



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, December 7, 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 November 22, 2016 Meeting**
3. **Conditional Use Permit – 3022 Ford Street**
Public hearing, review and consideration of a request for a Conditional Use Permit to allow a six-story hotel building in a C-3, Community Commercial District, for the property located at 3022 Ford Street
4. **Comprehensive Plan Amendment – 1405 Madison Road and 1402 Townline Avenue**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Neighborhood Commercial to Community Commercial for the properties located at 1405 Madison Road and 1402 Townline Avenue
5. **Planned Unit Development – 1405 Madison Road and 1402 Townline Avenue**
Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the properties located at 1405 Madison Road and 1402 Townline Avenue
6. **Zoning Map Amendment – 1405 Madison Road and 1402 Townline Avenue**
Public hearing, review and consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road and 1402 Townline Avenue
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

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

Notice Mailed: December 2, 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, November 22, 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 7:00pm. Commissioners Tinder, Finnegan, Ruster, Faragher, Weeden, and Haynes were present. Commissioner Johnson was absent. Councilor Leavy arrived at 7:02pm.

2. Approval of the Minutes of the November 9, 2016 Meeting

Commissioner Weeden moved to approve the minutes from the November 9, 2016 meeting. Commissioner Tinder seconded the motion. The motion passed, voice vote.

3. Conditional Use Permit – 1703 Park Avenue

Public hearing, review and consideration of a request for a Conditional Use Permit to allow a banquet facility and event space in a C-2, Neighborhood Commercial District, for the property located at 1703 Park Avenue.

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

Chairperson Faragher clarified that a liquor license would be required by law. Ms. Christensen confirmed that it would. Chairperson Faragher also clarified that there would need to be additional parking spaces.

Chairperson Faragher inquired into the nature of the concerns from the neighbors. Ms. Christensen expounded on the concerns, mentioning loitering, noise, and parking spaces specifically.

Mario Mendoza, 1703 Park Ave, addressed the Commission. He explained that he had previously tried to rent the property out with no luck.

Commissioner Weeden asked Mr. Mendoza if he understood at the time of applying that allowing people to bring their own alcohol would not be permissible. Mr. Mendoza stated that he understood.

Councilor Leavy asked for clarification from Mr. Mendoza regarding his original intentions in regards to the alcohol situation. Mr. Mendoza explained his original plans and explained

that he was new to the process and unfamiliar with what was permissible and what was not.

Councilor Leavy asked what Mr. Mendoza intended to do with the space if the Conditional Use Permit were denied. Mr. Mendoza said that he had been approached by a business about renting the space.

Commissioner Haynes moved to approve the motion. Commissioner Ruster seconded the motion. The motion was denied, voice vote.

4. Zoning Map Amendment – 631, 640, 654 and 657 Bluff Street

Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to C-1, Office District, for the properties located at 631, 640, 654 and 657 Bluff Street

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

Commissioner Weeden asked if, in the event that the new owner of 640 Bluff wanted to convert the space into office spaces, if a Conditional Use Permit would be required. Ms. Christensen confirmed that a Conditional Use Permit would not be required for office spaces.

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

5. Status Report on Prior Plan Commission Items

The final plat for New Leaf Homes was approved by Council. A Development agreement is still needed and once that is in place, the property can be sold.

6. Adjournment

The meeting adjourned at 7:21pm.

Minutes respectfully submitted by Ashley Rosenbaum

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 7, 2016

Agenda Item: 3

File Number: CU-2016-08

Applicant: Richard Steldt

Owner: KDN Hospitality LLC

Location: 3022 Ford Street

Existing Zoning: C-3, Community
Commercial District

Existing Land Use: Vacant Buildings

Parcel Size: 11.1 Acres

Request Overview/Background Information:

Richard Steldt, on behalf of KDN Hospitality LLC, has filed an application for a Conditional Use Permit to allow a 6-story hotel building in a C-3, Community Commercial District, for the property located at 3022 Ford Street.

Key Issues:

- The applicant has proposed the redevelopment of the subject property, which is a former lumberyard at the SW corner of the I-43 & I-39/90 interchange. This height request is related to the proposed reconstruction of this interchange, which contemplates elevated on-ramps to southbound I-39/90 from Milwaukee Road and I-43 southbound that will be immediately adjacent to the subject property.
- As shown on the attached plan, the applicant has proposed the construction of a 127-unit hotel building with an overall height of 6 stories/73 feet above grade. While the hotel use is permitted by-right in the C-3 district, the maximum height in the C-3 district is 4 stories/55 feet unless exceeded through review and approval of a Conditional Use Permit.
- The application and preliminary plans are attached to this report. If this request is approved, the applicant will submit detailed site & architectural plans for staff review & approval.
- The attached **“Proposed Site Development Plan”** shows the location of the parcel involved in this application. The subject property is surrounded by interstate highway right-of-way to the north and east. The DOT has informed the property owner that they intend to acquire at least 1.6 acres for additional right-of-way related to the interchange reconstruction project. As part of this project, Ford Street may be reconstructed into a cul-de-sac.
- The applicant has proposed a private drive leading from Ford Street to the proposed hotel, and has expressed an interest in designing the private drive to accommodate future commercial redevelopment on the remaining portions of this parcel.
- The attached Public Notice was sent to 4 nearby property owners. Planning staff has not received any comments.
- **Findings of Fact** - Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - With respect to additional height requests, relevant concerns include shadow impacts and view obstruction. The proposed hotel is located on a large parcel adjacent to I-39/90, and the proposed 6-story hotel will achieve the applicant’s visibility goals without negatively impacting adjacent property owners. The subject property is a very appropriate location for a taller structure.
 - 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 6-story hotel will not affect the use and enjoyment of nearby properties.
 - c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - On the contrary, the redevelopment of this blighted site into a modern hotel facility is expected to have positive impacts upon nearby property values and will present a significantly enhanced first impression of Beloit to travelers along I-39/90.
 - 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 exterior materials include stone, EIFS, and aluminum-framed doors & windows that are similar to and compatible with existing commercial buildings in the vicinity.

- 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 hotel, although details regarding driveway length and utility alignment will be finalized during plan review.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The preliminary site plan shows 140 off-street parking stalls to serve 127 hotel rooms, which exceeds the typical off-street parking requirement of 1 stall per room.
 - The proposed hotel will increase traffic levels on Ford Street and Milwaukee Road. The existing streets and signalized intersection can accommodate this additional traffic, and both roadways will be improved further along with the interstate reconstruction project.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The proposed hotel will comply with all applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *Community Commercial uses* for the subject property. This request and the underlying C-3 zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #1 & #3.

Sustainability:

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

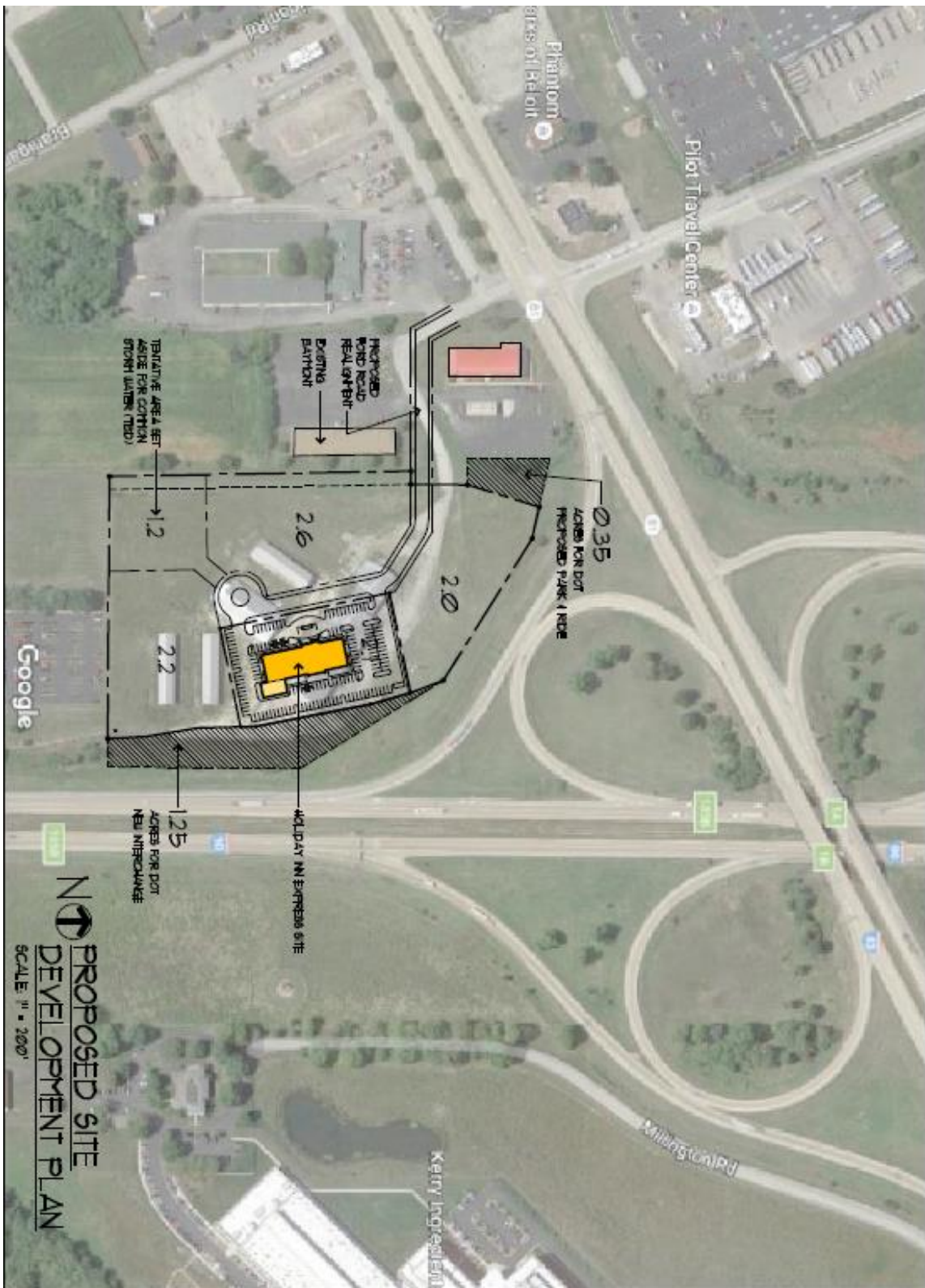
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a 6-story hotel building in a C-3, Community Commercial District, for the property located at 3022 Ford Street, based on the above Findings of Fact and subject to the following conditions:


1. This approval authorizes the construction of a 127-unit hotel building with an overall height of 6 stories/73 feet above grade on the subject property.
2. Prior to issuance of a Building Permit for this hotel, all of the existing buildings on the subject property shall be demolished and the site cleared.
3. Prior to issuance of a Building Permit for this hotel, the applicant shall submit detailed site & architectural plans for Planning staff review and approval.
4. 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.

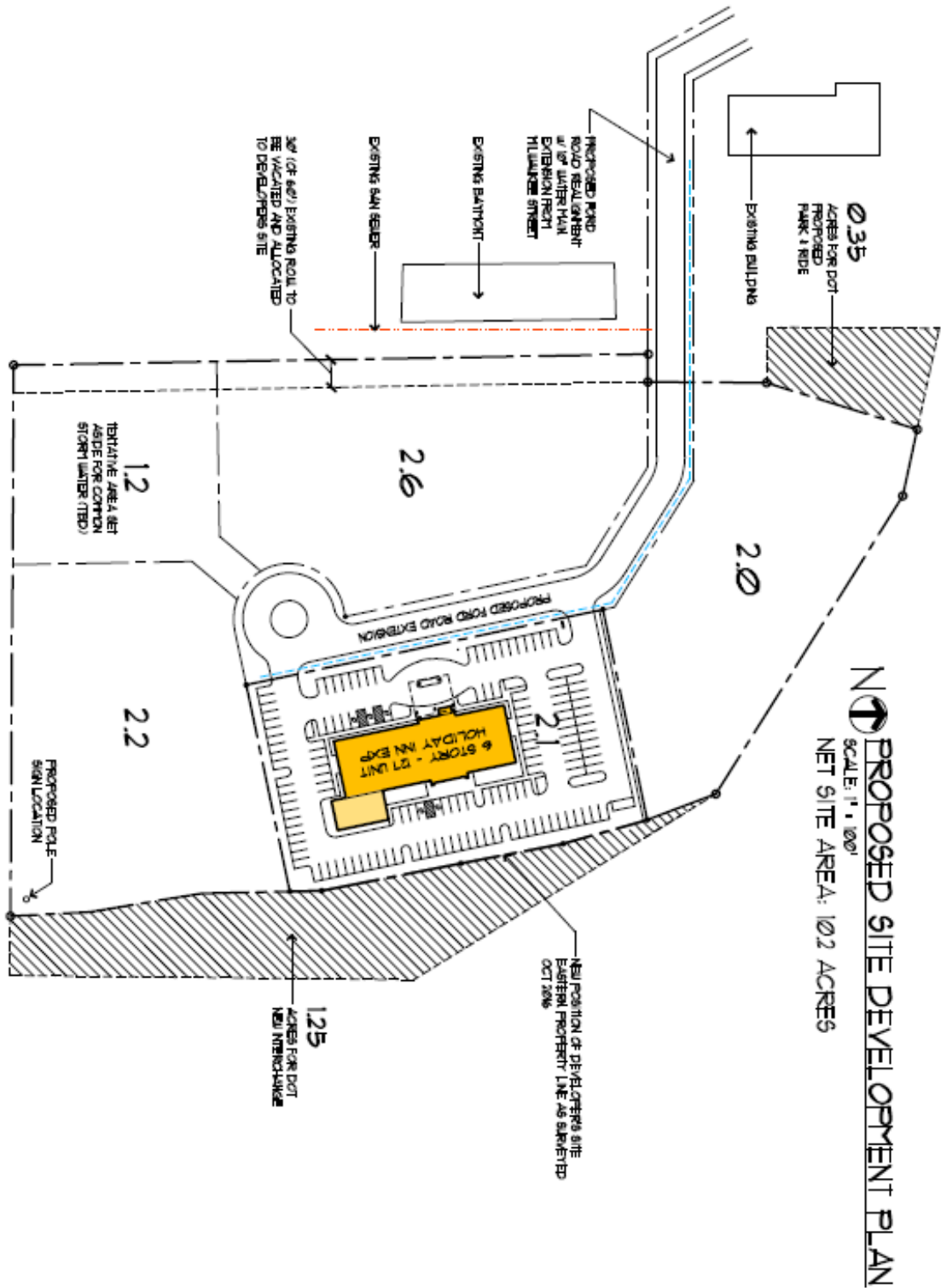
Fiscal Note/Budget Impact: N/A


Attachments: Preliminary Plans (3), Preliminary Rendering, Application, Public Notice, and Mailing List.



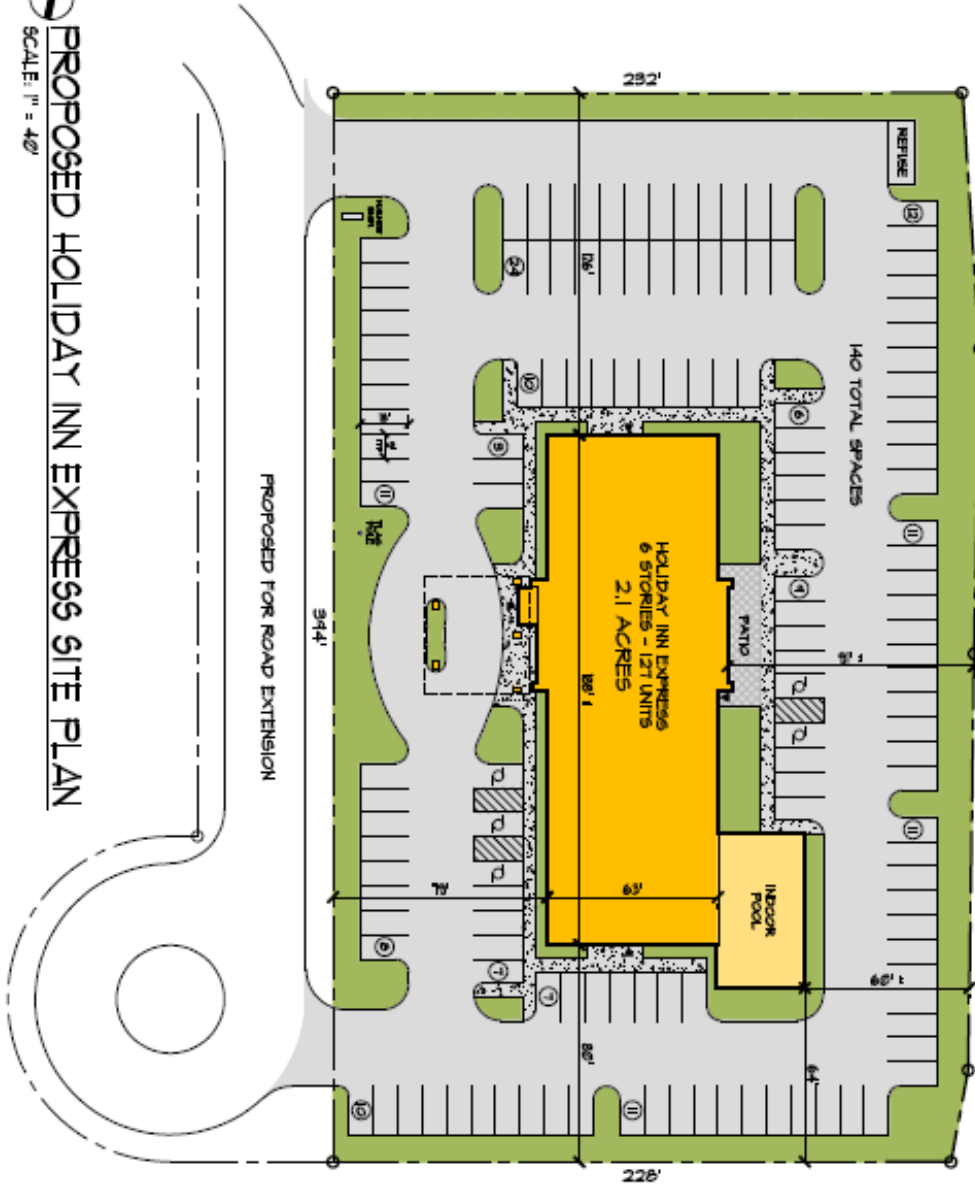
**PROPOSED SITE
DEVELOPMENT PLAN**
SCALE: 1" = 200'

<p>PROPOSED HOLIDAY INN EXPRESS BELOIT, WISCONSIN</p>	<p><i>This document is not to be used for any other project without the written consent of the author. It is the property of Richard F. Steldt & Associates, Ltd. and shall remain the property of the author. It is to be used only for the project and location specified herein.</i></p>	<p>DATE: 11-02-16</p>	 <p>RICHARD F. STELDT & ASSOCIATES, LTD. ARCHITECTS (608) 536-4500 515 WILSON APPROXIM AVE., MENAQUONNE PARK, WI 53001</p>
<p>1 OF 4</p>			




<p>PROPOSED HOLIDAY INN EXPRESS BELOIT, WISCONSIN</p>	<p><i>Site owner and architect are responsible for the accuracy and completeness of information provided. The architect is not responsible for the accuracy and completeness of information provided by the site owner or other parties. The architect is not responsible for the accuracy and completeness of information provided by the site owner or other parties. The architect is not responsible for the accuracy and completeness of information provided by the site owner or other parties.</i></p>	<p>DATE: 11-02-16</p>	 <p>RICHARD F. STELDT & ASSOCIATES, LTD. ARCHITECTS (888) 521-4400 215 WILSON APPELTON AVE., MENOMONIE WISCONSIN 54951</p>
<p>2 OF 4</p>			

PROPOSED HOLIDAY INN EXPRESS SITE PLAN
 SCALE: 1" = 40'



INTERSTATE 140 / 94 & I49 INTERCHANGE R.O.M.

<p>PROPOSED HOLIDAY INN EXPRESS BELoit, WISCONSIN</p>	<p>DATE: 11-02-16</p> <p>Richard F. Steldt Architect 1111 1/2 Street, Beloit, WI 53510 (608) 735-1111 www.rfsteldt.com</p>	 <p>RICHARD F. STELDT & ASSOCIATES, LTD. ARCHITECTS</p> <p>(608) 735-1111 1111 1/2 STREET, BELoit, WI 53510</p>
<p>3 OF 4</p>		



PROPOSED HOLIDAY INN EXPRESS
LOOKING SOUTH-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-2016-08

1. Address of subject property: 3022 FORD STREET

2. Legal description: SEE attached site plan

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: 10 plus acres acres.

3. Tax Parcel Number(s): 229 100 15

4. Owner of record: KDA HOSPITALITY LP Phone: 608 289 2598

616 MIDLAND RD JANESVILLE WI 53516
(Address) (City) (State) (Zip)

5. Applicant's Name: RICHARD F. STELDT - ARCHITECT

N85 W1605B Appleton Ave. Medford Falls, WI 53051
(Address) (City) (State) (Zip)

262-502-4500 1262-388-1098 rfsteldt@sbcglobal.net
(Office Phone #) (Cell Phone #) (E-mail Address)

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

7. THE FOLLOWING ACTION IS REQUESTED:

A Conditional Use Permit for: 6 story Holiday Inn Express

_____ in a(n) _____ Zoning District.

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

Principal use: hotel

Secondary use: T.B.O.

Accessory use: T.B.O.

9. Project timetable: Start date: Spring 2017 Completion date: Spring 2018

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.

Daniel Weitzel / DANIEL J WEITZEL / 11-11-16
 (Signature of Owner) (Print name) (Date)

Richard F. Stelot / RICHARD F STELOT / 10.25.16
 (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: Dec. 7, 2016

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

Application accepted by: Dan Livingston Date: 11/11/16



NOTICE TO THE PUBLIC

November 22, 2016

To Whom It May Concern:

Richard Steldt, on behalf of KDN Hospitality LLC, has filed an application for a Conditional Use Permit to allow a 6-story hotel building in a C-3, Community Commercial District, for the property located at:

3022 Ford Street.

The applicant has proposed the redevelopment of the subject property, which is a former lumberyard at the SW corner of the I-43 & I-39/90 interchange. The applicant has proposed the construction of a 127-unit hotel building with an overall height of 6 stories/73 feet above grade. While the hotel is permitted by-right in the C-3 district, the maximum height in the C-3 district is 4 stories/55 feet unless exceeded through review and approval of a Conditional Use Permit.

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

City Plan Commission: Wednesday, December 7, 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, December 19, 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.

George A. Hormel & Co.
Hormel Foods Corp.
1 Hormel Place
Austin, MN 55912-3680

McBain Enterprises Inc.
2951 Kennedy Drive
Beloit, WI 53511

Sun Lodging Inc.
2900 Ford Street
Beloit, WI 53511

Cornellier Limited
2909 Ford Street
Beloit, WI 53511

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: December 7, 2016

Agenda Item: 4

File Number: RPB-2016-11

Request Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan: 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*. Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration on January 17, 2017.

Key Issues:

- This request is related to the applicant's submittal of the attached Planned Unit Development (PUD) Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant is also seeking a rezoning from C-2, Neighborhood Commercial to PUD.
- The subject properties are currently planned and zoned for Neighborhood Commercial uses, which is intended to encourage neighborhood-scale residential, office, institutional, and smaller-scale commercial uses to serve the surrounding neighborhoods. The applicant's proposed storage unit development is not allowed by the existing Neighborhood Commercial recommendation and C-2 zoning classification.
- The requested Community Commercial future land use recommendation would allow the subject properties to be rezoned to a higher intensity commercial district such as C-3, Community Commercial. To address concerns about the range of commercial uses allowed in C-3, the applicant has requested a zoning classification of PUD, which would limit the uses of the property to storage units & duplexes exclusively.
- **Land Use Analysis – Proposed Community Commercial Amendment**
 - As shown on the attached map, this request involves a small commercial parcel with a vacant structure at 1405 Madison Road and a larger vacant parcel adjacent to an elementary school and single-family homes. The establishment of a higher intensity commercial district surrounded by residential, institutional, and neighborhood commercial properties is not ideal from a planning perspective. However, Planning staff believes that the proposed PUD, which will limit the property uses to self-service storage units accessible only from Madison Road and duplexes that will provide a buffer between the storage units and school, is compatible with the existing surrounding uses. In other words, staff can support this proposed plan amendment because it is tied to a specific development proposal that provides clarity and certainty to the neighborhood while bringing reinvestment and development activity to the Madison Road corridor. The proposed plan amendment fits the existing neighborhood land use pattern of intense uses along Madison Road (e.g. gas station), transitioning to lower intensity uses to the north.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
- Consideration of this request supports Strategic Goals #1 & #3.

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:

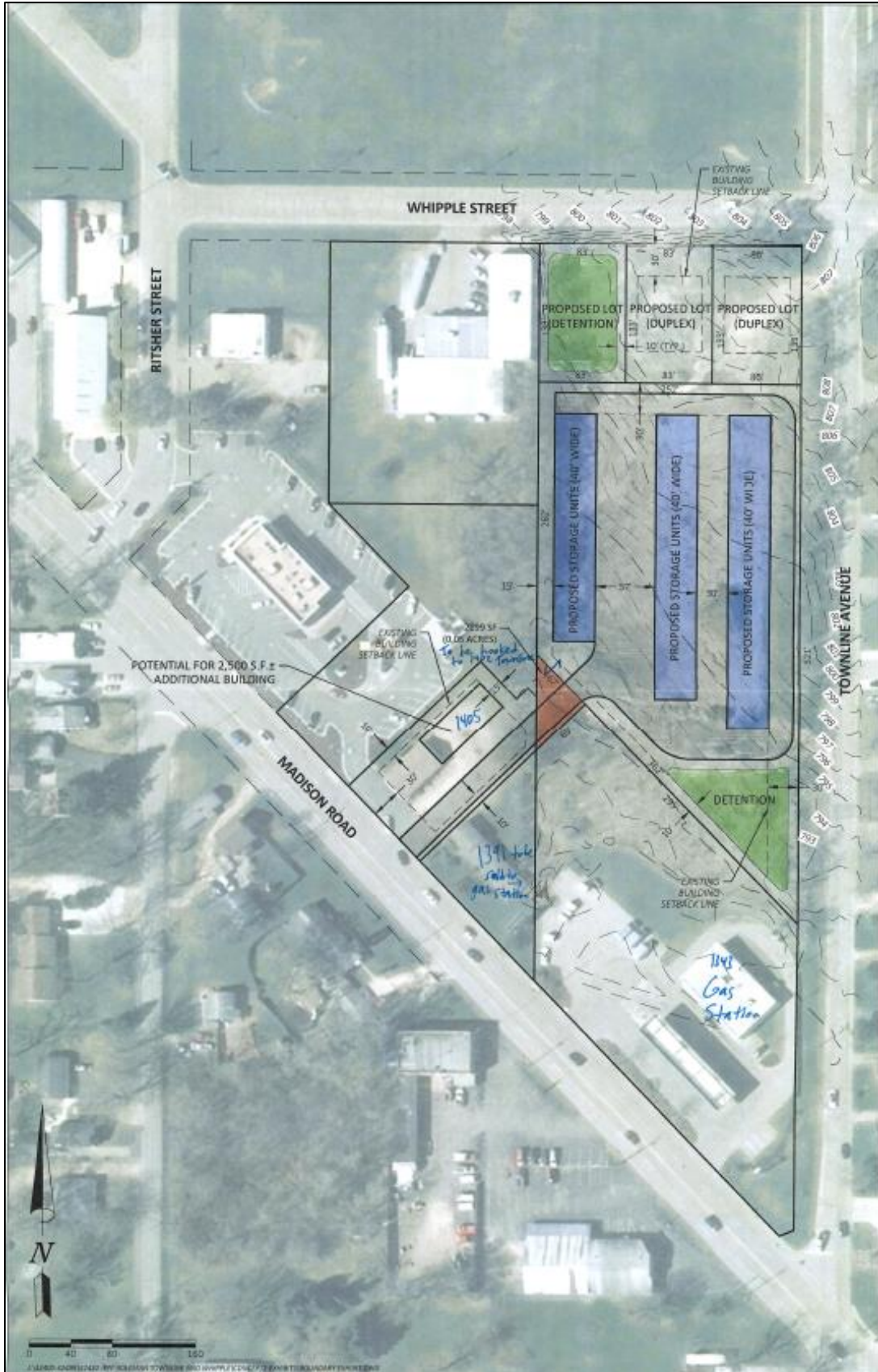
The Planning & Building Services Division recommends **approval** of the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.

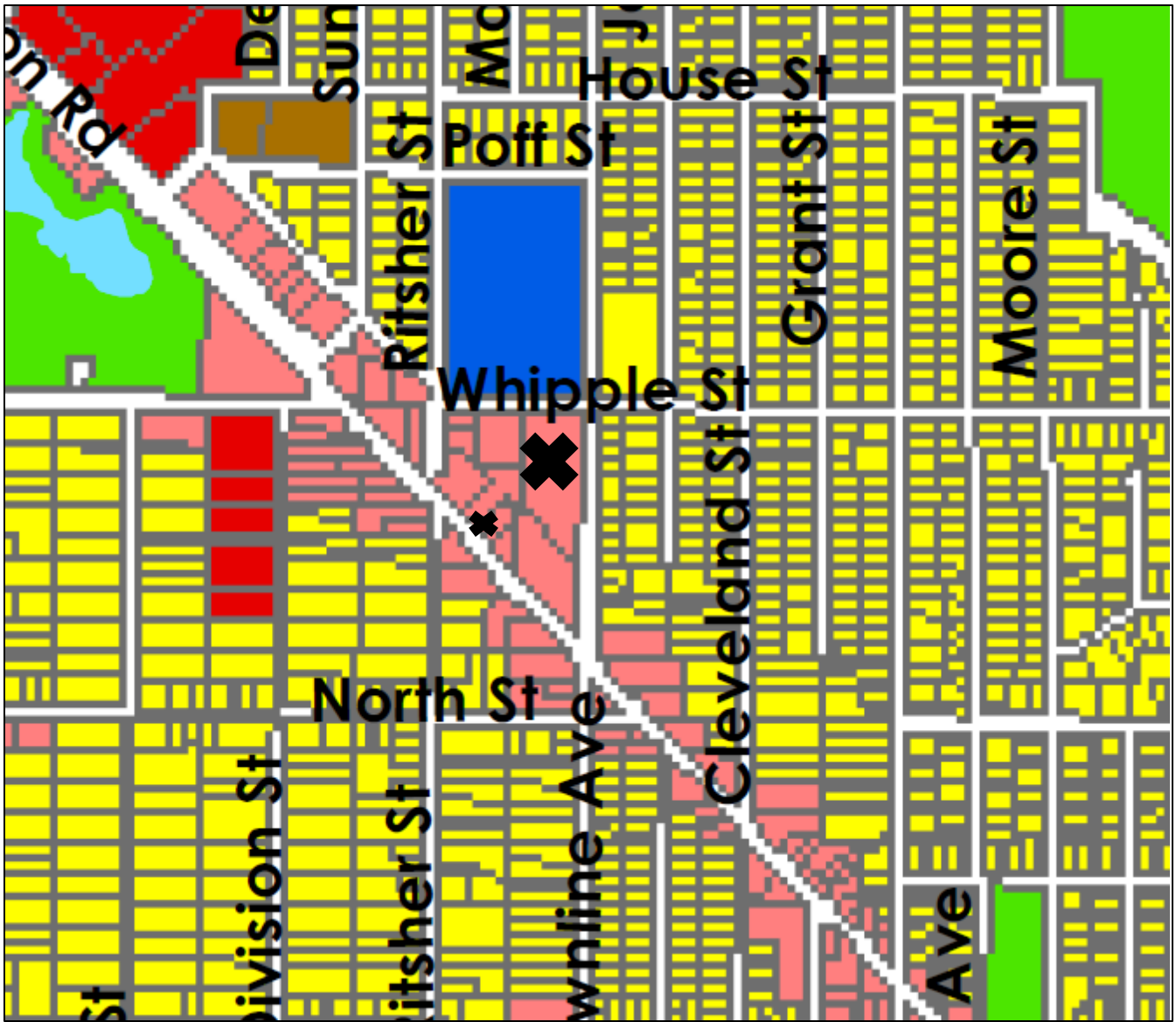
Fiscal Note/Budget Impact: N/A

Attachments: PUD Plan, FLU Map, Public Notice, Mailing List, and Resolution.

Proposed PUD – Master Land Use Plan



Map 10, Future Land Use (Narrowed to Subject Properties)



Municipal Boundaries

- City of Beloit/Town of Tule
- Boundary Adjustment Area
- Interstate Highway
- County Highways
- Existing Roads
- Potential Future Major Collector/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories

- Agricultural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood*
- Office
- Planned/Mixed Use
- Neighborhood Commercial
- Community Commercial
- Downtown
- Business Park
- General Industrial
- Institutional & Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

Planned Neighborhood should include a mix of the following:

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

0 0.25 0.5 1 Miles

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

City of Beloit
Comprehensive Plan

Map 10:
Future Land Use



NOTICE TO THE PUBLIC

November 16, 2016

To Whom It May Concern:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.

This request is related to the applicant's submittal of a Planned Unit Development (PUD) Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant is also seeking a rezoning from C-2, Neighborhood Commercial to PUD.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendment:

City Plan Commission: Wednesday, December 7, 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 (Public Hearing): Tuesday, January 17, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

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

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Dr. Tom Johnson
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511

Rock County Planning Director
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Dennis McCarthy
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Nick Dimassis
Beloit Public Library Director
VIA I/O MAIL

Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
3800 Gateway Blvd #200
Beloit, WI 53511

**RESOLUTION
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.

Adopted this 7th day of December, 2016.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 7, 2016	Agenda Items: 5 & 6	File Number: PUD-2016-04 & ZMA-2016-05
Applicant: R.H. Batterman	Owner: Jeff Adleman (Accepted Offer to Purchase 1405 Madison Road)	Location: 1405 Madison Road & 1402 Townline Avenue
Existing Zoning: C-2, Neighborhood Commercial	Existing Land Use: Vacant Land & Building	Parcel Size: 0.4 Acre; 3.55 Acres

Request Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues:

- The applicant has submitted an application for a PUD – Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings containing up to 140 storage units and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue.
- As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex.
- The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design standards than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. In this case, the proposed PUD would allow duplexes and storage units on one parcel, while limiting the allowable uses of the property to those explicitly shown on the approved PUD Plan.
- This PUD request is one of three land use applications needed for this project. The others are a change in the Future Land Use Map and a rezoning request from C-2, Neighborhood Commercial to PUD. All three applications will be reviewed on the same meeting schedule. If approved, these properties and a 2,200 square-foot triangular piece of the gas station parcel will be consolidated via Certified Survey Map (CSM).
- The attached Public Notice was sent to property owners within 300 feet of the subject property. As of this writing, staff has been contacted by one neighboring property owner who supports this project.
- The Fire Department has reviewed the proposed PUD – Master Land Use Plan and has requested a gated emergency-access-only driveway on Townline Avenue to allow adequate protection of the storage units.
- The City Engineer has reviewed the proposed PUD – Master Land Use Plan and has requested the installation of public sidewalks in front of the duplexes along Whipple Street and along Townline Avenue to allow the duplex residents to access the school and the businesses along Madison Road.
- The other Review Agents have not submitted any comments or concerns.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. If approved, the PUD – Master Land Use Plan would be the conceptual approval of land use, building, and parking locations, with detailed civil site plans to follow for staff review & approval.
- The proposed duplexes would face the school to the north (Whipple Street) and have 30-foot front building setbacks. The proposed storage units would have a street (Townline) building setback of 30 feet. The proposed storage unit driveway would connect to the existing shared driveway at 1405 Madison Road that also serves the adjacent McDonald's. The storage units would not be accessed via Townline Avenue.
- 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 plan will allow the redevelopment of two underutilized parcels with a combination of uses that are not allowed in the existing C-2 zoning classification. The proposed PUD

zoning classification is highly preferable to C-3, Community Commercial, as the PUD process allows the approval of a specific list of uses that ensures land use compatibility and neighbor certainty.

- **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** See the Staff Recommendation section below.
- **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Provided the applicant is able to include the emergency access gate and public sidewalks requested by the Review Agents, the proposed development can be served by public facilities and 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 development will create four new dwelling units in close proximity to an elementary school, and will bring a significant redevelopment to an area that has experienced very limited redevelopment activity during the past decade. Planning staff will ensure that the storage units are designed to include elements such as siding, shingles, lighting, and fencing that are compatible with the adjacent residential and institutional uses.
- **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** The proposed PUD will allow a significant redevelopment project that maintains appropriate buffers between the storage unit development and the adjacent school and homes. With respect to the Findings of Fact for a Zoning Map Amendment, the proposed PUD is compatible with existing nearby uses and the surrounding residential and institutional zoning classifications, and will allow redevelopment of two underutilized parcels.

Sustainability:

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

Staff Recommendation:

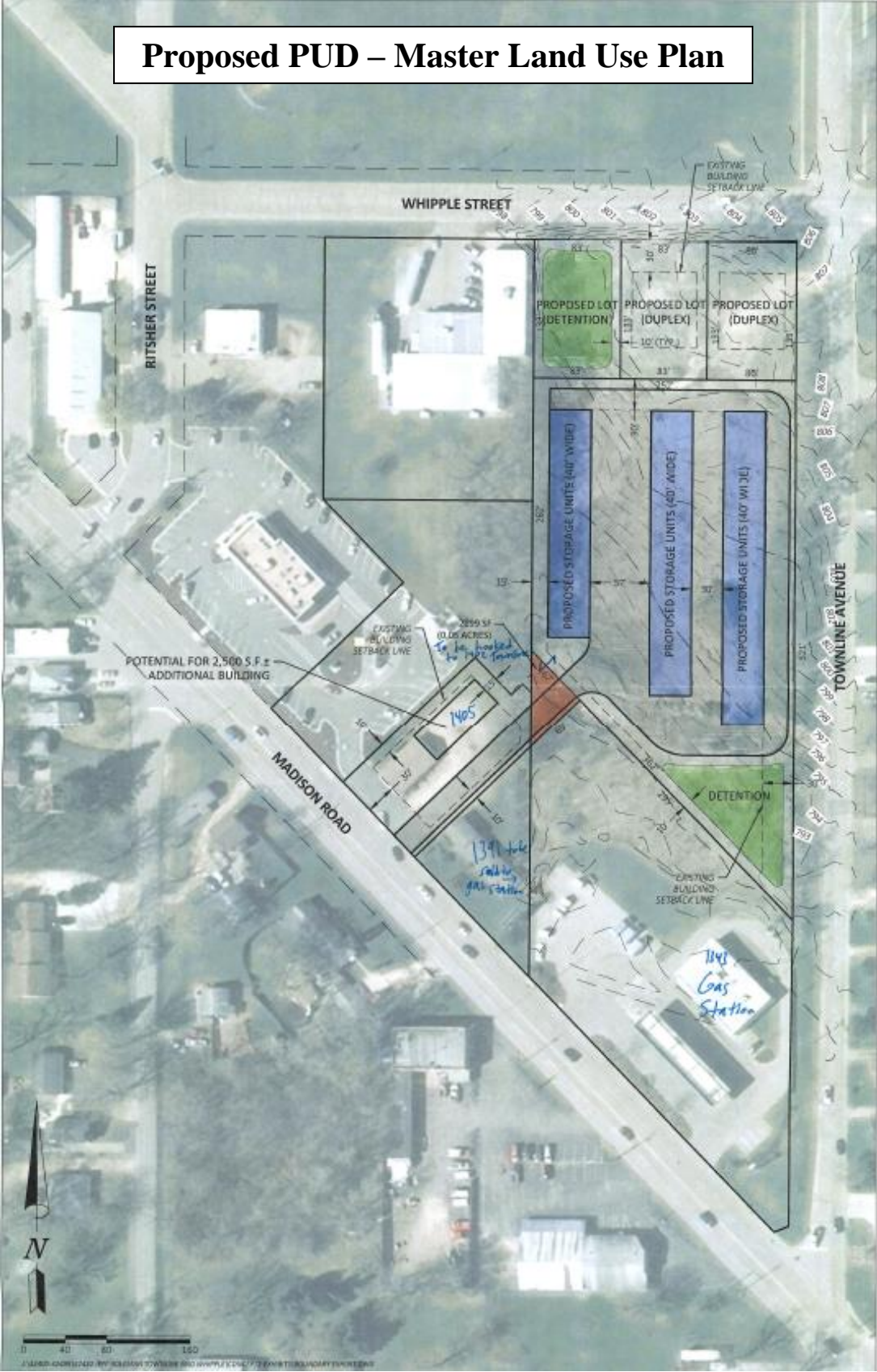
The Planning & Building Services Division recommends **approval** of the PUD - Master Land Use Plan and a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue, based on consistency with the Comprehensive Plan and Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of up to three storage unit buildings containing up to 140 units and two duplex buildings on the properties located at 1405 Madison Road & 1402 Townline Avenue as shown on the PUD – Master Land Use Plan. No other commercial or residential uses are allowed on the subject properties.
2. Prior to issuance of a Building Permit, the applicant shall record a Certified Survey Map (CSM) that consolidates the subject properties and the 2,200 square-foot parcel being purchased from an adjoining owner for driveway access. The duplexes may be placed on individual lots via CSM.
3. The building setbacks shall be those shown on the attached PUD – Master Land Use Plan. The maximum height shall be one story for the storage unit buildings and two stories for the duplex buildings.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall, at applicant's cost, construct public sidewalks along Whipple Street in front of the duplexes and along Townline Avenue from Whipple Street to Madison Road.
5. The site plan shall include, and the applicant shall construct, a gated emergency-access-only driveway on Townline Avenue.
6. The proposed storage unit buildings shall be constructed using materials that are suitable for residential garages including vinyl siding, asphalt singles, and aluminum overhead doors. If a security fence is provided, it shall be vinyl-coated chainlink or better and may not include barbed wire.
7. This development is limited to one pole or ground-mounted sign up to 100 square feet per face along Madison Road, and may not include wall signs on the storage unit buildings.
8. Prior to issuance of a Building Permit for this project, the applicant shall submit a PUD Final Plan that reflects the conditions above and detailed site & architectural plans for Planning staff review and approval.
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: Proposed PUD Plan, Photos, Applications, Public Notice, and Mailing List.

Proposed PUD – Master Land Use Plan





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-2016-04

1. Address of subject property: 1405 MADISON RD., 1343 1/2 MADISON RD., 1402 TOWNLINE AVE.
2. Legal description: LOT 1 CSM VII P. 5386; LOT 1 CSM V 20 P. 381; PARCEL A, ATTACHED
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: ~~3.94~~ ACRES 4.00 ACRES
4. Tax Parcel Number(s): 12760005, 12760020, 12760010
5. Owner of record: JEFFREY ADLEMAN Phone: 289-6340
PO BOX 598 SOUTH BELOIT IL 61080
(Address) (City) (State) (Zip)
6. Applicant's Name: ~~JEFFREY ADLEMAN~~ RH BATTERMAN - FRANK MCKEAN
2857 BARTELS DR. BELOIT WI 53511
(Address) (City) (State) (Zip)
(608) 365-4464 1 MA 1 FMCKEAN@RHBATTERMAN.COM
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: VACANT LAND - RESIDENTIAL; B-COMMERCIAL
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-2 Zoning District.
9. A Preapplication Conference was held on: 8/18/16
10. All the proposed use(s) for this property will be:
Principal use(s): STORAGE UNITS AND DUPLEXES
Secondary use(s): _____
11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. CURRENT ZONING DOES NOT
ALLOW STORAGE UNITS
12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. NEW HOUSING ON
THE WEST SIDE OF THE CITY; DEVELOPMENT
OF AN EMPTY LOT. INCREASED TAX BASE,
POTENTIAL OF JOBS DURING CONSTRUCTION & PART
OF RUNNING THE BUSINESS.

13. Project timetable: Start date: MARCH 2017 Completion date: Aug 2017

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: OFFER TO PURCHASE
- Other, explain: _____

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

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

_____	_____	_____
(Signature of Owner)	(Print name)	(Date)
<u>Frank M. Keam</u>	<u>Frank M^eKeam</u>	<u>11/1/16</u>
(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: <u>\$200.00</u>	Amount paid: <u>\$200.⁰⁰</u> Meeting date: <u>Dec. 7, 2016</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Draw Pennington</u>	Date: <u>11/1/16</u>

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-2016-05

1. Address of subject property: 1405 Madison Rd, 1343 1/2 Madison Rd, 1402 Townline Ave.

2. Legal description: Lot: _____ Block: _____ Subdivision: LOT 1 (3M V2D P. 38) 1/2 PARCEL A
(If property has not been subdivided, attach a copy of the complete legal description from deed.) ATTACHED

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 4.00 acres.

3. Tax Parcel Number(s): 12760005, 12760010, 12760020

4. Owner of record: JEFFREY ADLEMAN Phone: 289-6340

PO Box 598

SOUTH BELOIT

IL

61080

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: RH BATTERMAN - FRANK McKEARN

2857 BARTLETT DR

BELOIT

WI

53511

(Address)

(City)

(State)

(Zip)

(608) 365-4464

1 MA

(Office Phone #)

(Cell Phone #)

1 F.McKEARN@RH.BATTERMAN.COM

(E-mail Address)

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

Change zoning district classification from: C-2 to: PUD

All existing uses on this property are: VACANT/UNDEVELOPED; B-COMMERCIAL

7. All the proposed uses for this property are:

Principal use(s): STORAGE UNITS AND DUPLEXES

Secondary use(s): N/A

Accessory use(s): N/A

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

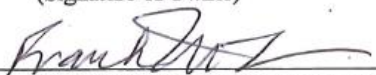
- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: OFFER TO PURCHASE
- Other, explain: _____

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

Name(s): JEFF ADLEMAN Phone: 608.289.6340
P.O. Box 598 South Beloit IL 61080
 (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)	(Print name)	(Date)
	Frank McKeown	11/1/16
(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 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: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u> Meeting Date: <u>Dec. 7, 2016</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>11/1/16</u>
Date Notice Published: _____	Date Notice Mailed: _____



NOTICE TO THE PUBLIC

November 17, 2016

To Whom It May Concern:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at:

1405 Madison Road & 1402 Townline Avenue.

The applicant has proposed a redevelopment project involving the construction of storage unit buildings and duplexes on the above-referenced properties. As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex. The applicant has also submitted an application for a Zoning Map Amendment from C-2, Neighborhood Commercial District to PUD District related to this project.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, December 7, 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, January 17, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins.

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

A DELAWARE CORPORATION
MCDONALDS REAL ESTATE CO
45 STATE ST
BELOIT, WI 53511

LESLIE HAMIL
220 S 8TH
SOUTH BELOIT, IL 61080

JUAN TREJO
1400 RITSHER ST
BELOIT, WI 53511

DAVID WHEELER
1928 WHIPPLE ST
BELOIT, WI 53511

GREGORY STEPHENSON
1353 TOWNLINE AVE
BELOIT, WI 535114168

JEFFREY & VICKIE LETCHER
1418 JOHNSON ST
BELOIT, WI 535113307

JOSEPH R & ANDREA M HALFERTY
1430 JOHNSON ST
BELOIT, WI 53511

FRED & JANET COURTNEY
1437 JOHNSON ST
BELOIT, WI 535113307

HOWARD H & PATRICIA A SAILING
1448 JOHNSON ST
BELOIT, WI 535113307

HAROLD HILLS
1341 TOWNLINE AVE
BELOIT, WI 535114168

PYARALI PUNJWANI BELOIT
ENTERPRISES INC
1343 MADISON RD
BELOIT, WI 53511

QUIGLEY SMART ENTERPRISES
1344 MADISON RD
BELOIT, WI 535114078

JASON M & JULIA M RYAN
1364 MADISON RD
BELOIT, WI 53511

JENISE COLEMAN
1418 RITSHER ST
BELOIT, WI 53511

JANICE MONTERO
1756 JACKSON ST
BELOIT, WI 53511

RANDALL CHURCHILL
8926 HWY 81
BELOIT, WI 53511

DAVID J & ANDREA C HECKNER
1812 WHIPPLE ST
BELOIT, WI 53511

ALLEN FULL
9501 S CREEK RD
BELOIT, WI 53511

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BELOIT, WI 535120041

MICHAEL WARBLOW
1366 JOHNSON ST
BELOIT, WI 535113307

THE MOUSE TAVERN INC
1408 MADISON RD
BELOIT, WI 535114042

DAVID HALL
560 AZALEA TERR
BELOIT, WI 535111602

JEFFERY ADLEMAN
P O BOX 598
SOUTH BELOIT, IL 61080

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
P O BOX 650043
DALLAS, TX 75265

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KLEINSCHMIDT
1412 JOHNSON ST
BELOIT, WI 535113307

RICHARD FESSENDEN
1822 WHIPPLE ST
BELOIT, WI 53511

BARBARA CASIDAY
9501 S CREEK RD
BELOIT, WI 53511

FREEDOM PROPERTY INVESTMENTS
LLC
1655 COPELAND AVE #130
BELOIT, WI 53511

JEFFREY & VICKIE LETCHER
1418 JOHNSON ST
BELOIT, WI 535113307

LAURIE AMUNDSON
1403 TOWNLINE AVE
BELOIT, WI 535114156

JAMES A & CYNTHIA A FOGARTY
122 S PRAIRIE
ROCKTON, IL 61072

BRIAN & JULIA MAJERUS
1447 RITSHER ST
BELOIT, WI 535114072

HOLLY PERRY
1436 JOHNSON ST
BELOIT, WI 53511

MESSIAH LUTHERAN CHURCH
1531 TOWNLINE AVE
BELOIT, WI 535113245

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

ANN O'MALLEY
5709 WILLOW CREEK LN
ROSCOE, IL 61073

STEVEN & CHERYL PINNOW
1360 MADISON RD
BELOIT, WI 535114078