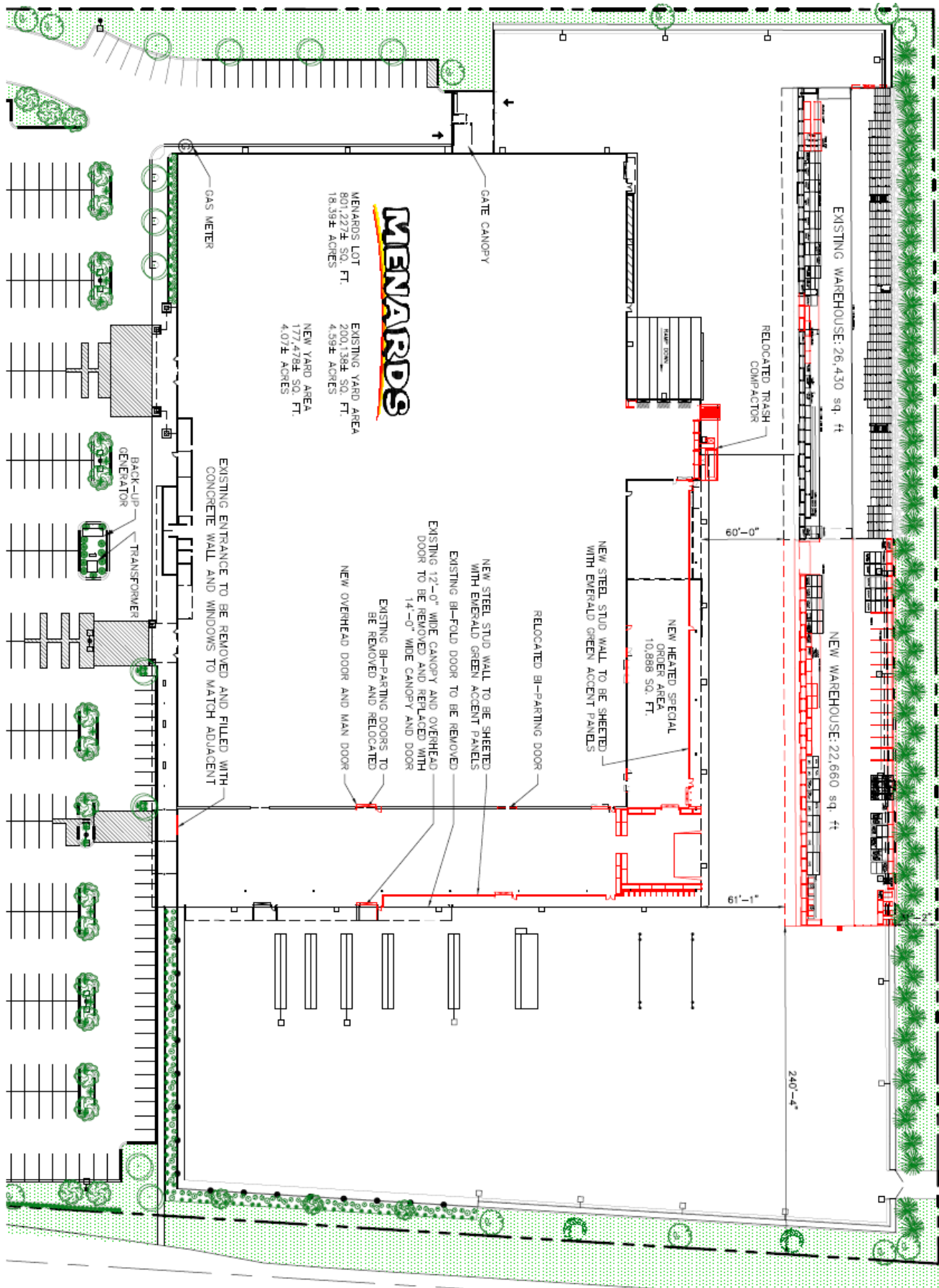
1. This approval authorizes up to 50,000 sq. ft. of accessory lumber/warehouse space rather than up to 27,000 sq. ft. as allowed by the original PUD – Master Land Use Plan approved in 2005.
  2. Prior to the issuance of a Building Permit for the warehouse expansion, the applicant shall address the Fire Inspectors concerns with regards to the removal of exits, sprinklers, and compactor relocation.
  3. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.
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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Proposed PUD Plan, PUD Resolution (2005), Location Map, Application, Public Notice, and Mailing List.

**Proposed PUD – Master Land Use Plan Amendment – New additions in RED**



# Original PUD Resolution for 2851 Milwaukee Road (2005)

FILE #	8185
SEP 6 2005	

## RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE PLAN TO ALLOW A RETAIL COMMERCIAL DEVELOPMENT IN A C-3, AND AN MRO ZONING DISTRICTS

WHEREAS, the application of Turtle Creek Development LLC, Inc. for approval of a Planned Unit Development (PUD) Master Land Use Plan to allow a retail commercial development with an outdoor storage yard area in a C-3, Community Commercial District, and an MRO, Milwaukee Road Overlay District, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW THEREFORE IT IS HEREBY RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the proposed PUD Master Land Use Plan to allow a retail commercial development with an outdoor storage yard area on property located at 1900 Freeman Parkway and 2851 Milwaukee Road in the City of Beloit, for the following described premises:


Lot 2 of Certified Survey Maps, Volume 16, Pages 75 & 76 and Lot 2 of Certified Survey Maps, Volume 19, Pages 280-285 City of Beloit, Rock County, Wisconsin. Containing 19.25 acres, more or less. (Also known as 1900 Freeman Parkway and 2851 Milwaukee Road)

As a condition of granting the PUD Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

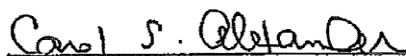
1. The applicant shall construct one retail building not to exceed 163,000 square feet of gross floor area and unheated overhang area not to exceed 41,000 square feet. The accessory lumber/warehouse building shall not exceed 27,000 square feet in size. The applicant shall also combine the parcels of 1900 Freeman Parkway and 2851 Milwaukee Road into one lot.
2. The proposed freestanding sign shall not exceed 75 feet in height, with a maximum of 300 square feet of sign area per side. The proposed sign shall be relocated to a new location approved by staff. The "Harvey House" sign shall be removed prior to issuance of a Certificate of Occupancy. The proposed fence for the outdoor storage area shall not exceed 14 feet in height.
3. The portion of the property south of the "future development lot" shall be dedicated to the public to allow for right-of-way improvements. Roadway access to this site shall be as indicated on the PUD Final Plan or as otherwise approved by the City Engineer.
4. The applicant shall submit a detailed landscaping plan, color elevation drawings, drawings of the proposed fence and building material samples as part of the PUD Final Plan.
5. The exterior architectural appearance of the buildings must be of a design and materials to be in keeping with concept elevation drawings and regulations of the Milwaukee Road Overlay District and Architectural Review and Landscape Ordinance.
6. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

Adopted this 6th day of September, 2005.

BELOIT CITY COUNCIL

  
Martin Densch, Council President

ATTEST:

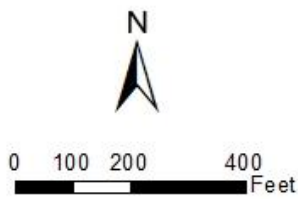
  
Carol S. Alexander, CMC, City Clerk  
PUD-05-04, 1900 Freeman & 2851 Milwaukee



# Location Map

2851 Milwaukee Road

PUD-2016-01



Legend	
	2851 Milwaukee Road
	COB Parcels
	Zoning District

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
Date: January 2016  
For: City of Beloit  
Planning & Building Services  
Date of Aerial Photography: April 2011

Document Path: \\smb01\cityofbeloit\GIS\workspace\mxd\2851 Milwaukee Rd.mxd



# 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-2015-02

1. Address of subject property: 2851 Milwaukee Rd
2. Legal description: See attached CSM  
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 19.42
4. Tax Parcel Number(s): \_\_\_\_\_
5. Owner of record: Menard, Inc. Phone: 715-876-2143  
5101 Menard Drive Eau Claire WI 54703  
(Address) (City) (State) (Zip)
6. Applicant's Name: Tyler Edwards Real Estate Representative  
5101 Menard Drive Eau Claire WI 54703  
(Address) (City) (State) (Zip)  
715-876-2143 / 715-579-6699 / tedwards@menard-inc.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: Menard Retail Store
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**  
**Master Land Use Plan: in a(n)** C-3 **Zoning District.**
9. A Preapplication Conference was held on: N/A
10. All the proposed use(s) for this property will be:  
Principal use(s): Menard Retail Store  
Secondary use(s): N/A
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. The existing zoning limits the size of the building to the original PUD. Menards wants to expand the warehouse building.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. Expanding the warehouse will allow Menards to better serve the community and stay competitive at this location.

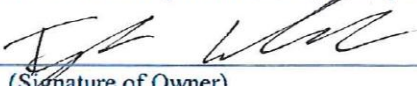
13. Project timetable: Start date: Summer 2016 Completion date: Fall 2016

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

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

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.

 / Tyler Edwards / 12/5/15  
 (Signature of Owner) (Print name) Menards Inc (Date)

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

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

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <b>\$200.00</b>	Amount paid: <u>\$200.00</u>	Meeting date: <u>1/20/15</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: _____	Date: _____	

## **NOTICE TO THE PUBLIC**

January 8, 2015

To Whom It May Concern:

Menards has submitted an application for an amendment to the PUD, Planned Unit Development District, for the property located at:

**2851 Milwaukee Road.**

The applicant is proposing the construction of a warehouse expansion at their Beloit store. A condition in the original PUD – Master Land Use Plan, authorized in 2005, limits total warehouse space to 27,000 sq. ft. The proposed warehouse addition is approximately 22,660 sq. ft. Therefore, the applicant is requesting that the PUD be amended to allow up to 50,000 sq. ft. of warehouse space in order to accommodate the warehouse expansion.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, January 20, 2016, 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, February 1, 2016, 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 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.*

## Mailing List

owner_last_name	owner_first_name	owner_address_line1	owner_city	owner_st	owner_zip
MCGUIRE PROPERTIES INC		400 MIDLAND CT STE 101	JANESVILLE	WI	53546
MY THREE KIDS INC		2104 BELOIT AVE	JANESVILLE	WI	53546
SHIRLEY M CARLSON REVOCABLE TRUST		8829 S LATHERS RD	BELOIT	WI	53511
GGJ INVESTMENTS LLC		1311 SOUTH KASPAR	ARLINGTON HTS	IL	60005
WALMART REAL ESTATE BUSINESS TRUST		P O BOX 8050 MS 0555	BENTONVILLE	AR	72712
TURTLE CREEK DEVELOPMENT LLC		525 THIRD ST STE 300	BELOIT	WI	53511
CANTERBURY JOINT VENTURE #289	C/O PILOT TRAVEL CENTERS	P O BOX 54470	LEXINGTON	KY	40555



# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



<b>Meeting Date:</b> January 20, 2016	<b>Agenda Item:</b> 4	<b>File Number:</b> ZMA-2016-01
<b>Applicant:</b> Kevin Cook	<b>Owner:</b> River of Life United Methodist Church	<b>Location:</b> 2345 Prairie Ave
<b>Current Zoning:</b> R-1A, Single-Family Residential District <b>Proposed Zoning:</b> PLI, Public Lands and Institutions District	<b>Existing Land Use:</b> Religious Institution	<b>Parcel Size:</b> 2.727 Acres

### Request Overview/Background Information:

Kevin Cook of JNB Signs, on behalf of River of Life United Methodist Church (RLUMC), has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to PLI, Public Lands and Institutions District, for the property located at 2345 Prairie Avenue.

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

- North: R-1A, Single-Family Residential District; Residential
- South: R-1A, Single-Family Residential District and C-1, Office District; Residential and Bank
- East: R-1A, Single-Family Residential District; Residential
- West: PLI, Public Lands & Institutions District; Aldrich Intermediate School

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

### Key Issues:

- The subject property is currently the site of the RLUMC.
- The church hired Kevin Cook of JNB Signs to design a sign to replace the existing ground monument sign facing Prairie Avenue.
- Due to strict limitations on signage in the R-1A, Single-Family Residential District, the applicant is seeking a Zoning Map Amendment to allow his client more flexibility when considering options for new signage.
  - RLCUMC has expressed interest in using an Electronic Variable Messaging (EVM) sign – a sign type permitted in the PLI, Public Lands and Institutions District.
  - Aldrich Intermediate School, located directly across the street, was recently granted a sign permit to install an EVM sign facing Prairie Avenue.
  - The potential EVM sign would be reviewed under the Architectural Review process and be subject to brightness restrictions in order to protect nearby residences from ambient light.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- Planning staff posted an informational sign on the subject property and mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations.
  - a. *The existing use of property within the general area of the subject property;*
    - The subject property is located one block north of the Northgate Drive and Prairie Avenue intersection commercial node and directly across from Aldrich Intermediate School. Single-family residences lie to the north, east, and south of the subject property. Land uses permitted in the PLI, Public Lands and Institutions District are generally low intensity and pose minimal risk for disruptions to adjacent uses. The intent of the PLI District is to provide designated areas for community-oriented uses such as parks, religious institutions, and schools. Integrating these valuable services into residential areas increases the proximity to residents and provides stability to neighborhoods.
  - b. *The zoning classification of property within the general area of the subject property;*
    - The subject property is adjacent to parcels in the R-1A, Single-Family Zoning District. Aldrich

Intermediate School lies directly to the west of the subject parcel and is in the PLI, Public Lands and Institutions District.

- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
- The subject property is suitable for the uses permitted in the R-1A District. However, signage restrictions in the R-1A District significantly limit the options available for uses such as religious institutions or schools that often use signage to advertise news and events.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The area surrounding the subject property is fully developed.

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

The Comprehensive Plan's Future Land Use Map (#10) currently designates the subject property as appropriate for Single-Family Residential - Urban Uses. The Comprehensive Plan recommends the inclusion of small public and institutional uses such as parks, schools, and churches in this land use category. Therefore, the proposed Zoning Map Amendment is consistent with the Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. An amendment to the Future Land Use Map is not required.

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

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**Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The rezoning will allow a neighborhood institution to better communicate with residents and advertise events.

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**Staff Recommendation:**

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to PLI, Public Lands and Institutions District, for the property located at 2345 Prairie Avenue.

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

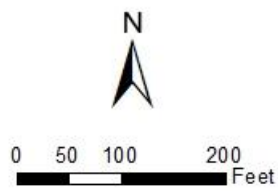
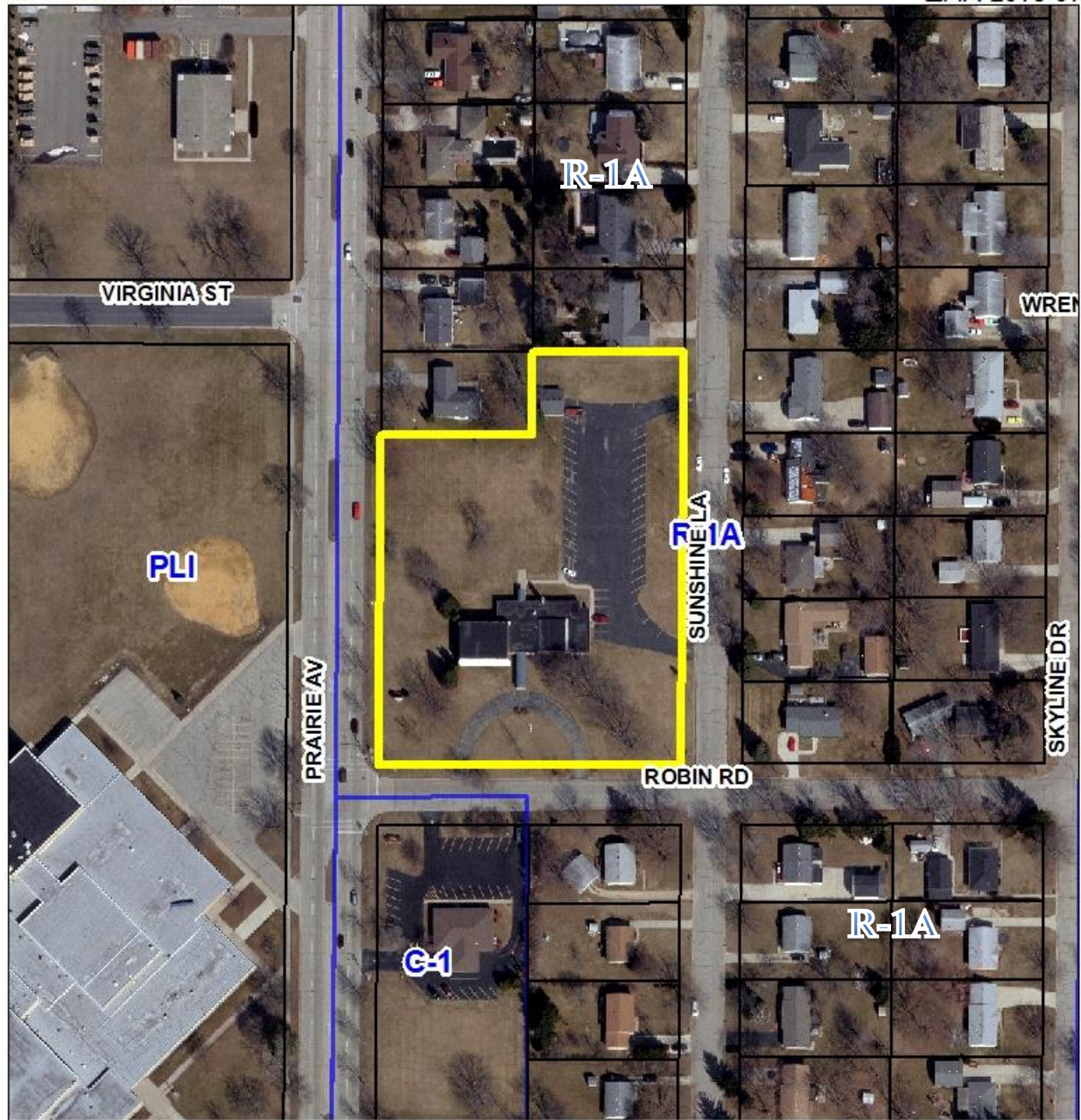
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**Attachments:** Location & Zoning Map, Application, Public Notice, and Mailing List.

# Location Map

2345 Prairie Avenue

ZMA-2016-01



Legend	
	2345 Prairie Ave
	COB Parcels
	Zoning District

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
 Date: January 2016  
 For: City of Beloit  
 Planning & Building Services  
 Date of Aerial Photography: April 2011

Download Date: 2016/01/20 10:00:00 AM File Size: 1.1 MB File Name: 2345 Prairie Ave.mxd

# 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-2015-04

1. Address of subject property: 2345 Prairie Ave.

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 21A90030

4. Owner of record: The United Methodist Church Conference Phone: \_\_\_\_\_

750 Windsor St. <sup>etc</sup> 106 Sun Prairie WI 53590  
(Address) (City) (State) (Zip)

5. Applicant's Name: JNB Signs

1221 Venture Dr. Suite 1 Janesville, WI 53546  
(Address) (City) (State) (Zip)

608-754-6338 1608-921-9689 1 kcook@jnbsigns.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R-1A to: PLI

All existing uses on this property are: River of Life Church

7. All the proposed uses for this property are:

Principal use(s): River of Life Church

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_



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

- ( ) Owner
- ( ) Leasehold, Length of lease: \_\_\_\_\_
- ( ) Contractual, Nature of contract: \_\_\_\_\_
- ( ) Other, explain: \_\_\_\_\_


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

Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_

(Address) (City) (State) (Zip)

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

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


 (Signature of Owner)     
 PAUL L. DIABLER TRUSTEE     
 12-2-15  
 (Print name)      (Date)

Rev David P. Carlson     
 12/1/15  
 (Signature of Applicant, if different)     
 (Print name)     
 (Date)

Kevin E. Cook     
 11-30-15  
 (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 Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: <b>\$275.00</b>	Amount Paid: 275.00 Meeting Date: 1/20/15
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <i>ALM</i>	Date: 12/15/15
Date Notice Published: _____	Date Notice Mailed: _____

January 8<sup>th</sup>, 2016

## **NOTICE TO THE PUBLIC**

To Whom It May Concern:

Kevin Cook of JNB Signs, on behalf of River of Life Church, has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to PLI, Public Lands/Institutions District, for the property located at:

**2345 Prairie Avenue.**

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, January 20, 2016, 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, February 1, 2016, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

## **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

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

GERALD KONOPA  
2418 SUNSHINE LN  
BELOIT, WI 53511

SCHOOL DISTRICT OF BELOIT  
1633 KEELER AVE  
BELOIT, WI 53511

LINDA MARSHALL  
2406 SKYLINE DR  
BELOIT, WI 53511

SUSAN THILL-RISKEY  
2374 SKYLINE DR  
BELOIT, WI 53511

RONALD MCCRAY  
2405 SUNSHINE LN  
BELOIT, WI 53511

THE RIVER OF LIFE UMC  
2375 PRAIRIE AVE  
BELOIT, WI 53511

U S OF AMERICA ARMY  
RECRUITING  
2426 PRAIRIE AVE  
ATTN: ARMY RECRUIT CENTER

WG HOLDINGS LLC  
12050 TAMA RUN LANE  
DARLINGTON, WI 53530

JAMES L & SHANNON L EITHUN  
2419 SUNSHINE LN  
BELOIT, WI 53511

GARY MOEN  
2413 PRAIRIE AVE  
BELOIT, WI 53511

AUSTIN BURGNER  
2382 SKYLINE DR  
BELOIT, WI 53511

COURTNEY LAURSEN  
2312 SKYLINE DR  
BELOIT, WI 53511

DAVID MITOK  
2383 SUNSHINE LN  
BELOIT, WI 53511

TEACHERS CREDIT UNION  
2315 PRAIRIE AVE  
BELOIT, WI 53511

KENNETH & HELEN KRUEGER  
2413 SUNSHINE LN  
BELOIT, WI 53511

CHRISTOPHER RUSS  
2383 PRAIRIE AVE  
BELOIT, WI 53511

LEONARD PATTERSON  
2321 SUNSHINE LN  
BELOIT, WI 53511

CAROL MORRIS  
1951 ROBIN RD  
BELOIT, WI 53511

REBECCA STELLINGS  
2357 SUNSHINE LN  
BELOIT, WI 53511

WILLARD SNOW  
2322 SKYLINE DR  
BELOIT, WI 53511

ANDRE & CHARLOTTE REAVIS  
1965 ROBIN RD  
BELOIT, WI 53511

MATTHEW ROSE  
2365 SUNSHINE LN  
BELOIT, WI 53511

WAYNE SNOW  
2405 PRAIRIE AVE  
BELOIT, WI 53511

RAY & PEGGY J BANKS  
2346 SKYLINE DR  
BELOIT, WI 53511

JEFFREY J & LYNOR R JONES  
2305 SUNSHINE LN  
BELOIT, WI 53511

ANDREW CARROLL  
2414 SUNSHINE LN  
BELOIT, WI 53511

LINDA PULLIAM  
2375 SUNSHINE LN  
BELOIT, WI 53511

ARMAND V & CAROLYN K  
BERETTA  
2356 SKYLINE DR

JULIAN C & AMANDA L  
SMITHSON  
413 ELAM DR

WG HOLDINGS LLC  
12050 TAMA RUN LANE  
DARLINGTON, WI 53530

ROBERT SHINABARGER  
2414 SKYLINE DR  
BELOIT, WI 53511

DOUGLAS BUHMEYER  
2748 OMAHA DR  
JANESVILLE, WI 53546

EARNEST CALVIN  
2419 PRAIRIE AVE  
BELOIT, WI 53511

THE RIVER OF LIFE UMC  
2375 PRAIRIE AVE  
BELOIT, WI 53511

LARRY & JANET BELL  
2347 SUNSHINE LN  
BELOIT, WI 53511

SUSAN FARIDI  
4835 W 96TH ST  
OAK LAWN, IL 60453

RAUL CASIQUE  
2306 SUNSHINE LN  
BELOIT, WI 53511

LADDER PROPERTY  
VENTURES LLC  
828 NAKOMA CT  
BELOIT, WI 53511