



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, February 8, 2017 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the December 7, 2016 Meeting**
3. **Certified Survey Map – G5 Brewing Company – 1801 Gateway Boulevard**  
Review and consideration of a two-lot Certified Survey Map for the property located at 1801 Gateway Boulevard
4. **Zoning Map Amendment – Lot 1 of the CSM for 1801 Gateway Boulevard**  
Public hearing, review and consideration of a Zoning Map Amendment from C-1, Office District, to M-1, Limited Manufacturing District, for Lot 1 of the Certified Survey Map for 1801 Gateway Boulevard earlier on the agenda
5. **Condominium Plat – Kadlec Drive Condominiums**  
Review and consideration of Addendum No. 2 to Kadlec Drive Condominium Plat located at 2660 Kadlec Drive
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

If you are unable to attend this meeting, please contact Amber DesRoberts in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: February 2, 2017

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, 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**

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Tinder, Faragher, Finnegan, Weeden, Ruster, Johnson, and Councilor Leavy were present. Commissioner Haynes was absent.

**2. Approval of the Minutes of the November 22, 2016 Meeting**

Commissioner Tinder moved to approve the minutes from the November 22, 2016 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**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

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

Commissioner Johnson inquired if there have been previous height exception requests made in the past. Ms. Christensen explained that there had been only one in the past and it had been approved. He also asked if the hotel would impede the view of the world's largest can of chili. Ms. Christensen assured him that the view would not be impeded.

Commissioner Faragher asked for further clarification on the proposed Park and Ride. Ms. Christensen stated that the project would not be moving forward at this time unless the City of Beloit is willing to construct and maintain the facility.

Brad Lawver, on behalf of the businesses located around the proposed hotel, addressed the Commission. He expressed support for the hotel in the area, stating it would be good for business. Mr. Lawver also mentioned that he did not believe the height of the hotel would be an issue. He did express a few concerns, including what the plans were for construction (hoping that there would be only one construction season), the plans for drainage and the potential for flooding, and also what the plans were for curbs and how many lanes would be constructed. Ms. Christensen explained that there were plans for curbing along the new Ford Drive but that she did not have additional details on the design

and drainage issues. She recommended the Mr. Lawver contact Mike Flesch, the City Engineer, for further information.

Mr. Lawver asked if the DOT would need permission from the City for the planned salt building. Ms. Christensen stated that the DOT does not need to follow local municipality's ordinances for their building and that due to the property being in the right of way, they would not need to seek permission. Mr. Lawver stated that the businesses would most likely be opposed to the salt shed.

Commissioner Weeden asked Mr. Lawver if the Baymont Hotel had voiced any concerns regarding the proposed 6-story hotel. Mr. Lawver stated that he has not received any comments at this point in time. Ms. Christensen stated that Visit Beloit has told the City that there is a need for more lodging and that the corporate offices of the Baymont had been notified.

Dan Weitzel, (3885 Dorado Dr., Janesville, Wisconsin), a partner with KDN, addressed the Commission. He provided some background information on the proposed hotel.

Commissioner Weeden asked how KDN Hospitality decided on 6 levels for the hotel if the DOT has not finalized their plans for the interstate height. Mr. Dan explained that the company is planning for the worst case scenario. Commissioner Weeden requested that KDN present the City with sightlines.

Commissioner Johnson asked what the timeline is for construction to be completed on the hotel. Mr. Weitzel stated that they would like to start in the spring. They are ready to start construction and would only need to receive the approval from their corporate offices. Mr. Weitzel also said that the hotel would most likely be completed before the I-90 construction is completed.

Ms. Christensen asked if it was possible that KDN Hospitality would only build a four or five story hotel if visibility would not be impaired by the I-90 construction. Mr. Weitzel indicated that yes, it was possible. She suggested that Condition 1 be amended to limit the hotel height to 6 stories so that there is the flexibility for the owner on the height.

The Commissioners and Councilor Leavy discussed the benefits of having a representative from Visit Beloit attend the City Council meeting to provide statistics regarding the need for additional lodging. Councilor Leavy felt that those statistics should be provided by the developer.

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

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

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

Ms. Christensen presented agenda items 4, 5, & 6 at one time. Ms. Christensen also informed the Commission of concerns Planning staff had received.

Commissioner Finnegan asked for clarification on what the setback would be for the property line along Townline and what the neighboring houses would be looking at. Ms. Christensen stated that the Plan Commission could add landscaping as a condition for approval.

Ellyn Subak, R.H. Batterman, stated that the landscaping code requires 1 tree for every 100 linear feet of right of way.

Commission Johnson asked if there would be a terrace on Townline. Ms. Christensen clarified that there would be a terrace since a public sidewalk is required.

Randy Virchow, 136 S Hackett, South Beloit, IL, addressed the Commission on behalf of Jeff Adelman.

Commissioner Weeden asked if the duplexes and the storage units would be constructed at the same time. Mr. Kirichkow stated that was the intention.

Commissioner Ruster asked if there would be a buffer between the storage units and the duplexes. Mr. Kirichkow stated that there would indeed be a buffer.

Commissioner Finnegan asked how much of the land between Townline Road and the private property was public right of way. Ms. Christensen explained where the right-of-way was on the location map included in the packet.

Mr. Kirichkow explained that there would be a fence around the property, a secured entrance, blacktop, and surveillance footage.

Councilor Leavy asked Mr. Kirichkow if an additional requirement for more trees or landscaping would be met with opposition from the developers. Mr. Kirichkow explained the proposed plans and stated that the developers would adjust their plans for any additional conditions.

Ms. Christensen suggested that the Commission could require the storage buildings to have faux windows to break up the monotony.

Commissioner Tinder clarified that there is allotted space between the asphalt and the fence. Frank McKearn, R.H. Batterman, stated that if the conditions were approved, they would move forward with more detailed site plans that include landscaping intentions.

Craig and Laurie Goodwick addressed the Commission. Laurie Goodwick explained that they preferred looking at the trees and brush. She also expressed a desire to see a solid, privacy fence instead of a chain link fence.

Ms. Christensen explained that City Ordinance would not permit a privacy fence in front setback areas.

Commissioner Johnson asked the Goodwicks if, with proper landscaping and buffering, their concerns would be addressed. Commissioner Johnson also clarified with Frank McKearn where the fence would be placed. Mr. McKearn stated that final plans have not prepared.

Commissioner Ruster suggested that the Plan Commission require landscaping between the asphalt and fence.

Laurie Goodwick also brought up the concern of having vehicle headlights shining into their homes continuously and stated that the landscaping would help prevent that.

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

**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.

Commissioner Faragher opened and closed the public hearing with no comments.

Commissioner Johnson moved to approve the motion contingent upon adding a condition that sight blocking landscaping (evergreen shrubs with a minimum height (at installation) to block headlights) for the property that faces residential property. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**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

Commissioner Faragher opened and closed the public hearing with no comments.

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

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

The Conditional Use Permit for 1703 Park was denied by City Council. The Zoning Map amendment for 631, 640, 654, 657 Bluff was approved.

8. **Adjournment**

The meeting adjourned at 8:15pm.

Minutes respectfully submitted by Ashley Rosenbaum

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 8, 2017

**Agenda Item:** 3

**File Number:** CSM-2017-01

**Applicant:** R.H. Batterman & Co., Inc.

**Owner:** City of Beloit

**Location:** 1801 Gateway Blvd

**Existing Zoning:** C-1, Office District

**Existing Land Use:** Vacant Land

**Total CSM Area:** 35.4 Acres

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### Request Overview/Background Information:

R.H. Batterman & Co., Inc., on behalf of G5 Brewing Company, has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the City-owned property located at 1801 Gateway Blvd. 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 where there is no dedication of land to the City.

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### Key Issues:

- The intent of this CSM is to subdivide the subject property in order to create a buildable 5-acre parcel (proposed Lot 1) that will be rezoned from C-1 (Office) to M-1 (Limited Manufacturing) and sold to G5 Brewing Company, who intends to develop a microbrewery facility.
  - Proposed Lot 1 includes 477 feet of frontage on Gateway Blvd and is 5.117 acres in area.
  - Proposed Lot 2 is 30.326 acres in area and will remain zoned C-1, Office District. Proposed Lot 2 will be retained by the City and marketed for office and/or business park development.
  - The current 35-acre parcel was created through a City-initiated CSM in 2014. The City acquired this land in late 2012 and the 2014 CSM was intended to delineate a business park parcel and a permanent open space parcel behind the existing homes on Eagles Ridge Drive.
  - The City Assessor's Office has reviewed the proposed CSM and has assigned proposed Lot 1 a tentative address of 1895 Gateway Blvd.
  - The City Engineer has reviewed the proposed CSM and noted that proposed Lot 1 may only be allowed one driveway access point on Gateway Blvd, as determined during Site Plan Review.
  - The City's other Review Agents have reviewed the proposed CSM and have not submitted any objections.
  - Both proposed lots are served by the full range of municipal services and utilities.
  - The application and proposed CSM are attached for your review.
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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Business Park uses, and the proposed land division and proposed rezoning of Lot 1 are consistent with this recommendation. Consideration of this request supports Strategic Goal #3.

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### Sustainability:

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

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 1801 Gateway Blvd in the City of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.
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**Fiscal Note/Budget Impact:** G5 Brewing Company's Offer to Purchase Lot 1 includes a purchase price of \$25,600.

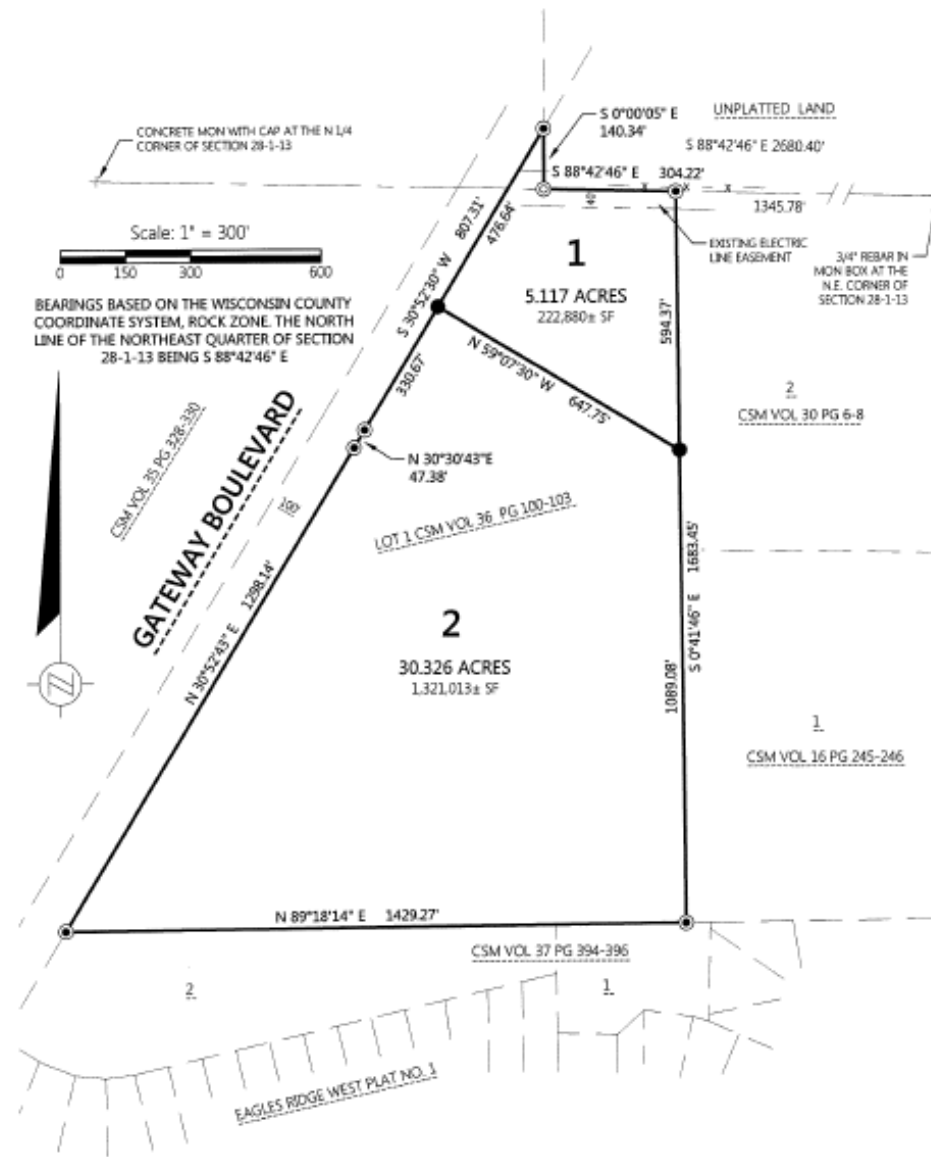
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**Attachments:** CSM, Application, and Resolution.

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# CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 ON PAGES 100-103 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, BEING ALSO A PART OF THE N.W. 1/4 OF THE N.E. 1/4, PART OF THE S.W. 1/4 OF THE N.E. 1/4, PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN



<p><b>ORDER NO: 32611</b></p> <p>BOOK: SEE FILE</p> <p>FIELD CREW:</p> <p>DRAWN BY: RHL</p> <p>DATE: 12/27/2016</p>	<p>ORDERED BY</p> <p>G5 BREWING COMPANY</p> <p>9414 S CLINIC ROAD</p> <p>BELOIT WI 53511</p>	<p><b>Batterman</b></p> <p>engineers surveyors planners</p> <p>2857 Bartels Drive    Beloit, Wisconsin 53511</p> <p>608.365.4464        www.batterman.com</p>
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File Name: J:\32611-32699\32611 G5 BREWING\G5 B181 DRAWING FILES



## CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 ON PAGES 100-103 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, BEING ALSO A PART OF THE N.W. 1/4 OF THE N.E. 1/4, PART OF THE S.W. 1/4 OF THE N.E. 1/4, PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E. OF THE 4<sup>TH</sup> P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

*State of Wisconsin* ) I, Robert Leuenberger a Profession Land Surveyor, do hereby certify that I  
*County of Rock* )<sup>ss.</sup> have surveyed and mapped Lot 1 of Certified Survey Map Document No. 1999527 as recorded in Volume 36 on Pages 100-103 of Certified Survey Maps, being a part of the S.W. 1/4 of the S.E. 1/4 of Section 21, being also a part of the N.W. 1/4 of the N.E. 1/4, part of the S.W. 1/4 of the N.E. 1/4, part of the S.E. 1/4 of the N.W. 1/4 of Section 28, all situated in T. 1 N., R. 13 E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

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

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying dividing and mapping the same. Given under my hand and seal, this 27th day of December, 2016 at Beloit, Wisconsin.

I hereby certify that the property taxes on the parent parcel are current and have been paid as of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Rock County Treasurer

Approved by the Planning Commission of the City of Beloit, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_

ORDER NO. 32611  
FOR G5 BREWING COMPANY  
DATE DECEMBER 27, 2016  
SHEET 2 OF 3



# CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 ON PAGES 100-103 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, BEING ALSO A PART OF THE N.W. 1/4 OF THE N.E. 1/4, PART OF THE S.W. 1/4 OF THE N.E. 1/4, PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

## CORPORATE OWNERS CERTIFICATE

The City of Beloit, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Map. The City of Beloit does further certify that this Map is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: the Plan Commission of the City of Beloit ~~and Beloit City Council.~~

IN WITNESS WHEREOF, the City of Beloit has caused these presents to be signed by Lori S. Curtis Luther, its City Manager, and countersigned by Lorena Rae Stottler, its City Clerk, at Beloit, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Lori S. Curtis Luther, City Manager

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk

*State of Wisconsin )* Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
*County of Rock ) ss.* Lori S. Curtis Luther, City Manager, and Lorena Rae Stottler, City Clerk, of the above-named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such City Manager and City Clerk of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.

\_\_\_\_\_  
Notary Public, Rock County, Wisconsin

My Commission Expires \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2017 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND RECORDED IN VOLUME \_\_\_\_\_, PAGES  
\_\_\_\_\_ OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

\_\_\_\_\_  
REGISTER OF DEEDS

ORDER NO. 32611  
FOR G5 BREWING COMPANY  
DATE DECEMBER 27, 2016  
SHEET 3 OF 3



# City of Beloit

## Neighborhood Planning Division

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

### Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2017-01

1. Address of property: 1801 GATEWAY BLVD
2. Tax Parcel Number(s): 2281 0015
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: CITY OF БЕЛОIT Phone: \_\_\_\_\_  
100 STATE STREET Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 35.4 ACRES
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-1 Proposed M-1
11. Is the proposed use permitted in this zoning district: YES
12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
  - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
  - Pre-application meeting;** pre-application meeting was held on N/A  
with City of Beloit Staff.
  - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
  - Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
  - Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

[Signature] / BATTERMAN & CO. / 12/27/16  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.00</u>
Scheduled meeting date: <u>Feb 8, Jan 18, 2017</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>12/23/16</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
1801 GATEWAY BLVD**

**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 jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 1801 Gateway Blvd, containing 35.4 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 attached two-lot Certified Survey Map, which pertains to the following described land:

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 ON PAGES 100-103 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 21, BEING ALSO A PART OF THE NW ¼ OF THE NE ¼, PART OF THE SW ¼ OF THE NE ¼, PART OF THE SE ¼ OF THE NW ¼ OF SECTION 28, T. 1 N., R. 13 E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**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 1801 Gateway Blvd, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 8<sup>th</sup> day of February, 2017.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** February 8, 2017      **Agenda Item:** 4      **File Number:** ZMA-2017-01  
**Applicant:** Gateway Brewing Co. LLC      **Owner:** City of Beloit      **Location:** Part of 1801 Gateway Blvd  
**Current Zoning:** C-1, Office District      **Existing Land Use:** Vacant Land      **Parcel Size:** 5.1 Acres

### Request Overview/Background Information:

Gateway Brewing Company LLC has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, for the northernmost 5.1 acres of the property located at 1801 Gateway Blvd.

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

### Key Issues:

- The applicant has made an accepted Offer to Purchase the subject property from the City of Beloit.
- The applicant's surveyor has submitted a separate request for approval of a Certified Survey Map (CSM) that would create a separate 5.1-acre parcel to be known as 1895 Gateway Blvd, which would be purchased by the applicant and developed as a microbrewery that will do business as G5 Brewing Company.
- The proposed microbrewery use is the impetus for the requested M-1 zoning district classification. The M-1 zoning district classification will give the applicant greater long-term flexibility by allowing the production & distribution functions that are associated with a growing microbrewery.
- The City will retain ownership of the remaining 30-acre parent parcel, which will retain its address of 1801 Gateway Blvd and will remain zoned C-1, Office District.
- A Location & Zoning Map is attached to this report. As shown on the attached map, the subject property is across from the Northstar property and the Alliant Energy substation, both of which are zoned M-1.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and published all required notices. As of this writing, staff has not received any comments or concerns.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. *The existing use of property within the general area of the subject property;*
    - The Gateway Business Park is planned to include a diverse mix of high-quality office, manufacturing, and warehouse uses with some supporting uses including day care centers, hotels, and restaurants. The subject property is surrounded by undeveloped agricultural land, although the Northstar facility and Alliant Energy substation are nearby. The requested M-1 zoning district classification and planned microbrewery are compatible with the existing nearby uses and the planned business park uses.
  - b. *The zoning classification of property within the general area of the subject property;*
    - The majority of the Gateway Business Park is already zoned M-1, and if approved, this rezoning would simply extend an existing M-1 district that currently ends at the Alliant Energy substation property on the west side of Gateway Blvd.
  - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
    - The subject property is suitable for the uses that are permitted in the C-1 district, but the applicant's proposed microbrewery use is not permitted in the C-1 district.
  - d. *The trend of development and zoning map amendments in the general area of the subject property.*
    - The City purchased the subject property in late 2012, following the completion of Gateway Blvd. At the time of purchase, the subject property was part of a larger 44-acre parcel zoned R-1A, Single-Family Residential that extended to the north. In February 2014, the City subdivided the 44-acre parcel into a 35-acre future office/business park development parcel along Gateway Blvd and an 8.6-acre parcel to serve primarily as a buffer behind the then-existing homes along Eagles Ridge Drive. Accordingly, the northern 35-acre parcel (subsequently addressed as 1801 Gateway Blvd) was rezoned from R-1A to C-1, Office District in June 2014 to allow future office/business park development.

- This rezoning request relates to 5.1 acres of the 35-acre parcel known as 1801 Gateway Blvd, to be known in the future as 1895 Gateway Blvd. The remaining 30-acre parent parcel, which will retain its address of 1801 Gateway Blvd, will remain zoned C-1, Office District and will be marketed for office development.

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

The City's Comprehensive Plan recommends Business Park uses, and the requested M-1 zoning district classification is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #3.

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**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

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**Staff Recommendation:**

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, for the northernmost 5.1 acres of the property located at 1801 Gateway Blvd.

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**Fiscal Note/Budget Impact:** The proposed purchase price is \$25,600.

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

# Location & Zoning Map

Part of 1801 Gateway Blvd

ZMA-2017-01



1 inch = 227 feet

0 3060 120 180 Feet

## Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP  
Date: January 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2017-01

1. Address of subject property: 1801 Gateway Blvd (Part of)  
2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: See attached exhibits  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

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

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

3. Tax Parcel Number(s): unknown 22810015

4. Owner of record: City of Beloit Phone: 608-364-6700  
100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Gateway Brewing Company LLC  
9414 S Clinic Rd Beloit WI 53511  
(Address) (City) (State) (Zip)

(Office Phone #) 1608-774-4684 (Cell Phone #) 195brewingcompany@gmail.com (Email Address)

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

Change zoning district classification from: C-1 to: M-1

All existing uses on this property are: C-1

7. All the proposed uses for this property are:

Principal use(s): Craft Beer Brewery

Secondary use(s): Brew-Pub Restaurant

Accessory use(s): Potentially growing our own hops



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

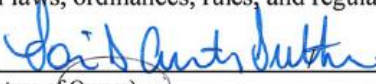
- Owner
- Leasehold, Length of lease: \_\_\_\_\_
- Contractual, Nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

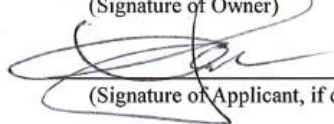
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Lee Gunderson Phone: 608-774-4684  
9414 S Clinic Rd Beloit WI 53511  
(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.

 Lori S Curtis Luther 12-21-16  
(Signature of Owner) (Print name) (Date)

 Lee Gunderson 12-21-16  
(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.

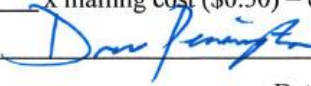
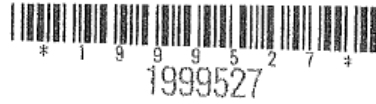
To be completed by Planning Staff		
Filing Fee: <b>\$275.00</b>	Amount Paid: <u>—</u>	Meeting Date: <u>Feb 8, 2017</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u></u>		Date: <u>12/21/16</u>
Date Notice Published: _____		Date Notice Mailed: _____

Exhibit A



RANDAL LEVES  
REGISTER OF DEEDS  
ROCK COUNTY, WI  
RECORDED ON  
03/18/2014 01:53:52PM

# CERTIFIED SURVEY MAP

REC FEE: 30.00  
EXEMPT #:  
EXCLUSION CODE:  
PAGES: 4

OF PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, ALSO PART OF THE N.W. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E., OF THE FOURTH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

N 1/4 CORNER SECTION 28-1-13



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK DATUM THE NORTH LINE OF THE N.E. 1/4 OF SECTION 28-1-13 HAVING A BEARING OF S 88°42'46" E

CSM VOL 35 PG 328-330  
GATEWAY BOULEVARD

1  
35.443 ACRES  
1,543,893± SF

CSM VOL 35 PG 328-330  
GATEWAY BOULEVARD

N 89°18'14" E 1429.27'

2  
8.599 ACRES  
374,558± SF

EAGLES RIDGE WEST PLAT NO. 1

UNPLATED LAND

FD PIPE DEEP & 0.32' WEST  
S 88°42'46" E 2680.40'  
S 88°42'46" E  
EXISTING ELECTRIC ENCLOSURE  
NE CORNER SECTION 28-1-13  
FENCE 10'± N  
1345.78'  
N 88°42'46" W

REC S 0°41'54" E

CSM VOL 30 PG 6-8

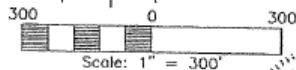
LOT 2

S 0°41'46" E 1683.45'

REC N 0°00'00" E

CSM VOL 16 PG 245-246

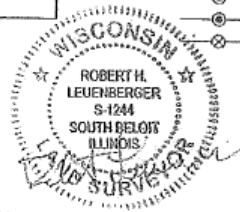
LOT 1



### MONUMENT KEY

- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
- Iron Pipes Found —X—X— Fences
- ⊙ 3/4" Iron Rebar Found
- ⊙ 1 1/4" Round
- ⊙ Iron Pin Found
- Conc. Mon. Found
- ◇ C. I. Mon. Box/Pin

ORDER NO. 31613  
BOOK 553 PAGE 39  
DATE FEBRUARY 28, 2014  
FOR CITY OF BELOIT  
SHEET 1 OF 4



File Name: J:\31600-31650\31613 COB\FIELDWORK.DWG

**Batterman**  
engineers surveyors planners

2857 Barriells Drive Beloit, Wisconsin 53511  
608.365.4464 www.rbatterman.com



100

*Exhibit A continued*

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS ON PAGES 100-103, BEING A PART OF THE N.W. ¼ OF THE N.E. ¼ OF SECTION 28, T. 1 N., R. 13 E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Lot 1 aforesaid; thence South 0°41'46" East 594.37 feet along the East line of said Lot 1; thence North 59°07'30" West 647.75 feet to the Easterly right of way line of Gateway Boulevard; thence North 30°52'29" East 476.63 feet along said right of way line to the most Northerly corner of said Lot 1; thence South 0°00'05" East 140.34 feet; thence South 88°42'46" East 304.22 feet to the place of beginning. Containing 5.12 acres more or less.

RHB ORDER NO. 32347

G5 BREWING COMPANY



## **NOTICE TO THE PUBLIC**

January 27, 2017

To Whom It May Concern:

Gateway Brewing Company LLC has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, for the northernmost 5.1 acres of the property located at **1801 Gateway Blvd.**

The applicant has made an accepted Offer to Purchase the subject property from the City of Beloit, which will be subdivided into a 5.1-acre parcel to be known in the future as **1895 Gateway Blvd** and developed as a microbrewery. The City will retain ownership of the remaining 30-acre parent parcel, which will retain its address of 1801 Gateway Blvd and will remain zoned C-1, Office District.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, February 8, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, February 20, 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. Staff is unable to leave the meeting area to make copies.

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

David W. Lundahl  
1890 Townhall Rd  
Beloit, WI 53511

Lund Rev. Trust of 2015  
c/o Rolf & Linda Lund  
1610 Townhall Rd  
Beloit, WI 53511

Northstar Facility Development LLC  
5249 Femrite Drive  
Madison, WI 53718

WI Power & Light Co.  
Attn: Real Estate Dept.  
4902 N. Biltmore Ln  
Madison, WI 53707

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 8, 2017      **Agenda Item:** 5      **File Number:** FS-2017-01  
**Applicant:** Harris & Associates, Inc.      **Owner:** DMW Development      **Location:** 2660 Kadlec Drive  
**Zoning:** PUD, Planned Unit Develop.      **Land Use:** Multifamily Residential      **Lot Area:** 9 Acres

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### **Request Overview/Background Information:**

Harris & Associates, on behalf of DMW Development, has submitted the attached Condo Plat, which is officially known as Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive. The attached **Location & Zoning Map** shows the location of the property involved in this request. Section 12.04 of the Subdivision Ordinance directs the Plan Commission to review the plat prior to City Council consideration.

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### **Key Issues:**

- The proposed Condo Plat includes the construction of 42 additional units in 4 additional buildings to complete the Kadlec Drive Condominium project.
  - This project was originally approved and zoned as a Planned Unit Development (PUD) in 2006, and the PUD Resolution authorizes up to 48 condo units. The proposed change to the condo plat is consistent with the property's existing PUD zoning classification, and no additional zoning actions are necessary.
  - In 2007, the developer obtained approval of a Condo Plat for 36 units. The developer constructed the first 6-unit condo building before discontinuing this development during the recession.
  - In 2016, the applicant obtained approval of a Condo Plat for 42 additional units in 5 additional buildings, but that layout has been changed and the approved 2016 Condo Plat will not be recorded.
  - Addendum No. 2 includes a different building type and layout as shown on the attachments, for a total of 48 units.
  - Of the four proposed buildings, one is a 6-unit, 1-story building similar to the existing building and three are 12-unit, 2-story buildings for a total of 42 new units. Additional accessory features include a mailroom building, office/maintenance building, and visitor parking stalls.
  - Public facilities and infrastructure exist in this area and the properties receive the full range of municipal services.
  - The Water Resources Director has reviewed the plat and noted that the existing water & sewer mains that are looped through the development are public mains according to a 2014 agreement with the property owner.
  - The City's other Review Agents have reviewed the plat and have not submitted any comments or concerns.
- 

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

The City's Comprehensive Plan recommends Planned Neighborhood uses for the subject property. This recommendation is intended to encourage a mix of residential housing types, with overall densities of 4 to 8 units per acre. At 5.3 units per acre, the proposed plat is consistent with this recommendation. Consideration supports City of Beloit Strategic Goal #3.

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### **Sustainability:**

- **Reduce dependence upon fossil fuels** – The proposed plat will allow the developer to construct the previously approved number of dwelling units, which are in close proximity to existing goods, services, and employment.
  - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will increase the availability of new, high-quality residential units that are demanded by existing and potential residents, specifically young professionals who work in the greater Beloit area but are not interested in buying a house.
- 

### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the attached Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive in the City of Beloit, subject to the following conditions:

1. The City Assessor's Office shall assign all unit numbers before the plat may be recorded.
  2. The applicant shall record the plat with the Rock County Register of Deeds and shall provide the Planning Division with a copy of the recorded plat by December 31, 2017.
- 

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

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**Attachments:** Location & Zoning Map, Proposed 2017 Plat, Original 2007 Plat, Application, PUD Resolution.

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# Location & Zoning Map

2660 Kadlec Drive

FS-2016-01



1 inch = 284 feet  
0 4080 160 240 Feet

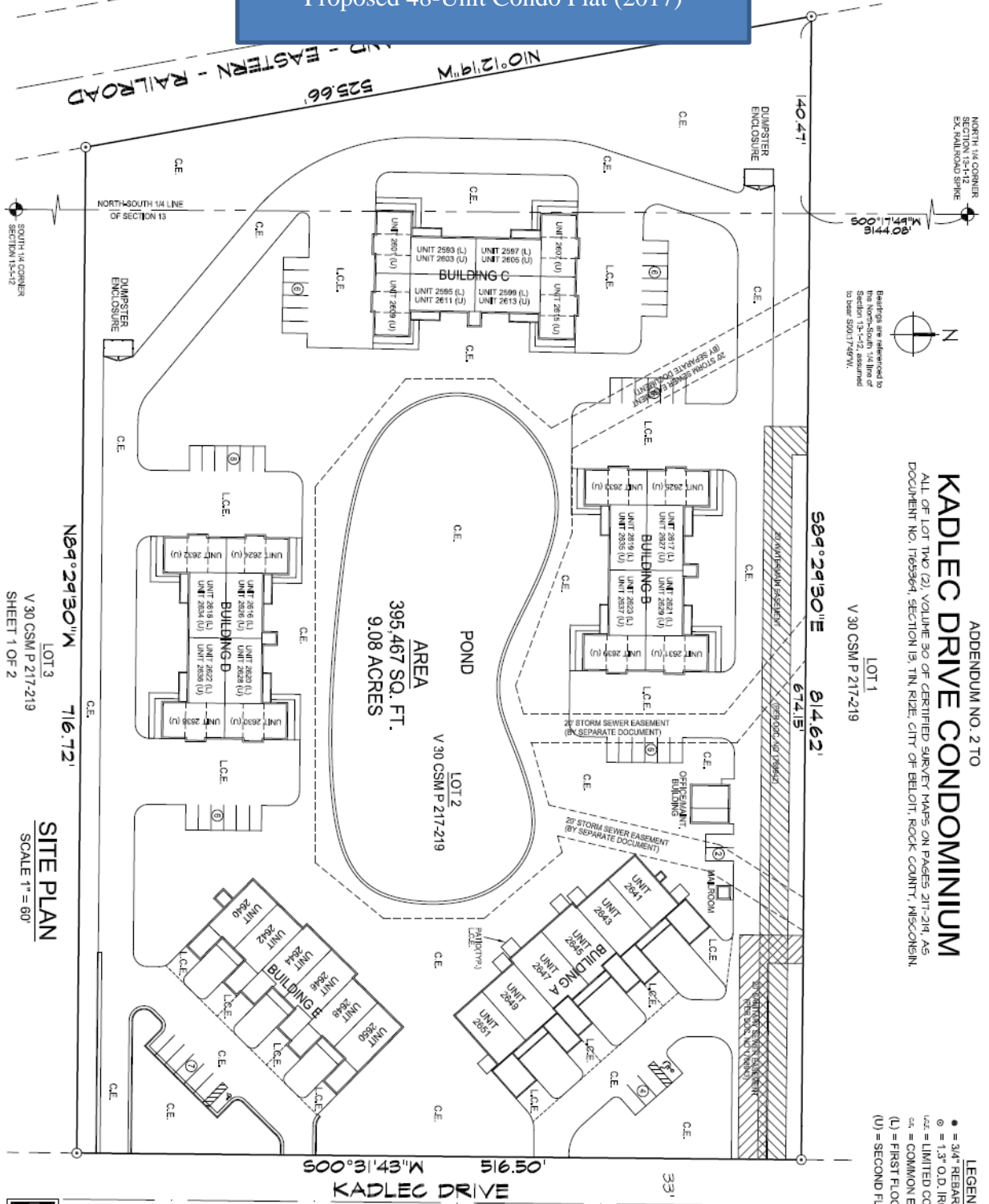
### Legend

- City Limits
- Zoning District

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

## PLANNING & BUILDING SERVICES DIVISION

Proposed 48-Unit Condo Plat (2017)



ADDENDUM NO. 2 TO  
**KADLEC DRIVE CONDOMINIUM**  
 ALL OF LOT TWO (2), VOLUME 30 OF CERTIFIED SURVEY MAPS, ON PAGES 217-219, AS DOCUMENT NO. 176594, SECTION 15, T1N R12E, CITY OF BELLOTT, ROCK COUNTY, WISCONSIN.

NORTH 1/4 CORNER SECTION 15-1-12 EX. RAILROAD SPINE  
 M 110 110 096  
 Bearings are referenced to Section 15-1-12, assumed to bear S201.7497W.

LOT 1  
 V 30 CSM P 217-219

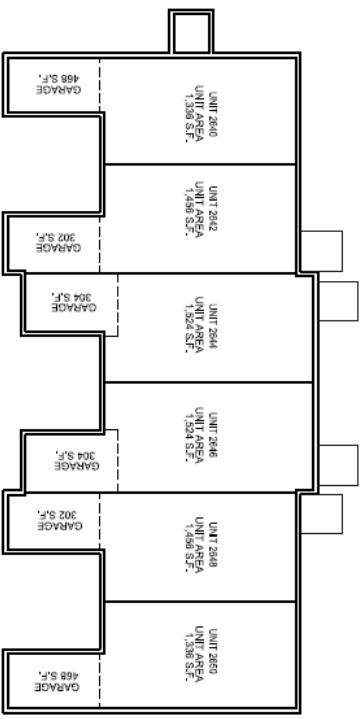
**LEGEND**  
 ● = 3/4" REBAR FOUND  
 ⊙ = 1.5" O.D. IRON PIPE FOUND  
 L.C.E. = LIMITED COMMON ELEMENT  
 C.E. = COMMON ELEMENT  
 (L) = FIRST FLOOR UNIT  
 (U) = SECOND FLOOR UNIT

LOT 3  
 V 30 CSM P 217-219  
 SHEET 1 OF 2  
 NB 9° 29' 30" W 716.72'  
 SCALE 1" = 60'  
**SITE PLAN**

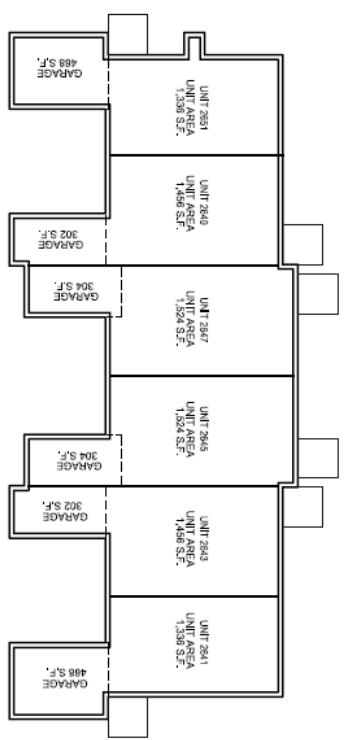
CS-95398  
**HARRIS ASSOCIATES, INC.**  
 2718 NORTH WAVER ST.  
 APPLETON, WI 54911  
 TEL: (920) 725-4377  
 FAX: (920) 725-4377  
 WWW.HARRISINC.NET  
 AND LAND SURVEYORS



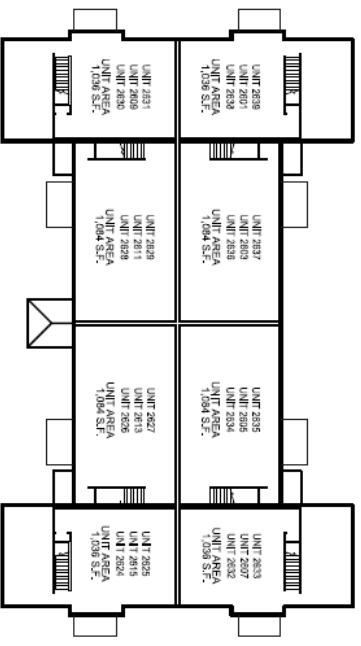
ADDENDUM NO. 2 TO  
**KADLEC DRIVE CONDOMINIUM**  
 ALL OF LOT TWO (2), VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 217-219 AS DOCUMENT NO. 1765364, SECTION 13, T1N, R12E, CITY OF BELLOIT, ROCK COUNTY, WISCONSIN.



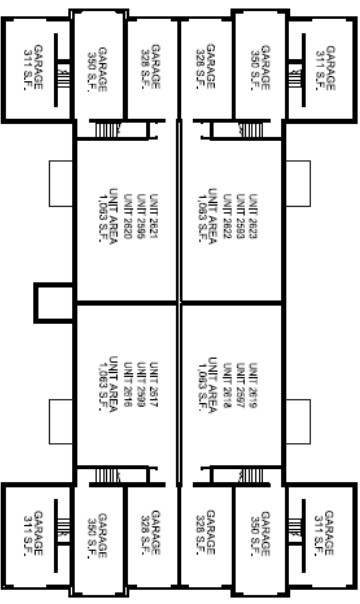
**BUILDING E FLOOR PLAN**  
N.T.S.



**BUILDING A FLOOR PLAN**  
N.T.S.



**BUILDINGS B, C & D SECOND FLOOR PLAN**  
N.T.S.



**BUILDINGS B, C & D FIRST FLOOR PLAN**  
N.T.S.

**NOTES:**

For Ownership of each unit, the square footage is compiled to the exterior surfaces of the walls, floor and beams which support the roof, and the exterior surfaces of any windows, window frames, doors and door frames of the unit. Refer to the Condominium Declaration for further clarification.

This plat contains private roads, and as a result, certain public services may be provided. The extent of these limitations may be spelled out in a document called a development agreement which is filed in the Public Records Office of the County of Rock, Wisconsin, and the Beloit City Clerk and the City Engineer for the City of Beloit.

All parties depicted on this plat are to be considered "Third Common Elements, as defined in the condominium declaration.

**CITY OF BELLOIT APPROVAL**

There are no objections to this condominium plat with respect to Section 703.115 of the Wisconsin Statutes, and is hereby approved.

Authorized Representative \_\_\_\_\_ Date \_\_\_\_\_

Approved 36-Unit Condo Plat (2007)

**CITY OF BELLEVUE APPROVAL**

THANK YOU TO OFFICIALS TO USE CONCEPTUAL PLAT WITH THE CITY OF BELLEVUE TO OBTAIN A PRELIMINARY APPROVAL FROM THE CITY OF BELLEVUE AND THE WASHINGTON STATE DEPARTMENT OF COMMUNITY DEVELOPMENT (DCCD) FOR THE CONDO PLAT.

*Handwritten:* David S. [Signature]

**NOTES:**

1. For Construction of units, see the section through to construction to the exterior condition of the walls, floor and ceiling, window sills, doors and roof system of the building.

2. Refer to the Construction Description for further construction notes and materials specified.

3. The developer warrants that the information contained herein is true and correct.

4. The developer warrants that the information contained herein is true and correct.

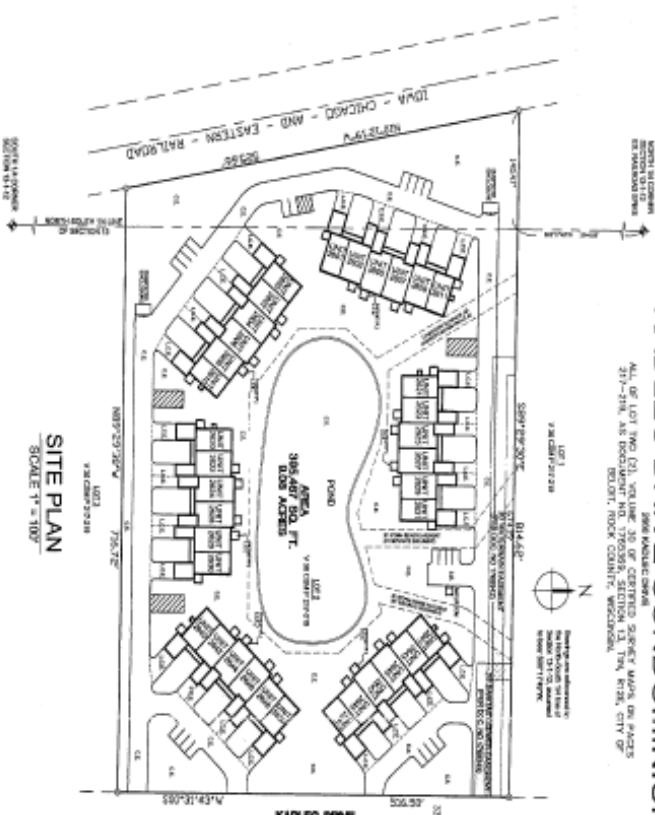
5. The developer warrants that the information contained herein is true and correct.

6. The developer warrants that the information contained herein is true and correct.



SHEET 1 OF 1

**DRAWN BY:** Thomas M. S. 1887  
**CHECKED BY:** [Signature]



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

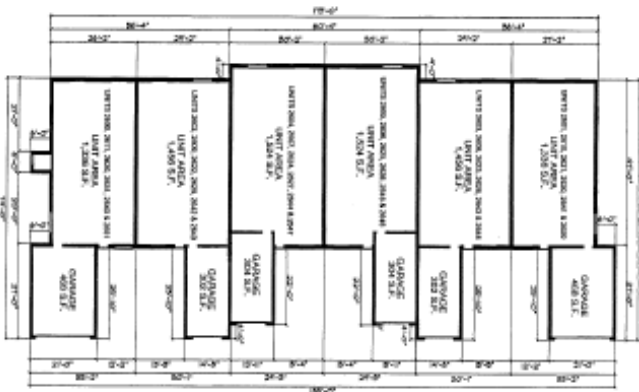
**KADLEC DRIVE CONDOMINIUM**

ALL OF LOT 110, THE LARGER 30' OF CERTAIN SUBJECT PLOTS, PARCELS 271-294, AS SHOWN ON THE MAP, SECTION 13, T9N, R20E, CITY OF BELLEVUE, WASHINGTON COUNTY, WISCONSIN.



**LEGEND**

- SHIP HOIST TOWER
- SHIP HOIST FOUNDATION
- LIMITED COMMON ELEMENT
- COMMON ELEMENT
- PRIVATE LAKE



**FLOOR PLAN**  
N.T.S.

1812008  
1812008  
1812008

**RECORDING**  
RECORDING OFFICE  
REC. FEE: \$6.00  
COUNTY: MILWAUKEE  
FILED: 1/11/07  
PAGE: 1

# CITY of BELOIT

## Neighborhood Planning Division

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

### Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: FS-2017-01

1. Proposed subdivision name: Addendum No. 2 to Kadlec Drive Condominium Plat

2. Address of property: 2660 Kadlec Drive

3. Tax Parcel Number(s): 1133-0006 0200

4. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SE Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.

5. Owner of record: DMW Development Phone: (920) 866-2629

4050 Nicolet Dr. Green Bay WI 54311  
(Address) (City) (State) (Zip)

6. Applicant's Name: Thomas M. Wood - Harris & Associates, Inc.

2718 N. Meade St. Appleton WI 54911  
(Address) (City) (State) (Zip)

(920) 733-8377 / (920) 850-0704 / twood@harrisinc.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. Present zoning classification is: PUD (Ordinance No. 3251)

8. Is the proposed use permitted in this zoning district: Yes

9. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:

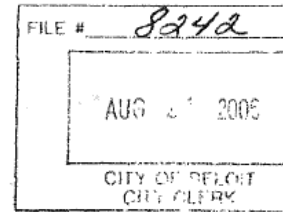
- Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
- Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
- Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
- Contract: A contract for construction of required utilities and public improvements or;
- A Bond; guarantying the contract for construction or,
- Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
- Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Thomas M. Wood / Thomas M. Wood / 12/29/16  
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: <u>\$300 plus \$15 per lot; \$100 Development Agreement Fee</u>	Amount paid: <u>\$480.<sup>00</sup></u>
Scheduled meeting date: <u>Feb. 8, 2017</u>	
Application accepted by: <u>Don Pennington</u>	Date: <u>1/6/17</u>



**RESOLUTION**  
**AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD)**  
**MASTER LAND USE PLAN FOR PROPERTY LOCATED AT 2660 KADLEC DRIVE**

**WHEREAS**, the application of Thomas Wood for approval of a Planned Unit Development - Master Land Use Plan to allow a condominium complex consisting of ten multifamily buildings with 48 dwelling units on property located at 2660 Kadlec Drive, 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 Master Land Use Plan to allow a condominium complex consisting of ten multifamily buildings with 48 dwelling units on property located at 2660 Kadlec Drive in the City of Beloit for the following described premises:

Part of Out-Lots 13-8 and 13-12, Assessor's Plat of the Town of Beloit, located in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , all in Section 13, T1N, R12E, City of Beloit, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Commencing at the North  $\frac{1}{4}$  corner of said Section 13; thence S00°17'49"W, along the North-South  $\frac{1}{4}$  line of Section 13, 2644.48 feet to the center  $\frac{1}{4}$  corner of Section 13; thence S89°33'01"E, along the East-West  $\frac{1}{4}$  line of Section 13, 676.17 feet to the West line of Kadlec Drive; thence S00°31'43"W, along said West line, 500.28 feet to the POINT OF BEGINNING; thence continuing S00°31'43"W, along said West line and its southerly extension, 516.50 feet; thence N89°29'30"W, 716.72 feet to the East line of the Iowa-Chicago and Eastern Railroad; thence N10°12'19"W, along said East line, 526.66 feet; thence S89°29'30"E, 814.62 feet to the point of beginning (containing 9.08 Acres of land, 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. The permitted use in this PUD-development shall include ten condominium buildings not exceeding 48 dwelling units total, which shall substantially conform to the approved PUD-Master Land Use Plan and meet all City codes and the following required conditions.
2. This development shall be constructed according to an approved detailed PUD Final Plan, Site Plan and Architectural Plans, which shall be submitted to and approved by the City prior to issuance of any building permits.
3. The property owner and/or their successors and assigns shall pay an impact fee per new dwelling unit constructed for parkland acquisition to fill the need created by the residents that will live in this development. Said fee shall be paid prior to issuance of any building permits.

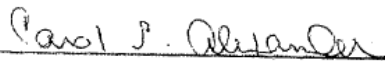
4. The property owner and/or their successors and assigns shall construct Kadlec Drive, between Carolyn Drive and the south property line of Lots #3, including a public sidewalk along the west side of Kadlec Drive.
5. A reduced setback of 25 feet shall be allowed for building #1 only. All other buildings shall be at least 30 feet from all property lines and the maximum height for all principal buildings shall be 35 feet.
6. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

Adopted this 21st day of August 2006.

**City Council of the City of Beloit**

  
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Martin Densch, President

Attest:

  
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Carol S. Alexander, WCPC/CMC, City Clerk