



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, August 17, 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 July 20, 2016 Meeting**
3. **Conditional Use Permit – Ironworks Complex - 625-701 Third Street**
Public hearing, review and consideration of a Conditional Use Permit to allow an indoor golf simulation lab with beer sales and consumption in an M-2, General Manufacturing District, for the property located at 625-701 Third Street in the Ironworks Complex
4. **Conditional Use Permit – Last Lap – 1028 Mary Street**
Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcoholic beverages in a C-2, Neighborhood Commercial District, for the property located at 1028 Mary Street.
5. **Certified Survey Map – Hawk’s Ridge Apartments - 1750 Gateway Boulevard**
Review and consideration of a two-lot Certified Survey Map for the property located at 1750 Gateway Boulevard in the City of Beloit
6. **Amendment to a Planned Unit Development Master Land Use Plan – Hawk’s Ridge Apartments – 1750 Gateway Boulevard**
Public hearing, review and consideration of amendment to a Planned Unit Development Master Land Use Plan to decrease the number of total buildings to be constructed from 10 buildings to 9 buildings and to increase the number of total apartments from 320 to 400
7. **Attachment – 2028 E Ridge Road**
Review and consideration of a Petition for Attachment of the property located at 2028 E Ridge Road from the Town of Turtle to the City of Beloit
8. **Status Report on Prior Plan Commission Items**
9. **Adjournment**

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

Notice Mailed: August 12, 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
Wednesday, July 20, 2016 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 7:01pm. Commissioners Tinder, Faragher, Finnegan, Haynes, Johnson, and Weeden were present. Commissioner Ruster and Councilor Leavy were excused.

2. Approval of the Minutes of the June 22, 2016 Meeting

Commissioner Finnegan moved to approve the minutes from the June 22, 2016 meeting. Commissioner Weeden seconded the motion. The motion passed, voice vote.

3. Preliminary Plat – Elmwood Commons – 1715 Elmwood Avenue

Public hearing, review and consideration of a 38-lot Preliminary Subdivision Plat called Elmwood Commons for property located at 1715 Elmwood Avenue in an R-2, Two-Family Residential District

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

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

4. Conditional Use Permit – 816 Roosevelt Avenue

Public hearing, review and consideration of a Conditional Use Permit to allow one legal non-conforming use to be changed to another legal non-conforming use for the property located at 816 Roosevelt Avenue in an R-1B, Single Family Residential District

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

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote. Matt Finnegan abstained from the discussion and vote.

5. Certified Survey Map – 1601 Gateway Boulevard

Review and consideration of a two-lot Certified Survey Map for the property located at 1601 Gateway Boulevard in the City of Beloit

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

Commissioner Faragher asked when this property was zoned PLI. Ms. Christensen provided the history of the zoning.

John Knabe, New Leaf Homes, provided background on the history of New Leaf buying properties and building homes in the Gateway.

Commissioner Johnson asked what the original intent was for Raven Drive. Ms. Christensen explained that Raven Drive was intended to continue as a street. Commissioner Johnson also asked if there was any intent to develop more residential buildings north of the subject properties. Ms. Christensen stated that there are currently no plans.

Commissioner Haynes brought up the concern that the proposed lots were located next to a C-1 zoning district. He mentioned that residents in that area should be aware that the neighboring lots could be commercially developed.

Commissioner Faragher asked if there were any concerns from residents. Ms. Christensen stated that there were two residents of the neighborhood who voiced concerns about their views being ruined.

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

6. **Comprehensive Plan Amendment – Easternmost 2 Acres of 1601 Gateway Blvd (near Raven Dr.)**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City’s Comprehensive Plan from Parks & Open Spaces to Single-Family Residential - Urban for the easternmost 2 acres of 1601 Gateway Boulevard (adjacent to Raven Drive).

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

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote.

7. **Zoning Map Amendment – Easternmost 2 Acres of 1601 Gateway Blvd (near Raven Dr.)**
Public hearing, review and consideration of a Zoning Map Amendment from PLI, Public Lands & Institutions District, to R-1A, Single-Family Residential District for the easternmost 2 acres of 1601 Gateway Boulevard (adjacent to Raven Drive).

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

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

8. **Land Acquisition – 106 square foot Strip of Land Adjacent to 605 Eclipse Blvd (Library Parcel)**
Review and consideration of the transfer of a 106 square-foot strip of land along Eclipse Boulevard from Hendricks Commercial Properties to the City of Beloit

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

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

9. Prior Plan Commission Items

Council approved the sign at Krueger Park. The next meeting may be cancelled. In 2017, Planning staff will need to review the Comprehensive Plan.

10. Adjournment

The meeting adjourned at 7:35pm.

Minutes respectfully submitted by Ashley Rosenbaum.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 17, 2016

Agenda Item: 3

File Number: CU-2016-04

Applicant: Jeff Whiteman

Owner: Hendricks Commercial Prop.

Location: 625-701 Third Street

Existing Zoning: M-2, General
Manufacturing District

Existing Land Use: Mixed Use

Parcel Size: 19.6 Acres

Request Overview/Background Information:

Jeff Whiteman of Geronimo Hospitality Group has filed an application for a Conditional Use Permit to allow an indoor entertainment venue with beer sales & consumption in an M-2, General Manufacturing District, for a proposed golf simulation lab within the Ironworks complex located at 625-701 Third Street. The proposed use is classified as "Entertainment-Oriented Retail Sales/Service," which requires a Conditional Use Permit to operate in an M-2, General Manufacturing District. If the Conditional Use Permit is approved, the City Council is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties.

Key Issues:

- The proposed golf simulation lab is approximately 8,000 square-feet in area, and will include digital simulators, a putting surface, a driving range, and a lobby/bar area near the entrance from the new Ironworks "spine" roadway.
- The proposed facility will be open to the public, and will utilize a shared corridor with ADA access and bathrooms as shown on the attached floor plan.
- The application and the overall floor plan for the central portion of Ironworks are also attached to this report. The proposed golf simulation lab will be situated between the Irontek Incubator and the Universal space.
- As the Ironworks campus has evolved, the availability of off-street parking stalls has become an emerging issue. According to Section 8-103 of the Zoning Ordinance, the proposed golf lab must be served by at least 53 off-street parking stalls. As of right now, there are at least 53 off-street parking stalls on the Ironworks campus to satisfy this code requirement. The completion of the YMCA in Ironworks South in 2017 and the continued build-out of office space in Ironworks North has led to increased scrutiny of the current and expected parking shortage, and this issue is currently being studied by Planning staff, the Metropolitan Planning Organization (MPO/SLATS), and Hendricks officials. Numerous short- and medium-term solutions are being discussed.
- The City's Review Agents have reviewed this application and have not submitted any comments or concerns.
- The attached Public Notice was published in the newspaper and posted on the City's website. As of this writing, Planning staff has not received any comments. All properties within 150 feet are Hendricks or City-owned.
- Public facilities and infrastructure exist in this area and the property receives the full range of municipal services.
- **Findings of Fact**

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The proposed golf simulation lab is situated within a massive adaptive reuse redevelopment, which currently includes a variety of office and technology companies. The proposed golf lab is not expected to create any significant noise, light, or other disruptions. The proposed golf lab will provide a unique entertainment option for workers in and visitors to Ironworks, and will not be detrimental to public health, safety, morals, comfort, or general welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The proposed golf simulation lab will not interfere with any adjacent or nearby uses. The applicant indicated that the business will close by 10 PM each night, which is acceptable to the Beloit Police Department. This closing time is reflected in the conditions below.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed golf simulation lab is expected to serve as an attraction and amenity that will increase property values in the Ironworks district and the nearby W. Grand Avenue/Fourth Street business corridor.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The surrounding area is fully developed.

- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The proposed golf simulation storefront will be compatible with the remainder of the Ironworks campus and the materials will be subject to Architectural Review.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The establishment of the golf simulation lab is not expected to generate a significant increase in traffic. As discussed above, numerous public and private efforts are underway to increase the availability of parking in & around the Ironworks campus.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends General Industrial uses for the subject property. The underlying zoning district classification is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes. Consideration of this request supports City of Beloit Strategic Goal #5.

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 **approval** of a Conditional Use Permit to allow an indoor entertainment venue with beer sales & consumption in an M-2, General Manufacturing District, for a golf simulation lab within the Ironworks complex located at 625-701 Third Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes an indoor golf simulation lab up to 8,000 square feet in floor area within 625 Third Street, Suite 100 of the Ironworks campus as shown on the floor plan submitted with the application.
2. Beer sales, possession, and consumption are allowed within the golf simulation lab, provided a beer license is obtained and retained at all times. Beer sales & consumption shall end at 10 PM every night.
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 Conditional Use Permit. 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.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Application, Floor Plans, & Public Notice.

Location & Zoning Map

625-701 Third Street

CU-2016-04



1 inch = 284 feet
0 40 80 160 240 Feet

Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: August 2016
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2016-04

1. Address of subject property: 1701 625 3RD STREET, BELOIT

2. Legal description: _____

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

Property dimensions are: _____ feet by _____ feet = 7,891 square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 13530710

4. Owner of record: HENDRICKS COMMERCIAL ^{PROPERTIES} Phone: 608-931-8500

525 3RD ST. BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: JEFF WHITEMAN

525 3RD ST. BELOIT WI 53511
(Address) (City) (State) (Zip)

608-362-8981 / 608-931-8500 / JEFF.WHITEMAN@GOKONIMO
(Office Phone #) (Cell Phone #) (E-mail Address) HOSPITALITY
GROUP.NET

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

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

A Conditional Use Permit for: Entertainment Retail + Alcohol (Beer)
in a(n) M-2 Zoning District.

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

Principal use: RECREATIONAL GOLF TEACHING LAB WITH
PUTTING, CHIPPING AND GOLF SIMULATORS.

Secondary use: LOWRIS AREA

Accessory use: _____

9. Project timetable: Start date: Aug 1st Completion date: Nov. 30, 2016

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

() Owner

(X) Leasehold, length of lease: 10 yrs

() 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.

[Signature] / TONY TREPASSO / 7/22/16
 (Signature of Owner) (Print name) (Date)

[Signature] / TONY TREPASSO / 7/22/16
 (Signature of Applicant, if different) (Print name) (Date)

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

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

To be completed by Planning Staff

Filing fee: \$275.00 Amount paid: \$275.00 Meeting date: Aug. 17, 2016

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

Application accepted by: [Signature] Date: 7/22/16



NOTICE TO THE PUBLIC

August 2, 2016

To Whom It May Concern:

Jeff Whiteman of Geronimo Hospitality Group has filed an application for a Conditional Use Permit to allow an indoor entertainment venue with beer sales & consumption in an M-2, General Manufacturing District, for a proposed golf simulation lab within the Ironworks complex located at:

625-701 Third Street.

The proposed golf simulation lab is approximately 8,000 square-feet in area, and will include digital simulators, a putting surface, a driving range, and a lobby/bar area near the entrance from the new “spine” roadway. The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, August 17, 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: Tuesday, September 6, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 17, 2016

Agenda Item: 4

File Number: CU-2016-05

Applicant: Bradley Sandmire

Owner: The Last Lap Inc.

Location: 1028 Mary Street

Existing Zoning: C-2, Neighborhood Commercial District

Existing Land Use: Tavern

Parcel Size: 0.46 Acre

Request Overview/Background Information:

Bradley Sandmire has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcoholic beverages in a C-2, Neighborhood Commercial District, for the property located at 1028 Mary Street.

Key Issues:

- The applicant owns The Last Lap tavern, and has proposed a fenced outdoor seating area to the northwest of the tavern building as shown on the attached site sketch.
- The proposed outdoor area would be surrounded by a wood privacy fence and would include emergency exits to the east and south. The privacy fence will be installed next to the existing tavern and storage buildings, which will ensure that customers may only access the outdoor seating area by entering the tavern and exiting the northern door into the fenced area. The fenced area will be approximately 3,000 square feet in area. The fence is outside of the front setback area, and therefore is allowed to be up to 8 feet in height.
- The proposed furniture within the outdoor seating area will consist of picnic tables with seating for 20-30 customers.
- Section 4-704 of the Zoning Ordinance states that outdoor seating areas in C-2 are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.
- The application and site sketch are attached to this report.
- The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The subject business is a neighborhood-scale tavern on a local street, and is part of a C-2 zoning district that runs along Liberty Avenue/State Hwy 81. There is an auto-based business to the north of the subject property, and single-family homes (zoned R-1B, Single-Family Residential) to the east. There are existing public housing units to the south and west of the subject property.
- The attached Public Notice was sent to 10 nearby property owners. Planning staff has not received any comments.
- According to Section 8-103 of the Zoning Ordinance, the applicant will need to provide at least 33 off-street parking stalls. There is adequate paved area on the subject property to meet this requirement, but the existing asphalt lot will need to be striped to identify the 9' x 18' stalls and accessible stalls required by the Ordinance.
- **Findings of Fact**

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Outdoor seating areas have become a ubiquitous feature of taverns in the City, and have not caused any widespread or persistent problems.
 - The applicant agreed to Planning staff's request to locate the outdoor seating area on the north side of the tavern, which will be away from the surrounding private and public dwellings nearby.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - Planning staff is recommending standard conditions of approval dealing with hours of operation and noise that will ensure continued compatibility between the tavern and the adjacent residential uses.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The 35-seat tavern is a longstanding component of this mixed use block, and the addition of an outdoor seating area subject to time & noise limitations will not affect property values.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development*

- and improvement of the surrounding property;*
- The surrounding area is fully developed.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
- The proposed outdoor seating area will be surrounded by a wood privacy fence, and Planning staff is recommending a condition of approval that will require the applicant to improve the existing parking lot prior to use.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
- Adequate facilities and infrastructure are available to serve the proposed outdoor seating area.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
- The proposed outdoor seating area is not expected to generate a significant increase in traffic. Planning staff is recommending a condition of approval that will require the applicant to stripe the existing parking lot in order to identify the 33 required parking stalls.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The conditional use will comply with all other applicable regulations of the Zoning Ordinance. If the garbage & recycling containers are visible, an enclosure will be required.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *Neighborhood Commercial uses* for the subject property. This request and the underlying C-2 zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcoholic beverages in a C-2, Neighborhood Commercial District, for the property located at 1028 Mary Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a fenced outdoor seating area no larger than 3,000 square feet, in the location shown on the applicant's site sketch. Outdoor entertainment/performances are prohibited in the outdoor seating area and all outdoor music speakers shall be turned off at 10 PM.
2. Prior to use of the outdoor seating area, the applicant shall obtain an Architectural Review Certificate and construct a wood privacy fence as proposed. The fence shall be no more than 6 feet in height where it attaches to the tavern building, which will allow adjustments for grade to occur at the bottom of the fence as it extends north.
3. Prior to use of the outdoor seating area, the applicant shall stripe the existing asphalt parking lot to identify at least 33 parking stalls, including 2 accessible stalls that share a striped 8-foot access aisle.
4. Prior to use of the outdoor seating area, the applicant shall amend the liquor license for the premises to include the outdoor seating area.
5. The outdoor seating area shall include marked exits, clear 36" exit pathways, and gates with exit-only hardware. The Fire Inspector and Building Official will inspect the completed outdoor seating area and establish a maximum occupancy, which shall be posted inside the building and within the outdoor seating area.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

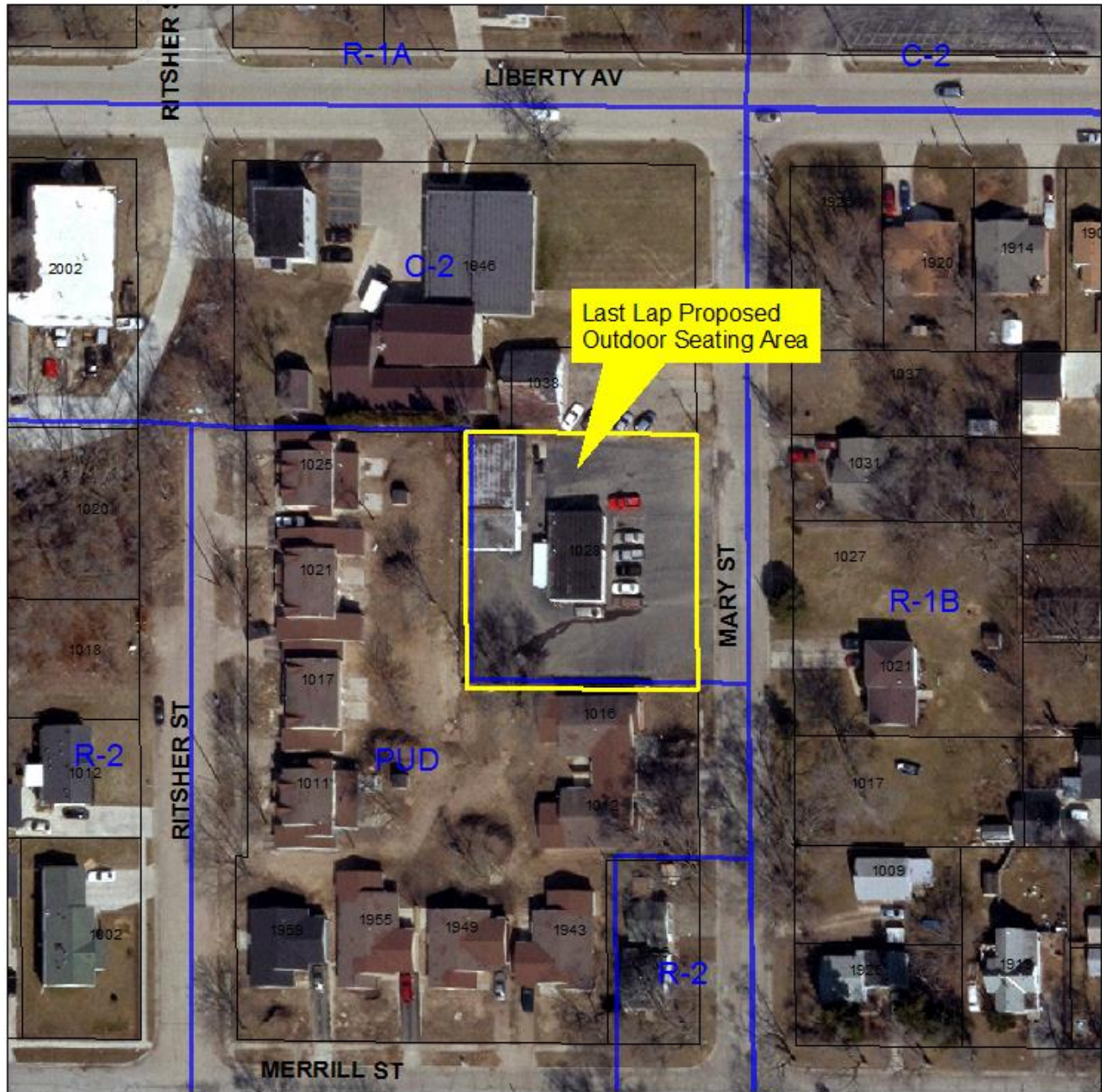
Fiscal Note/Budget Impact: N/A

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

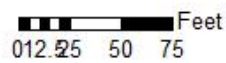
Location & Zoning Map

1028 Mary Street

CU-2016-05



1 inch = 83 feet



Legend

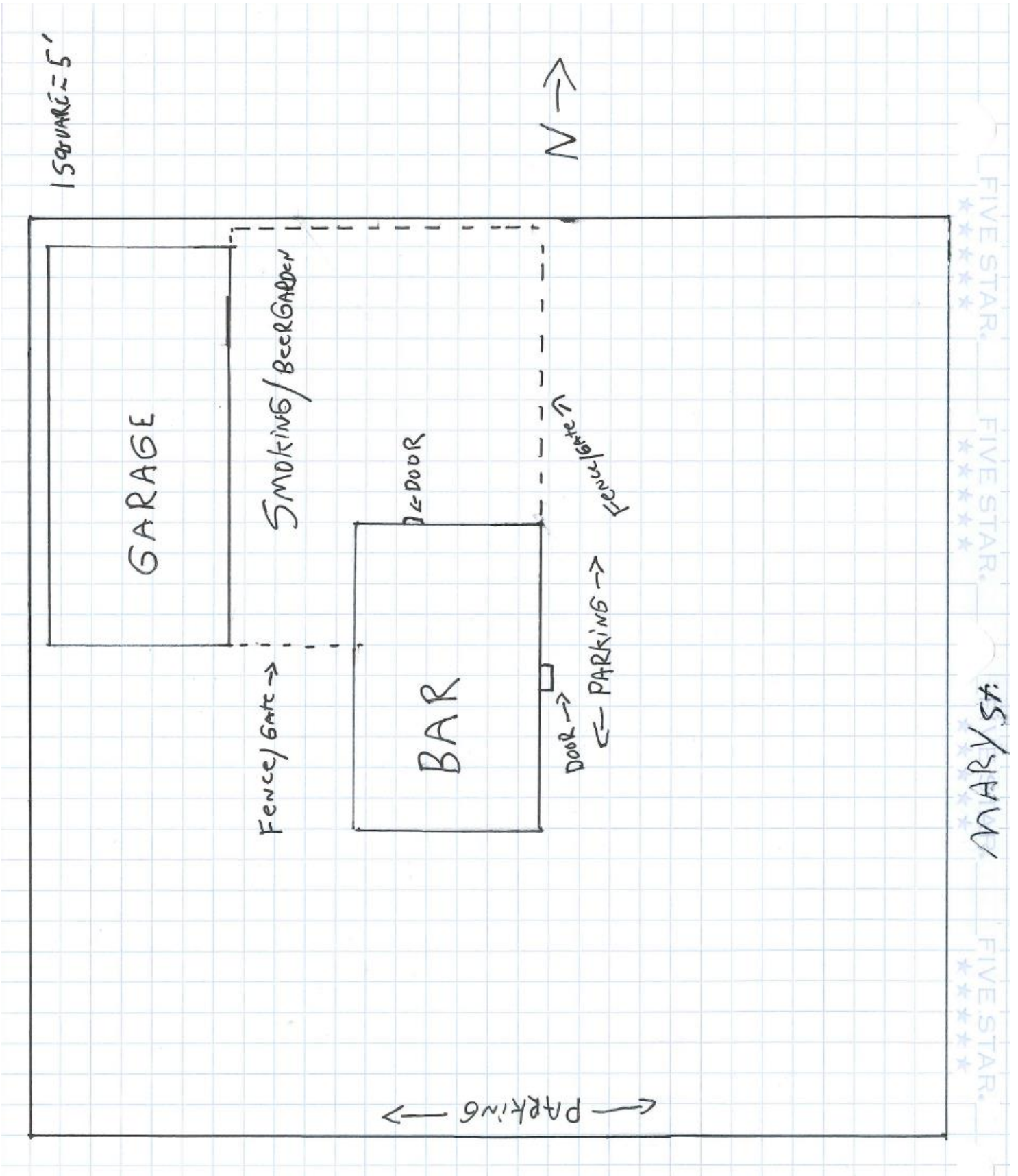
- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: August 2016
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

View From Mary Street (East)





CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CN-2016-05

1. Address of subject property: 1028 MARY ST.

2. Legal description: The LAST LAP

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

Property dimensions are: 150 feet by 150 feet = 22,500 square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 1348 0666

4. Owner of record: BRAD SANDMIRE Phone: 608 322 5968

1220 TOWNLINE AVE BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: BRADLEY J SANDMIRE

1220 TOWNLINE AVE BELOIT WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1 608 322 5968 (Cell Phone #) 1team.sandmire@gmail.com (E-mail Address)

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

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

A Conditional Use Permit for: OUTDOOR BEER GARDEN / SMOKING AREA
_____ in a(n) _____ Zoning District.

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

Principal use: BAR

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: 9-1-16 Completion date: 10-1-16

10. 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.

Bradley J Sandmire / BRADLEY J SANDMIRE / 7-22-16
(Signature of Owner) (Print name) (Date)

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

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

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

| To be completed by Planning Staff | | |
|---|---|------------------------------------|
| Filing fee: \$275.00 | Amount paid: <u>\$275.⁰⁰</u> | Meeting date: <u>Aug. 17, 2016</u> |
| No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____ | | |
| Application accepted by: <u><i>Don Pennington</i></u> | | Date: <u>7/22/16</u> |



NOTICE TO THE PUBLIC

August 3, 2016

To Whom It May Concern:

Bradley Sandmire has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcoholic beverages in a C-2, Neighborhood Commercial District, for the property located at:

1028 Mary Street.

The applicant owns The Last Lap tavern, and has proposed a fenced outdoor seating area to the northwest of the tavern building.

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

City Plan Commission: Wednesday, August 17, 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: Tuesday, September 6, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Donald & Mabel Poppie Rev. Trust
514 S. Doe Drive
Beloit, WI 53511

Steven Dibble
2543 Bootmaker Drive
Beloit, WI 53511

Eduardo & Maria Casique
1014 Townline Avenue
Beloit, WI 53511

Greg Person
1101 S. County Road K
Beloit, WI 53511

Danielle Harnack
1920 Liberty Avenue
Beloit, WI 53511

Dennis Hirschfield
1009 Mary Street
Beloit, WI 53511

Janice Snippen
917 West Street
Beloit, WI 53511

Charles & Nancy Hoover
1031 Mary Street
Beloit, WI 53511

Arthur Groom
878 Azalea Terrace
Beloit, WI 53511

Cathy Pollard (Via Email)
Director, Beloit Housing Authority

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: August 17, 2016

Agenda Item: 5

File Number: CSM-2016-07

Applicant: Hawk's Ridge Apartments, LLC

Owner: Hawk's Ridge Apartments, LLC

Location: 1750 Gateway Blvd

Existing Zoning: PUD, Planned Unit Development District

Existing Land Use: High-density Multifamily

Total Area: 19.27 Acres

Request Overview/Background Information:

Hawk's Ridge Apartments, LLC has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 1750 Gateway Blvd in the City of Beloit. The proposed CSM is related to the PUD Master Land Use Plan amendment request for the same property. An identical CSM application was submitted and approved by the Plan Commission in June of 2015, but was never recorded and therefore requires a new review. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City or within the City's extraterritorial jurisdiction where there is no dedication of land to the City.

Key Issues:

- According to the applicant, the intent of the CSM is to separate the developed land (proposed Lot 1) and undeveloped land (proposed Lot 2) for financing purposes.
- This development with up to ten, 32-unit multifamily buildings was approved as a Planned Unit Development (PUD) in 2004. The proposed CSM is related to a proposed PUD Master Land Use Plan amendment that would allow for three new apartment buildings (total of 208 units) to be constructed on Lot 2 instead of four 32-unit buildings as approved in the original plan.
- The area of the existing parcel located at 1750 Gateway Blvd is 31.59 acres.
 - Proposed Lot 1 will be approximately 11.26 acres and includes the six completed buildings and a clubhouse.
 - Proposed Lot 2 will be approximately 7.83 acres and is currently undeveloped.
 - Proposed Lot 2 includes the following easements:
 - New 30' Utility & Access Easement that will enable a second way for vehicles to access to Gateway Blvd.
 - New 15' Utility Easement around perimeter.
 - Previously established 50' Drainage Easement on NE corner.
 - Previously established Storm Water and Retaining Wall Easement on NW corner.
- The Assessor's office reviewed the proposed CSM and indicated that Lot 1 will retain the address of 1750 Gateway Blvd and Lot 2 will be addressed as 1770 Gateway Blvd.
- The City's other Review Agents have reviewed the proposed CSM and have not submitted any comments.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for Mixed Residential land 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** – The proposed CSM will allow the applicant to obtain financing for the planned new construction. The new apartment's would provide quality housing in close proximity to the Gateway Business Park and add to the City's tax base.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 1750 Gateway Blvd in the City of Beloit, subject to the following conditions:

1. Lot 1 shall retain the address of 1750 Gateway Blvd and Lot 2 shall be addressed as 1770 Gateway Blvd (PIN: 22870505).

2. In order to correct deficient emergency and regular access to the existing units, the applicant shall construct the second driveway in the designated access easement by June 1 2017. This driveway shall be constructed regardless of whether additional buildings are constructed this year.
3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2016.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Application, CSM and Resolution.

Location & Zoning Map

CSM-2016-07
PUD-2016-03

1750 Gateway Blvd



Legend

- 1750 Gateway Blvd
- COB Parcels
- Zoning District

Planning and Building Services Division

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

CITY of BELOIT

Planning and Building Services 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: ~~250A-04-03~~ CSM-2016-07

1. Address of property: 1750 GATEWAY BLVD
2. Tax Parcel Number(s): 206 228 705500
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the _____ Quarter of Section _____, Township _____ North, Range _____ East of the 4th P.M.
4. Owner of record: HAWKS RIDGE APARTMENTS, LLC Phone: 202-642-9266
N7152 BOWERS RD ELKHORN WI 53121
(Address) (City) (State) (Zip)
5. Applicant's Name: HAWKS RIDGE APARTMENTS, LLC.
N7152 BOWERS RD ELKHORN WA 53121
(Address) (City) (State) (Zip)
202 642 9266 / 202-803-8906 / tommy@kronomy.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. Number of new lots proposed with this land division is two lot(s).
7. Total area of land included in this map: 19.09 acres
8. Total area of land remaining in parent parcel: 11.26 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: Multi-Family Residential
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; a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / Thomas L. Larson / 7/22/2016
(Signature of applicant) (Print name of applicant) (Date)

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

Review fee: \$150 plus \$10 per lot Amount paid: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 1, CERTIFIED SURVEY MAP VOLUME 27, PAGE 193 - 195, BEING PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

TERRANCE DEVELOPMENT, LP
12547 23RD AVE
BELOIT, WI 53511

BASIS OF BEARING:
THE SOUTH LINE OF LOT 1, CSM MAP VOL. 27, PAGES 193-195 WAS TAKEN TO BEAR N88°46'44"W.

0' 150'
SCALE 1" = 150'

OWNER:
HAWKS RIDGE APARTMENTS LLC
N7152 BOWERS ROAD
ELKHORN WI, 53121

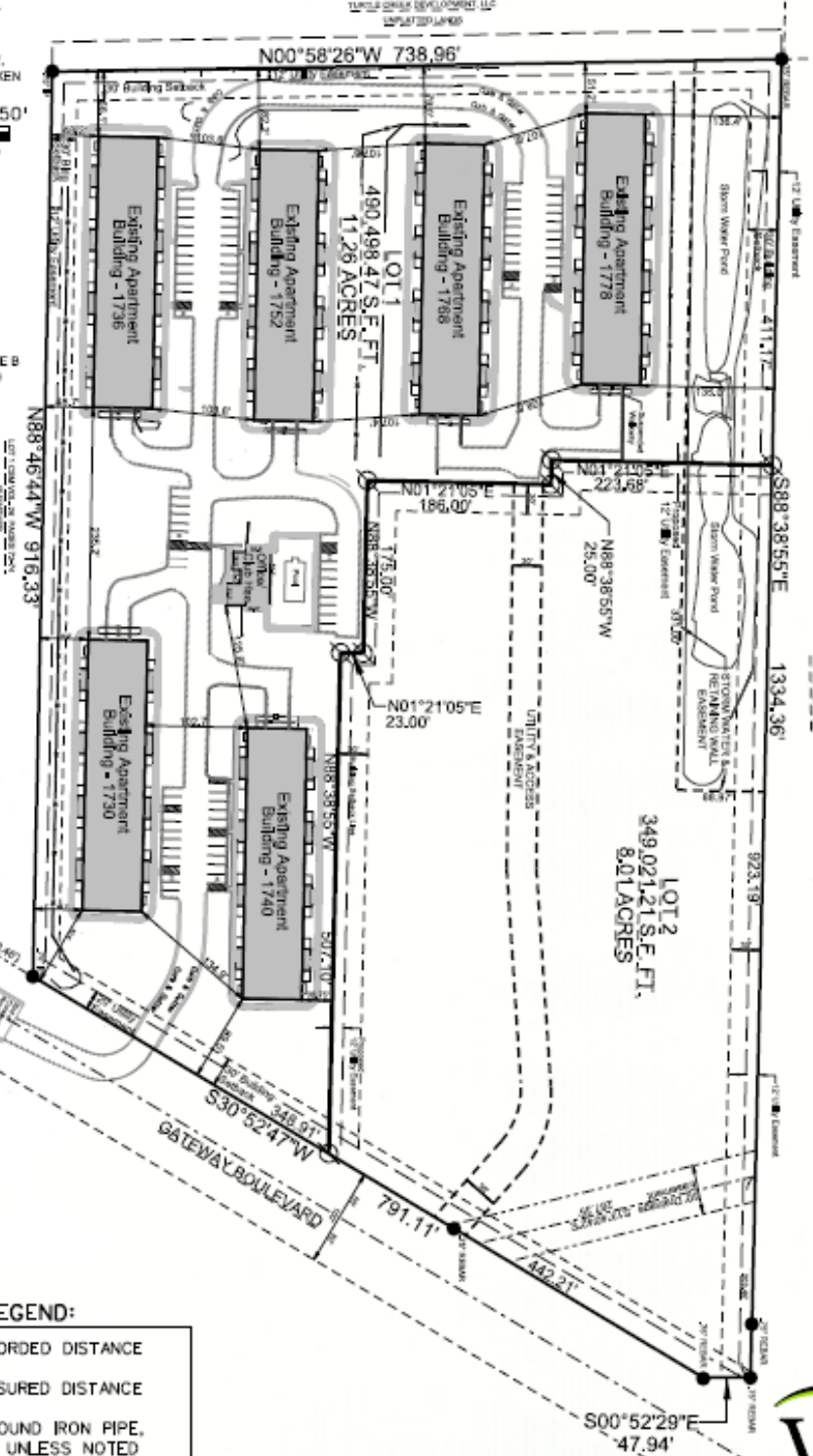
SURVEYOR:
V2G SURVEYING LLC
550 BAY VIEW ROAD-STE B
MUKWONAGO, WI 53149
262-378-5097

WEST & CORNER
CONCRETE MON.
SECTION 28-1-13

EAST & CORNER
IRON PIPE
SECTION 28-1-13

LEGEND:

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊙ ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.



SHEET 1 OF 3
DRAFT DATE: 08/01/2016

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 1, CERTIFIED SURVEY MAP VOLUME 27, PAGE 193 - 195, BEING PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED AS LYING IN PART OF THE S.E. 1#4 OF THE N.W. 1#4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP VOLUME 27, PAGES 193 - 195, RECORDED AS DOCUMENT No. 1670000 IN THE OFFICE OF REGISTER OF DEEDS, ROCK COUNTY, THENCE N88°46'44"W, 916.33' TO A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°58'26"W, 736.96' TO A FOUND REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 1; THENCE S88°38'55"E ALONG THE NORTH LINE OF SAID LOT 1, 1334.36' TO A FOUND REBAR ON THE VACATED RIGHT OF WAY LINE FOR GATEWAY BOULEVARD, THENCE CONTINUING ALONG SAID VACATED RIGHT OF WAY S00°52'29"E, 47.94'; THENCE S30°52'47"W, 791.11' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.27 ACRES MORE OR LESS AND IS SUBJECT TO ALL RIGHTS, RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS EITHER RECORDED OR UNRECORDED.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN AND BY THE DIRECTION OF HAWKS RIDGE APARTMENTS LLC, TOMMY LARSON, PRESIDENT.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF §. 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF БЕЛОIT, ROCK COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THIS _____ DAY OF _____, 2016.

MICHAEL A. GREESON, P.L.S. #2770

OWNERS CERTIFICATE:

AS MANAGING MEMBER, I THOMAS L. LARSON, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ABOVE TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE STATE STATUTES, THE CITY OF БЕЛОIT AND ROCK COUNTY, WISCONSIN.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2016.

THOMAS L. LARSON, MANAGING MEMBER

STATE OF WISCONSIN)
) ss.

) COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED THOMAS L. LARSON, MANAGING MEMBER FOR HAWKS RIDGE APARTMENTS, LLC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____



**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
1750 GATEWAY BLVD IN THE CITY OF BELOIT**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the City; and

WHEREAS, the attached two-lot Certified Survey Map for the property located at 1750 Gateway Blvd, containing 19.27 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

BEING A REDIVISION OF LOT 1, CERTIFIED SURVEY MAP VOLUME 27, PAGE 193-195, BEING PART OF THE S.E. ¼ OF THE N.E. ¼ OF SECTION 28, T. 1 N., R. 13 E., CITY OF BELOIT, ROCK COUNTY, WISCONSIN. Containing 19.27 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 1750 Gateway Blvd, subject to the following conditions:

1. Lot 1 shall retain the address of 1750 Gateway Blvd and Lot 2 shall be addressed as 1770 Gateway Blvd (PIN: 22870505).
2. In order to correct deficient emergency and regular access to the existing units, the applicant shall construct the second driveway in the designated access easement by June 1, 2017. This driveway shall be constructed regardless of whether additional buildings are constructed this year.
3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2016.

Adopted this 17th day of August 2016.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

| | | |
|--|--|------------------------------------|
| Meeting Date: August 17, 2016 | Agenda Item: 6 | File Number: PUD-2016-03 |
| Applicant: Hawk's Ridge Apartments, LLC | Owner: Hawk's Ridge Apartments, LLC | Location: 1750 Gateway Blvd |
| Existing Zoning: PUD, Planned Unit Development District | Existing Land Use: High-density Multifamily | Parcel Size: 19.27 Acres |

Request Overview/Background Information:

Hawks Ridge Apartments has submitted an application for an amendment to the PUD, Master Land Use Plan for the property located at 1750 Gateway Blvd. A copy of the proposed 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 two 4-story multifamily apartment buildings with 75 units each and one 3-story apartment building with 58 units on the site of the existing Hawk's Ridge Apartments.
 - The applicant has proposed the construction of 245 indoor parking stalls and 196 outdoor parking stalls for a total of 441 new parking stalls.
 - At approximately 2 stalls per unit, Staff believes this is an adequate amount of parking for the use.
- A two-lot CSM submitted by the applicant is being considered concurrently with the PUD application and would divide the existing Hawks Ridge Apartments parcel into two separate lots for financing purposes.
 - The three new buildings would be constructed on Lot 2 of the proposed CSM.
- The original PUD plan, approved in 2004, sought to construct ten 32-unit buildings. However, only six of the ten buildings were constructed.
 - The original plan for ten 32-unit buildings had a density of 16.8 units per acre.
 - The proposed new buildings would increase the density of the entire development to 20.76 units per acre.
 - Prior to the development of Hawk's Ridge Apartments in 2004, the parcel was zoned R-3, Low-Density Multifamily Residential
 - The R-3 District allows a maximum density of 25 units acre – an amount 25% greater than the proposed density of the development.
- A copy of the original PUD - Master Land Use Plan Resolution from 2004 is attached to this report.
- 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 proposed project will be subject to both Site Plan Review and Architectural Review by Planning Staff.
- The Fire Inspector reviewed the proposed PUD – Master Land Use Plan Amendment and expressed concern with the operational access issues to the upper floors, space for ladder placement, and an adequate water supply. The applicant will address the Inspector's concerns in the Site Plan Review submittal, and a building permit will only be issued when all concerns raised by the Inspector have been properly addressed.
- The City Engineer reviewed the proposed PUD – Master Land Use Plan Amendment and noted that the applicant would need to insure that the new pond and grading plan is large enough to handle storm water and Total Suspended Solids removal. The applicant will address the City Engineer's concerns in the Site Plan Review submittal, and a building permit will only be issued when all concerns raised by the City Engineer 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 applicant to better meet the growing demand for rental housing in that area by allowing for a higher unit density than the original PUD.
 - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The proposal for three new buildings (208 total units) 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.** All public utilities and City services will be utilized by this proposed development, including public sanitary sewer and water facilities.

- **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 mixed residential 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 increase the number of housing opportunities in a growing area of the community. The area around Hawk’s Ridge Apartments has a significant amount of room to grow and will likely continue to see commercial growth and increased job opportunities. In addition, higher density residential uses create a sense of community that many people including families, elderly individuals, and young professionals look for in a neighborhood.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Mixed Residential uses for the subject property. The PUD Amendment, which would allow for a higher unit density, is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently –** The construction of new apartments in Hawk’s Ridge will provide additional high-quality housing near the growing employment center of Gateway Business Park.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the proposed amended PUD – Master Land Use Plan for the property located at 1750 Gateway Blvd, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. Six 32-unit buildings, two 75-unit buildings, and one 58-unit building shall be allowed on the site, as indicated on the amended PUD Master Land Use Plan.
2. Three multifamily apartment buildings with a maximum height of four stories will be built in place of the four remaining two-story 32-unit buildings approved in the 2004 PUD.
3. The three new buildings shall add a total of 208 total units to the existing 192 units.
4. The new density of the PUD Master Land Use Plan area shall not exceed 21 units per acre.
5. The looped access drive shall remain in place for the life of the proposed use.
6. The Park Impact Fee for the 208 new units shall be paid prior to issuance of the first building permit for construction on this lot.
7. Monies in lieu of parkland dedication for the additional 80 units shall be paid to the City after the use has been established.
8. All of the conditions set in the original 2004 PUD, except Condition #1, shall continue to be in effect for the development.
9. 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.

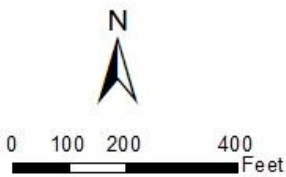
Fiscal Note/Budget Impact: N/A

Attachments: Location and Zoning Map, Application, Site Plan and Rendering, Original PUD Resolution, Public Notice, Mailing List

Location & Zoning Map

1750 Gateway Blvd

CSM-2016-07
PUD-2016-03



| Legend | |
|--------|-------------------|
| | 1750 Gateway Blvd |
| | COB Parcels |
| | Zoning District |

Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: July 2016

For: City of Beloit

Planning & Building Services

Date of Aerial Photography: April 2011

Document Path: \\beloit\gis\info\summaries\1750 Gateway Blvd\1750 Gateway Blvd.aprx

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 (Amendment)

(Please Type or Print)

File Number: PUD-14-03

1. Address of subject property: 1750 GATEWAY BLVD

2. Legal description: (SEE ATTACHED)

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 19 ACRES

4. Tax Parcel Number(s): PART OF 2282-0010

5. Owner of record: HAWKS RIDGE APARTMENTS, LLC Phone: 262-642-9286

17152 BOWERS RD ELKHORN WI 53121
(Address) (City) (State) (Zip)

6. Applicant's Name: HAWKS RIDGE APARTMENTS, LLC

17152 BOWERS RD ELKHORN WI 53121
(Address) (City) (State) (Zip)

262-642-9286 | 262-903-8906 | tommy@teronomy.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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

9. A Preapplication Conference was held on: 7/19/16

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

Principal use(s): MULTI-FAMILY RESIDENTIAL

Secondary use(s): RESIDENT & GUEST PARKING

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations.

PLEASE SEE ATTACHED

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development.

PLEASE SEE ATTACHED

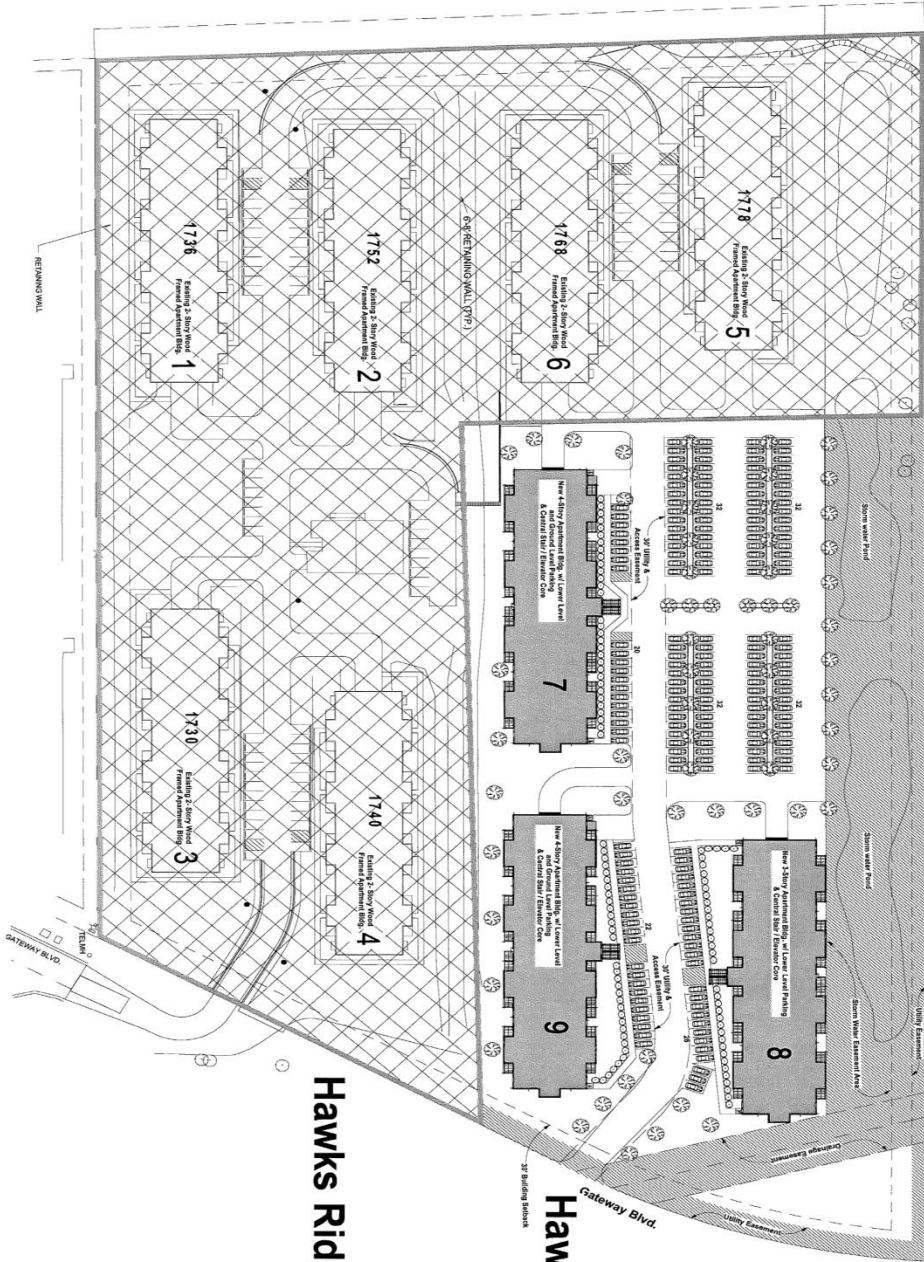
Proposed PUD – Master Land Use Plan Amendment, Phase 1 and Phase 2

Teronomy
DEVELOPERS • BUILDERS • REALTORS

Site Plan
1"=100'

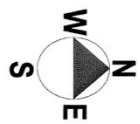
7-17-16

HAWK'S RIDGE
APARTMENTS 2
1750 Gateway Blvd.
Beloit, WI 53511

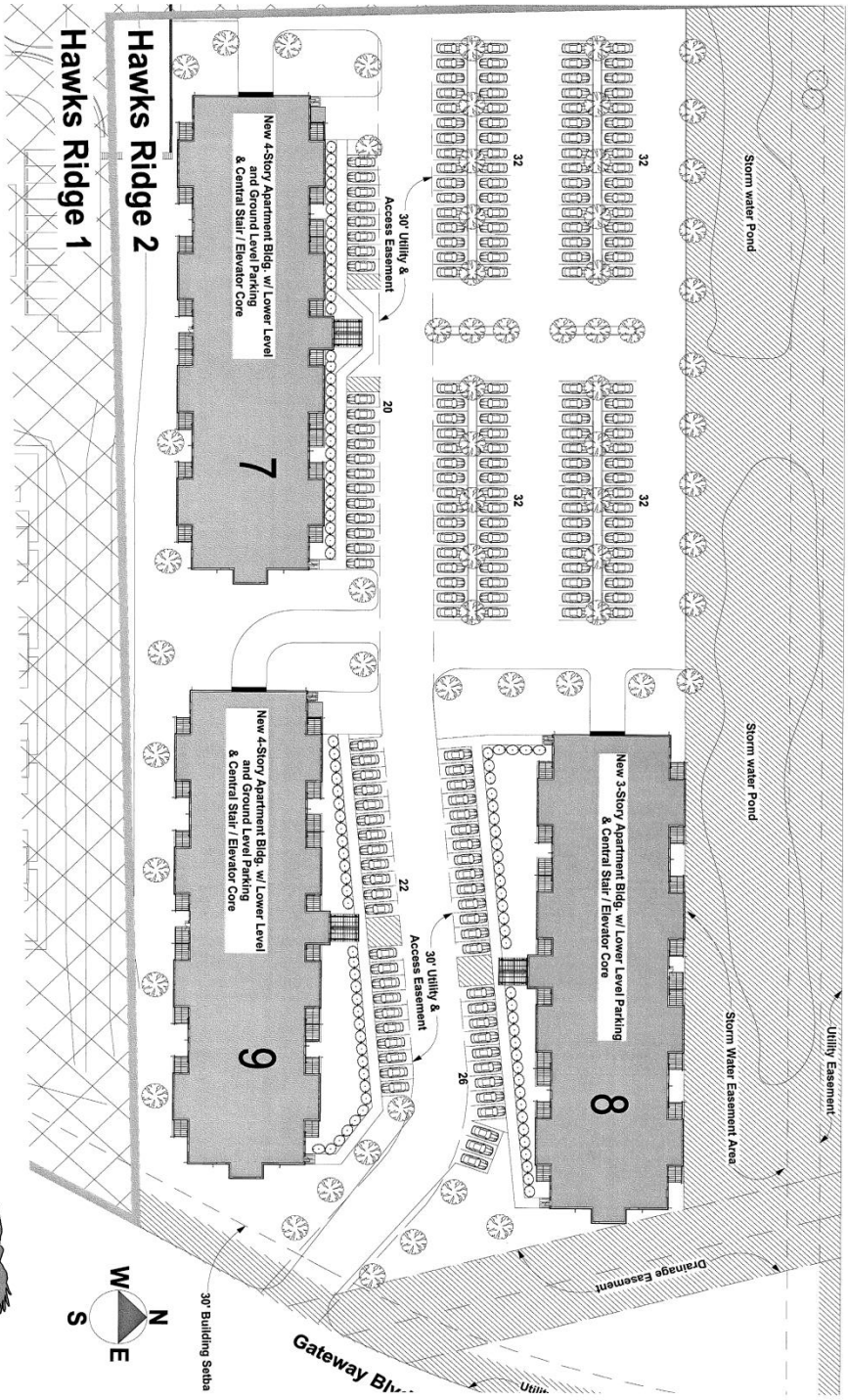


Hawks Ridge 1

Hawks Ridge 2



Phase 2 Close-Up



Teronomy
 DEVELOPERS - BUILDERS - REALTORS

Site Plan
 1"=50'

7-17-16

HAWK'S RIDGE
 APARTMENTS
 1750 Gateway Blvd.
 Beloit, WI 53511



Bldg 8 - 58 Apartment Homes

| | | |
|----|---------------------|-------------------------------|
| 23 | 1 bed/1 bath | 713 sq. ft. - 751 sq. ft. |
| 15 | 1 bed w/loft/2 bath | 980 sq. ft. - 1,136 sq. ft. |
| 11 | 2 bed/1 bath | 1,078 sq. ft. - 1,116 sq. ft. |
| 1 | 2 bed/2 bath | 1,112 sq. ft. |
| 8 | 3 bed/2 bath | 1,246 sq. ft. - 1,270 sq. ft. |

Bldg 7 & 9 - 75 Apartment Homes per Building

| | | |
|----|---------------------|-------------------------------|
| 28 | 1 bed/1 bath | 713 sq. ft. - 751 sq. ft. |
| 15 | 1 bed w/loft/2 bath | 980 sq. ft. - 1,136 sq. ft. |
| 20 | 2 bed/1 bath | 1,078 sq. ft. - 1,116 sq. ft. |
| 12 | 3 bed/2 bath | 1,246 sq. ft. - 1,270 sq. ft. |

Common & Underground Parking - 441 total stalls

- 128 Common Area Outside Parking
- 20 Bldg 7 Outside Parking
- 26 Bldg 8 Outside Parking
- 22 Bldg 9 Outside Parking

- 97 Bldg 7 Underground Parking (two levels)
- 51 Bldg 8 Underground Parking (one level)
- 97 Bldg 9 Underground Parking (two levels)

Building Amenities

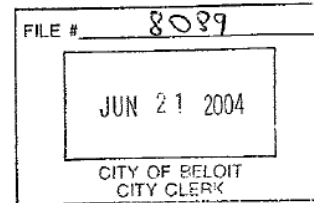
- Fitness Center & Community Room on 1st floor of each building
- 24-hour Onsite Management and Maintenance Service
- Changing from 17 units per acre to 21 units per acre
- 9' high ceilings on each floor, cathedral ceilings on top floor
- Elevator Service in each building plus three common stairwells
- One or two levels of Underground parking garages
- Stone entrance façade and 8' high brick masonry
- Trash and recycling areas with trash chute to underground
- Private Patios and Balconies



Looking East

HAWK'S RIDGE
APARTMENTS 2
Teronomy
CONSTRUCTION MANAGEMENT

Original PUD Resolution for 1750 Gateway Blvd (2004)



RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE PLAN ON PROPERTY LOCATED AT 1750 GATEWAY BOULEVARD

WHEREAS, the application of Teronomy Builders, Inc. for approval of a Planned Unit Development (PUD) Master Land Use Plan for a residential development consisting of ten multifamily apartments and a clubhouse on property located at 1750 Gateway Boulevard, 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 Planned Unit Development (PUD) Master Land Use Plan to allow a development consisting of ten multifamily apartments and a clubhouse on property located at 1750 Gateway Boulevard in the City of Beloit, for the following described premises:

Part of the Southeast ¼ of the Northwest ¼ of Section 28, Township 1 North, Range 13 East of the 4th P.M., City of Beloit, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Commencing at the East-Quarter corner of Section 28 aforesaid; thence North 88°46'44" West along the East-West centerline of said Section 28 a distance of 3446.20 feet to the Northwesterly right-of-way of Gateway Boulevard; thence North 30°52'47" East along said right-of-way 680.46 feet to the Northeasterly corner of Lot One of Certified Survey Map Document No. 1600107 as recorded in Volume 26, Pages 72 – 74 of Rock County Certified Survey Maps; thence North 88°46'44" West 916.33 feet to the Northwest corner of said Lot One; thence North 0°58'26" West, 738.96 feet; thence South 88°38'55" East 1344.36 feet to the Northwesterly right-of-way of Gateway Boulevard; thence South 30°52'47" West 791.14 feet along said right-of-way to the point of beginning. Containing 19.273 acres, more or less.

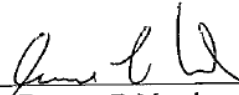
As a condition of granting the Planned Unit Development (PUD) Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

1. Ten, 32-unit multifamily apartment buildings with up to 320 dwelling units, including a clubhouse, swimming pool and fitness center, shall be permitted on subject property if development substantially conforms to the approved Master Land Use Plan submitted with this application and all of the required conditions.
2. This development shall be constructed according to the approved detailed PUD Final Plan submitted to and approved by the City Zoning Officer prior to issuance of any building permits.
3. Roadway access to Gateway Boulevard shall be as indicated on the PUD Final Plan or as otherwise approved by the City Engineer.
4. The PUD Final Plan shall include a looped access drive to provide easy emergency access in and through the site and if this project is constructed in phases then a temporary turn around shall be constructed at the end of any access drive that results in a dead-end.

5. The PUD Final Plan shall include a looped water system with the number and location of fire hydrants provided and installed as approved by the City Zoning Officer.
6. The developer shall include sidewalks in the PUD Final Plan and these sidewalks shall be constructed as per the approved PUD Final Plan as each building is constructed if this development is constructed in two or more phases.
7. The developer shall construct concrete driveway aprons at their access drives and a public concrete sidewalk, five-foot wide, along the entire lot frontage in the Gateway Boulevard right-of-way at the same time as construction of Gateway Boulevard extension is performed.
8. Monies in lieu of parkland dedication shall be paid to the City's Parkland Dedication Fund in the amount of \$46,665.60 (320 x 145.83) prior to issuance of the first building permit for construction on this lot, or as otherwise determined by the Park, Recreation & Conservation Advisory Commission.
9. 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.

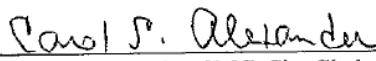
Adopted this 21ST day of June, 2004.

BELOIT CITY COUNCIL



Terrence T. Monahan, President

ATTEST:



Carol S. Alexander, CMC, City Clerk

NOTICE TO THE PUBLIC

August 5, 2016

To Whom It May Concern:

Hawks Ridge Apartments has submitted an application for an amendment of the PUD, Planned Unit Development for the property located at:

1750 Gateway Blvd.

The applicant is proposing the construction three new apartment buildings at the site of the existing Hawk's Ridge Apartments. The proposed apartment buildings are a deviation from the original PUD Master Land Use Plan and therefore an amendment is required. The applicant is requesting an amendment to the original PUD that would allow for an increase in the unit density and reconfiguration of the proposed buildings and parking lot.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, August 17, 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: Tuesday, September 6, 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. Comments will be accepted via telephone, email, and U.S. Mail.

Mailing List

| owner_last_name | owner_first_name | owner_address_line1 | owner_address_line2 | owner_city | owner_state | owner_zip |
|------------------------------------|------------------|----------------------|---------------------|------------|-------------|-----------|
| JEV GATEWAY LLC | | 3431 S 113TH ST #8 | | WEST ALLIS | WI | 53227 |
| NGUYEN | KIEU & BE THI | 3505 EAGLES RIDGE DR | | BELOIT | WI | 53511 |
| TURTLE CREEK DEVELOPMENT LLC | | 525 THIRD ST STE 300 | | BELOIT | WI | 53511 |
| NORTHSTAR FACILITY DEVELOPMENT LLC | | 5249 FEMRITE DR | | MADISON | WI | 53718 |

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 17, 2016

Agenda Item: 7

File Number: ANX-2009-01

Applicant: Steve Manteufel

Owner: Steve Manteufel

Location: 2028 E Ridge Road, Town of Turtle

Existing Zoning: R1, Urban Residential District (Town Zoning)

Existing Land Use: Single-Family Dwelling

Parcel Size: 35,736 Square Feet

Request Overview/Background Information:

Steve Manteufel has requested attachment to the City of Beloit for his property located at 2028 E. Ridge Road in the Turtle Ridge Island in the Town of Turtle, along with the attached Plat showing the territory to be attached. The applicant has requested a zoning district classification of R-1A, Single-Family Residential.

A failing septic system is the impetus for this attachment request. This property is located within the 208 Sewer Service Area and the City of Beloit extended sanitary sewer service to this area several years ago. This property is not located within the Boundary Adjustment Area designated in the Cooperative Boundary Plan between the City of Beloit and the Town of Turtle. However, the Boundary Agreement governs this property, stating "if the sanitary septic system on a property in a Town island fails and the Rock County Health Department determines that the septic system cannot be repaired or replaced, the property owner may petition the City of Beloit to attach to the City for the purpose of obtaining City sewer service."

Key Issues:

- The City Council is expected to adopt a Resolution accepting this Petition for Attachment on August 15, 2016.
 - The Wisconsin Department of Administration (DOA) does not need to review this attachment, as the DOA does not review attachments pursuant to a boundary agreement [Wis. Stat. § 66.0307(10)].
 - The Rock County Health Department has been notified of the failing septic system and supports connections to public sewer service systems when one is available.
 - The subject property is located in the 208 Water Quality Plan area and sanitary sewer is readily available from the City.
 - The attached Plat shows the location of the subject property between Milwaukee Road and East Ridge Road.
 - At the request of the City Engineer, ROW from both Milwaukee Road and East Ridge Road has been included on the Plat.
 - The attached Location & Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: R1, Urban Residential District, Single-Family Dwelling (Town of Turtle)
 - South: R-3, Low-Density Multifamily District, Vacant/Condos
 - East: R1, Urban Residential District, Single-Family Dwelling (Town of Turtle)
 - West: R1, Urban Residential District, Single-Family Dwelling (Town of Turtle)
 - When property is attached to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends that the temporary zoning classification for this property be R-1A, Single-Family Residential District, because of the size, location, and surrounding land uses of the property. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Single-Family Residential – Urban uses for this property. This land use category is intended for existing and planned groupings of single-family detached residences that are served by public sanitary sewer and water systems. This proposed attachment is consistent with the Comprehensive Plan.

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

Sustainability:

- **Reduce dependence upon fossil fuels** – Attachment of the properties within the Town of Turtle islands will reduce dependence upon fossil fuels by allowing for more efficient and consistent public services such as police and fire protection, refuse collection, and snow removal.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A

- **Reduce dependence on activities that harm life sustaining eco-systems** – A reduction in the number of septic systems located in densely populated areas, such as the Town of Turtle islands, will reduce groundwater contamination.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The provision of sanitary sewer service will satisfy the owner’s need for a healthy, sanitary dwelling.

Staff Recommendation:

The Planning & Building Services Division recommends approval of the Petition for Attachment to the City of Beloit for the property located at 2028 E. Ridge Road in the Town of Turtle and assignment of a temporary zoning district classification of R-1A, Single-Family Residential.

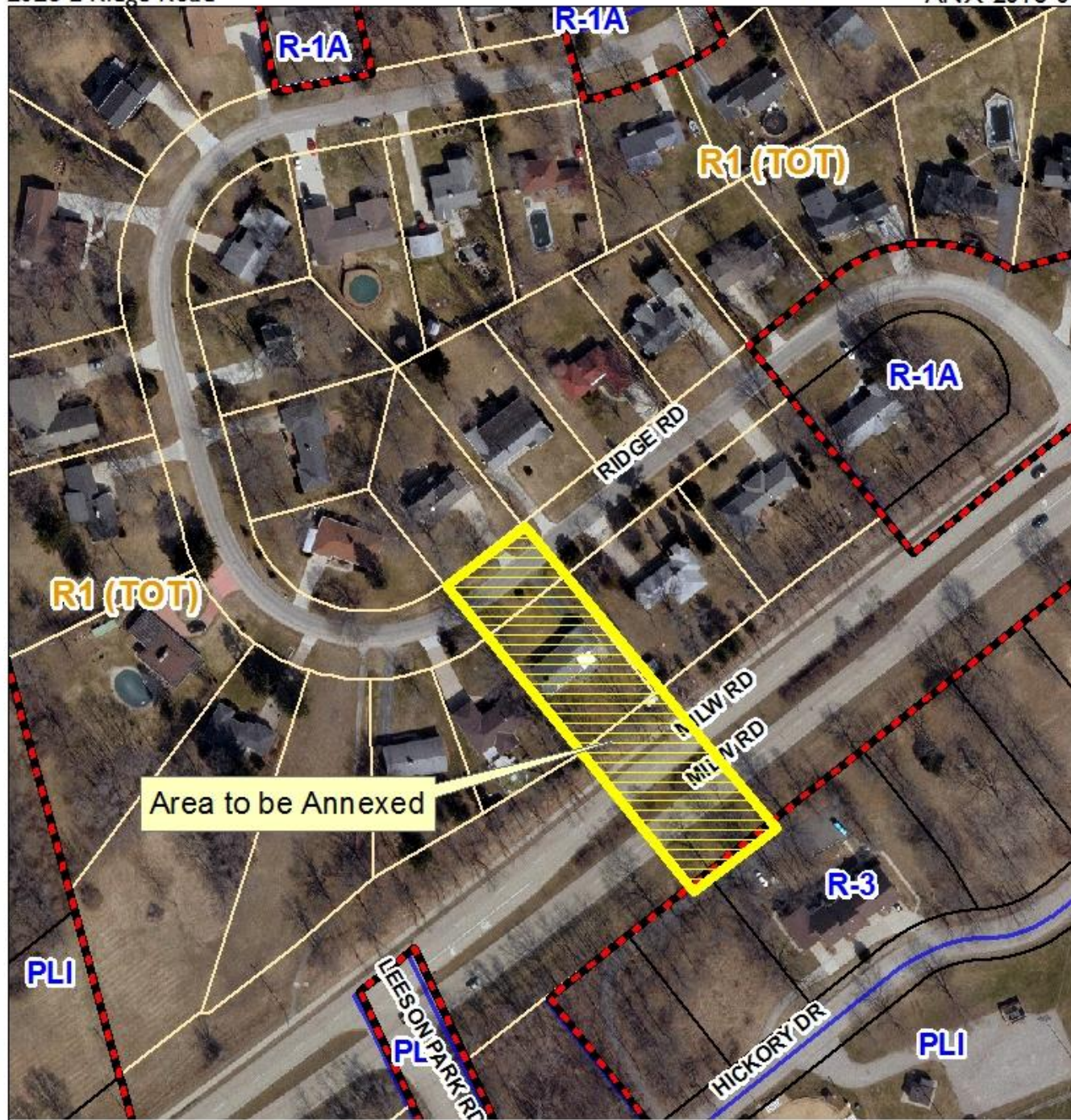
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Petition for Attachment, and Plat.

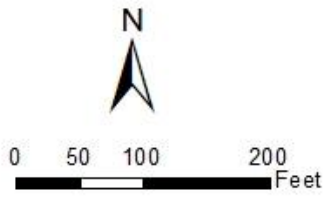
Location & Zoning Map

2028 E Ridge Road

ANX-2016-01



Area to be Annexed



Legend

- City Limits
- COB Parcels
- Beloit & Turtle Parcels
- COB Zoning District

Planning and Building Services Division

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

**PETITION FOR ATTACHMENT PURSUANT TO A COOPERATIVE
PLAN ADOPTED BY THE CITY OF БЕЛОIT AND THE TOWN OF
TURTLE UNDER SECTION 66.0307, WISCONSIN STATUTES**

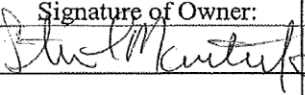
We the undersigned, constituting all of the owners of the real property located within the Boundary Adjustment Area in the Town of Turtle, Rock County, Wisconsin, lying contiguous to the City of Beloit, respectfully petition the City Council of the City of Beloit to attach the territory described below and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin.

The Legal description of this property is:

The current population of such territory is 1 persons.

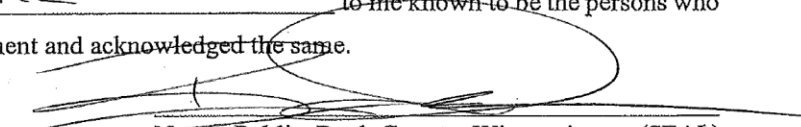
We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned _____.

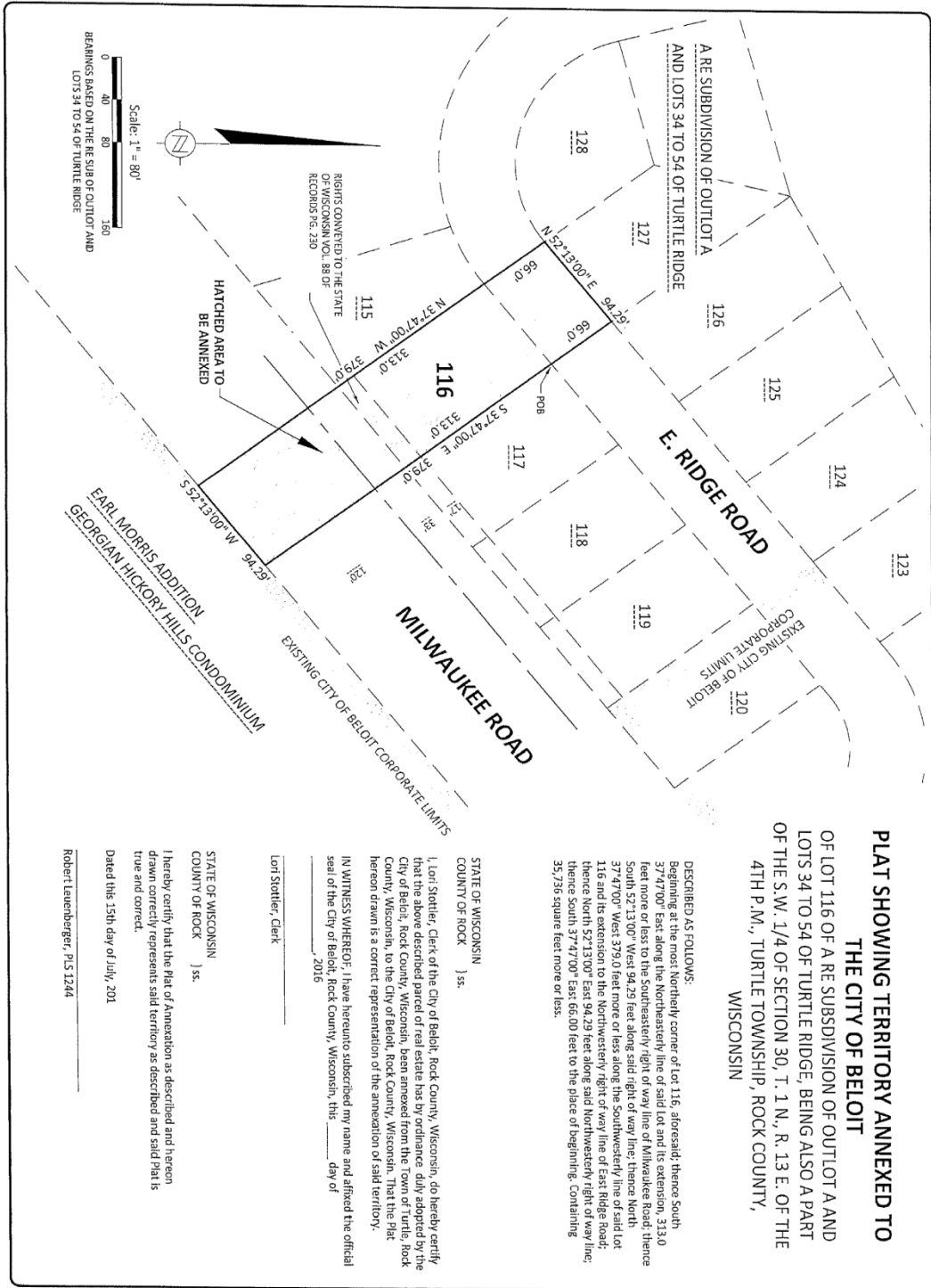
| Signature of Owner: | Print Name: | Address: | Date: |
|---|----------------------|---------------|---------|
|  | Steven L. Mantreufel | 2028 E. Ridge | 6-21-16 |
| | | | |
| | | | |
| | | | |

Personally came before me this 21st day of JUNE, 2016, the above named,
(day) (month) (year)
STEVEN L. MANTREUFEL to me known to be the persons who
executed the foregoing instrument and acknowledged the same.

**BRYAN GATLIN
NOTARY PUBLIC
STATE OF WISCONSIN**


Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 04/03/2020



**PLAT SHOWING TERRITORY ANNEXED TO
THE CITY OF BELOIT
OF LOT 116 OF A RE SUBDIVISION OF OUTLOT A AND
LOTS 34 TO 54 OF TURTLE RIDGE, BEING ALSO A PART
OF THE S.W. 1/4 OF SECTION 30, T. 1 N., R. 13 E. OF THE
4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY,
WISCONSIN**

DESCRIBED AS FOLLOWS:
Beginning at the most Northernly corner of Lot 116, aforesaid; thence South 37°47'00" East along the Northeastly line of said Lot and its extension, 313.0 feet more or less to the Southeastly right of way line of Milwaukee Road; thence South 52°13'00" West 379.0 feet along said right of way line; thence North 37°47'00" West 379.0 feet more or less along the Southwestly line of said Lot 116 and its extension to the Northwestly right of way line of East Ridge Road; thence North 52°13'00" East 94.29 feet along said Northwestly right of way line; thence South 37°47'00" East 65.00 feet to the place of beginning. Containing 35,736 square feet more or less.

STATE OF WISCONSIN
COUNTY OF ROCK } ss.
I, Lori Stotler, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Turtle, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the Plat hereon drawn is a correct representation of the annexation of said territory.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin, this _____ day of _____, 2016.
Lori Stotler, Clerk

STATE OF WISCONSIN
COUNTY OF ROCK } ss.
I hereby certify that the Plat of Annexation as described and hereon drawn correctly represents said territory as described and said Plat is true and correct.
Dated this 15th day of July, 2011
Robert Leuenberger, PLS 1244

ORDER NO: 32482
BOOK: SEE FILE
FIELD CREW:
DRAWN BY: RHL

File Name: P:\32400-32482-32482 - Mantuefel, Steven\SURVEY\RB DRAWING FILES

ORDERED BY
STEVEN MANTEUFEL
2028 E. RIDGE ROAD
BELOIT, WI 53511

ANNEXATION PLAT

Battersman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.nbattersman.com

