



**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, August 9, 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 July 19, 2017 Meeting**
- 3. Preliminary Plat of Eagles Ridge No. 3 – New Leaf Homes LLC**
Public hearing, review and consideration of the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road
- 4. Preliminary Plat of the Oaks No. 2 – COB 33 LLC**
Public hearing, review and consideration of the Preliminary Plat of the Oaks No. 2 for the property located at 2750 Rachel Terrace
- 5. Planned Unit Development – 2850, 2900 and 2956 Milwaukee Road**
Public hearing, review and consideration of an Amendment to a Planned Unit Development Master Land Use Plan for the properties located at 2850, 2900 & 2956 Milwaukee Road
- 6. Zoning Map Amendment – Portions of 2956 Milwaukee Road**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD, Planned Unit Development District, for portions of the property located at 2956 Milwaukee Road
- 7. Status Report on Prior Plan Commission Items**
- 8. Adjournment**

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

Notice Mailed: August 4, 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



**Meeting Minutes
Beloit City Plan Commission
Wednesday, July 19, 2017 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 7:05pm. Commissioners Haynes, Johnson, Faragher, Finnegan, Ruster, Tinder, and Councilor De Forest were present. Commissioner Weeden was absent.

2. Approval of the Minutes of the July 5, 2017 Meeting

Jan Ruster noted that she was present at the July 5 meeting, and the minutes did not indicate whether she was at the meeting or not. Commissioner Tinder moved to amend the minutes from the July 5, 2017 meeting to reflect Commissioner Ruster's attendance at the meeting. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 4097 S. Gesley Road – Town of Beloit

Review and consideration of a Two-Lot Certified Survey Map for 4097 S. Gesley Road in the Town of Beloit

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

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

4. Conditional Use Permit – 3150 Kettle Way – Kettle Foods

Public hearing, review and consideration of a Conditional Use to allow its exhaust stack to be extended to 101 feet in an M-2, General Manufacturing District, for the Kettle Foods building located at 3150 Kettle Way

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

Councilor De Forest asked if there is a concern with the FAA regulations will they be able to accommodate this by lighting. Ms. Christensen stated that she wanted to just notify them the applicant that there were FAA requirements related to height. However, it looked like the requirement was for structures to be less than 200 feet high, so it may not even apply.

Commissioner Haynes stated the concern is generally related to the glide path and the alignment with the runway.

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

5. **Conditional Use Permit – 1895 Gateway Boulevard – G5 Brewing Company**

Public hearing, review and consideration of a Conditional Use to allow a bar/restaurant with an outdoor seating area and to allow indoor and outdoor sales, possession, and consumption of alcohol, in an M-1, Limited Manufacturing District, for the proposed microbrewery to be located at 1895 Gateway Boulevard

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

Councilor De Forest asked if later down the road with further development out in that area, can the City request fencing at that time if it appears to become an issue of control of liquor. Ms. Christensen stated she wasn't sure because the Conditional Use Permit would already be approved and she wasn't sure if the Alcohol Committee or the City Council can do that at the time of the liquor license. Ms. Christensen said they could put as a condition of approval that fencing is not required at this time. However, it becomes problematic, then the City Council has the right to require fencing. Ms. Christensen indicated that if the Plan Commission is interested in such a condition, planning staff can draft a condition for City Council consideration.

Commissioner Haynes moved to approve the Conditional Use Permit with a condition that allows City Council to require fencing later if there is a problem with the control of alcohol. Commissioner Johnson seconded the motion. The motion passed, voice vote.

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

Ms. Christensen reported that City Council denied the Architectural Review Exception for Turtle Tap on Monday and approved the Sale of Land for Right-of-Way Purposes along Gateway Boulevard and a Temporary Limited Easement at 2001 Gateway Boulevard. She also noted that there will be another neighborhood meeting related to the redevelopment of Kolak sometime in the middle of August 2017.

7. **Adjournment**

The meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 9, 2017

Agenda Item: 3

File Number: PS-2017-01

Applicant: New Leaf Homes LLC

Owner: New Leaf Homes LLC

Location: 3650 Eagles Ridge Drive

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

Existing Land Use: Vacant Land

Platted Area: 8.14 Acres

Request Overview/Background Information:

New Leaf Homes LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Eagles Ridge No. 3, which includes the vacant 7.3-acre parcel located at 3650 Eagles Ridge Drive and the vacant 1-acre parcel located at 1510 Townhall Road to be used for temporary stormwater detention. Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. According to Section 12.03(2)(e) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any preliminary plat.

Key Issues:

- As shown on the attached plat, the applicant has proposed the completion of Eagles Ridge Drive and the creation of 22 new single-family lots with an average lot area of 11,500 square feet.
- The subject property is already zoned R-1A, Single-Family Residential. The minimum lot width in the R-1A district is 70 feet, and the minimum lot area is 8,750 square feet. All of the proposed lots meet these minimums.
- The proposed street has a right-of-way width of 66 feet with pavement width of 32 feet, and will include new utilities and curb & gutter. As shown on the plat, proposed Lots 55-60 will drain to a temporary stormwater detention area at the end of Quail Run, while the other proposed lots will drain to an existing stormwater detention area in the first phase of this subdivision.
- In order to promote bike & pedestrian connectivity, this subdivision will include a 10-foot asphalt path to the south of the street that will connect to the existing recreational path.
- A Location & Zoning Map is attached to this report. As shown on the attached map, there are existing single-family homes to the west, north, and east of the subject property, and agricultural land to the south.
- The proposed right-of-way includes asphalt pavement, curb & gutter, a rec path, and otherwise conforms to the design standards in the Subdivision Ordinance and matches the width of existing, adjacent rights-of-way.
- The City and developer are currently negotiating a Development Agreement regarding the needed infrastructure.
- The developer is not proposing any additional parkland at this time, and may be required to pay fees in lieu of parkland dedication [Section 12.11(1) of the Sub. Ordinance]. The Parks Commission will review on Aug. 9th.
- The other Review Agents have reviewed the preliminary plat and do not have any comments or concerns.

Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

Sustainability:

- **Reduce dependence upon fossil fuels** – The proposed subdivision will include bike/ped infrastructure.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The proposed plat will fill a void in the Eagles Ridge Subdivision by providing a more direct street and path connection to the subdivision's entrance on Townhall Road, and will create 22 new single-family lots to serve growing demand in the area.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

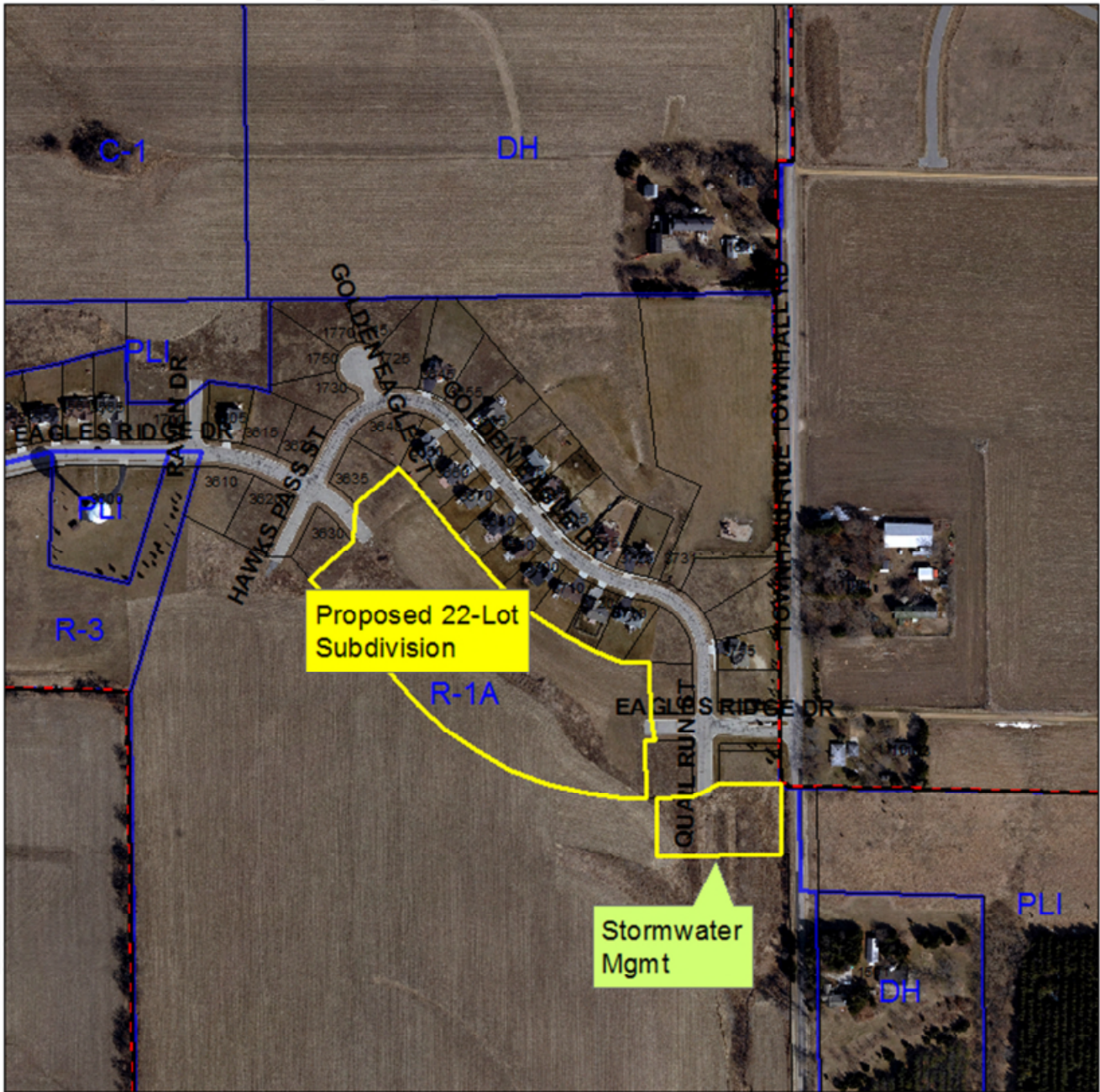
1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Attachments: Location & Zoning Map, Preliminary Plat, Public Notice, Mailing List, Application, and Resolution.

Location & Zoning Map

Preliminary Plat of Eagles Ridge No. 3

PS-2017-01



1 inch = 350 feet
0 50 100 200 300 Feet

Legend

- COB Parcels
- City Limits
- Zoning District

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

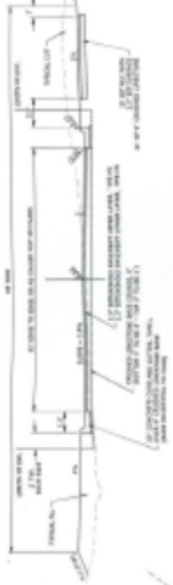
PLANNING & BUILDING SERVICES DIVISION



PRELIMINARY PLAT OF EAGLES RIDGE NO. 3

BEING A SUBDIVISION OF LOT 1 AND OUTLOT 1 OF CSM RECORDED IN VOLUME 34 ON PAGES 301-303, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BELLEVILLE, COUNTY OF ROCK, STATE OF WISCONSIN

PAVEMENT SECTION



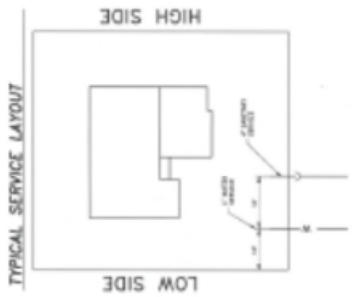
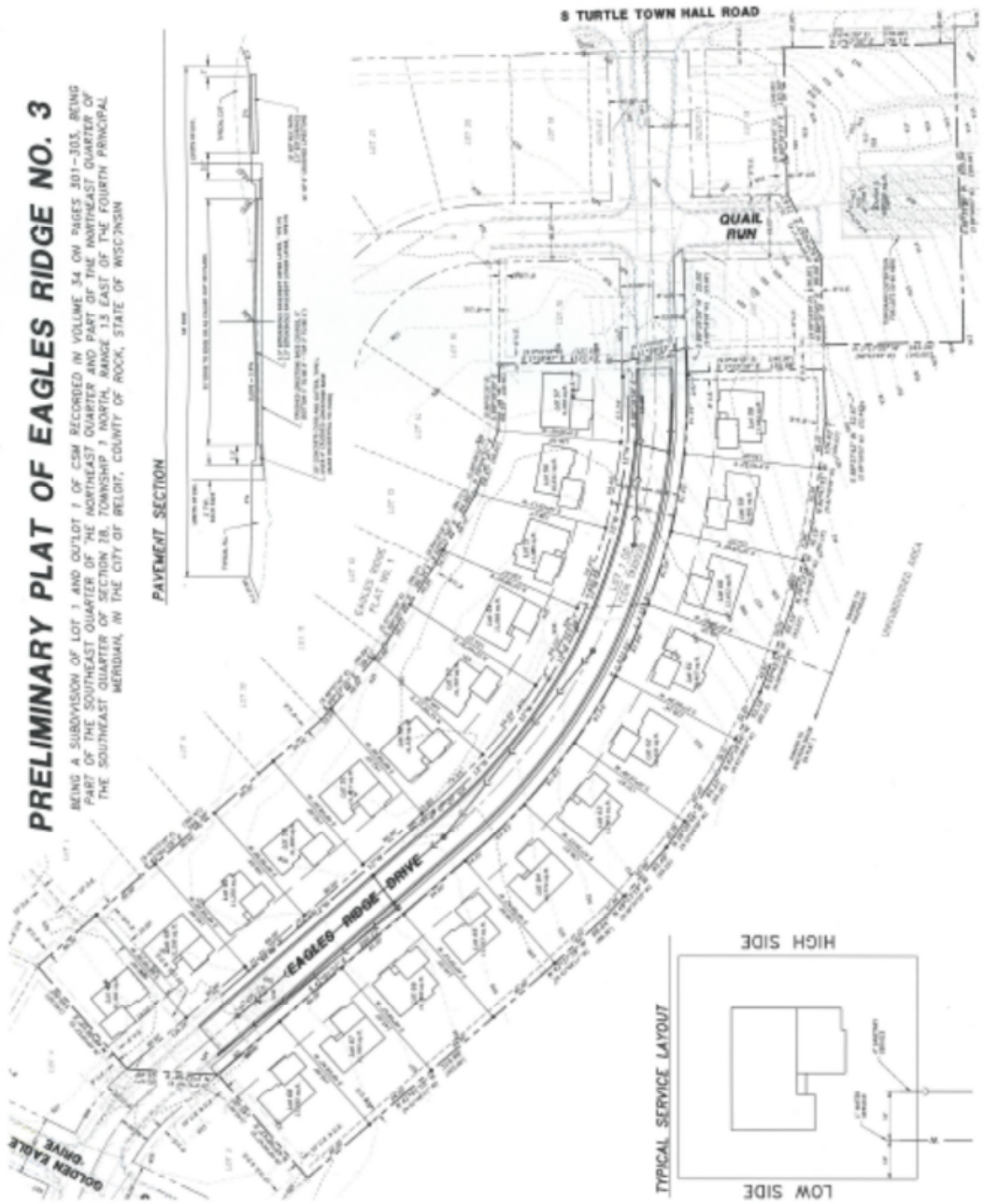
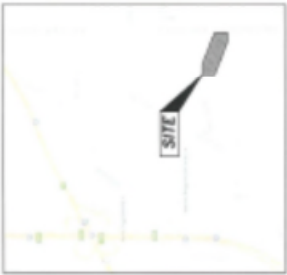
LEGEND

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PLAT DATA

1. ALL AREAS ARE TO BE SUBDIVIDED TO THE PUBLIC IN ONE BLOCK OR MORE.
2. ALL AREAS ARE TO BE SUBDIVIDED TO THE PUBLIC IN ONE BLOCK OR MORE.
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VICINITY MAP





NOTICE TO THE PUBLIC

July 25, 2017

To Whom It May Concern:

New Leaf Homes LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plat of Eagles Ridge No. 3, which includes the vacant 7.3-acre parcel located at **3650 Eagles Ridge Drive** and the vacant 1-acre parcel located at **1510 Townhall Road** to be used for temporary stormwater detention. As shown on the attached plat, the applicant has proposed the completion of Eagles Ridge Drive and the creation of 22 new single-family lots with an average lot area of 11,500 square feet. A map is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, August 9, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

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

For additional information, please contact 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.

ATTN: ANDY BRUCE
MLG/BRC BELOIT LLC
13400 BISHOPS LN STE 270
BROOKFIELD, WI 530056203

JESS W & HEATHER R FRASER
3730 GOLDEN EAGLE DR
BELOIT, WI 53511

OWNERS ASSOCIATIONS
EAGLES RIDGE OF BELOIT
13400 BISHOPS LN STE 100
BROOKFIELD, WI 53005

JASON PATCH
3700 GOLDEN EAGLE DR
BELOIT, WI 53511

SCOTT FORMANKIEWICZ
1726 ARBOR DR
BELOIT, WI 53511

WILLIAM C & JOANNA M GRAHN
3650 GOLDEN EAGLE DR
BELOIT, WI 53511

KELVIN & FLORENCE HALEY
3660 GOLDEN EAGLE DR
BELOIT, WI 53511

JASON BOSCHI
3710 GOLDEN EAGLE DR
BELOIT, WI 53511

CHARLES C HOLDER REVOCABLE
LIVING TRUST
3720 GOLDEN EAGLE DR
BELOIT, WI 53511

MARK MADSON
8729 E LITTLE LN
CLINTON, WI 53525

LUKE MADSON
8729 E LITTLE LN
CLINTON, WI 53525

CECIL D & LONDA R YOUNGBLOOD
3670 GOLDEN EAGLE DR
BELOIT, WI 53511

GARY W & JESSICA I SKAGGS
21029A HOMER ST
ST ROBERT, MO 655848004

CHAD R & KIMBERLY A BROSIER
3620 EAGLES RIDGE DR
BELOIT, WI 53511

BRUCE & PRISCILLA VANFLEET
3680 GOLDEN EAGLE DR
BELOIT, WI 53511

MICHAEL W & JOAN J BROWN
1501 TOWNHALL RD
BELOIT, WI 53511

HAYNES PROPERTIES LLC
11015 MAIN ST
ROSCOE, IL 61073

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Application for Review of a Preliminary Subdivision Plat

(Please Type or Print)

File Number: PS-2017-01

- Proposed subdivision name: EAGLES RIDGE NO. 3
- Address of property: 3650 EAGLES RIDGE DR + 1510 TOWN HALL RD.
- Tax Parcel Number(s): _____
- Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 28, Township 1 North, Range 13 East of the 4th P.M.
- Owner of record: NEW LEAF HOMES Phone: 815-904-6006
6551 E. RIVERSIDE BLVD. #110 ROCKFORD IL 61114
(Address) (City) (State) (Zip)
- Applicant's Name: NEW LEAF HOMES
6551 E. RIVERSIDE BLVD. #110 ROCKFORD IL 61114
(Address) (City) (State) (Zip)
815-904-6006 / 815-978-4132 / JOHN@NEWLEAFREMODELING.COM
(Office Phone #) (Cell Phone #) (E-mail Address)
- The present zoning classification is: RIA
- All existing uses on the property are: VACANT LAND
- Proposed future zoning classification(s) is (are): RIA
- Proposed future uses of the property are: SINGLE FAMILY RESIDENTIAL
- THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; as required for all major subdivision plats by section 12.02(1).
 - Pre-application meeting; a pre-application meeting was held on 6/23/17 with City of Beloit Staff as per section 12.02(2).
 - Site Assessment Report; if required as per section 12.02(5) of the Subdivision Ordinance.
 - Concept Plan; as required by section 12.02(6) of the Subdivision Ordinance.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Preliminary Plat Map; 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 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.

(Signature of applicant)

(Name of applicant)

(Date)

JOHN KNABE / 7/10/17

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

Review fee: \$500 plus \$15 per lot Amount paid: \$830.00

Scheduled meeting date: 8/9/17

Application accepted by: [Signature] Date: 7/19/17

**RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
OF EAGLES RIDGE NO. 3 FOR THE PROPERTIES
LOCATED AT 3650 EAGLES RIDGE DRIVE AND 1510 TOWNHALL ROAD**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on August 9, 2017 regarding the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road in the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 9th day of August, 2017.

By: _____
James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 9, 2017

Agenda Item: 4

File Number: PS-2017-02

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

Owner: COB 33 LLC

Location: 2750 Rachel Terrace

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

Existing Land Use: Vacant Land

Platted Area: 19 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of The Oaks No. 2 for the 19-acre property located at 2750 Rachel Terrace. Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. According to Section 12.03(2)(e) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any preliminary plat.

Key Issues:

- As shown on the attached plat, the applicant has proposed the construction of a second phase of The Oaks subdivision consisting of 24 new single-family lots on two cul-de-sacs to be named Hunter's Court and Pheasant Field Court. This is a larger-lot subdivision with lot areas ranging from 18,476 square feet to 43,255 square feet.
- The subject property is already zoned R-1A, Single-Family Residential. The minimum lot width in the R-1A district is 70 feet, and the minimum lot area is 8,750 square feet. All of the proposed lots meet these minimums.
- The proposed cul-de-sacs have a right-of-way width of 60 feet and will be accessed through eastward extensions of Rachel Terrace and Deerfield Drive.
- The proposed streets are 38 feet in width, terminating in cul-de-sac bulbs with a 40-foot radius. The proposed right-of-way includes asphalt pavement, concrete curb & gutter, sidewalks, a rec path, and otherwise conforms to the design standards in the Subdivision Ordinance and matches the width of existing, adjacent rights-of-way.
- The proposed subdivision includes a 53,674 square-foot out-lot for stormwater management.
- In order to promote bike & pedestrian connectivity, this subdivision will include sidewalks and a 10-foot recreational asphalt path to connect the cul-de-sacs.
- A Location & Zoning Map is attached to this report. As shown on the attached map, there are existing single-family homes to the west and south of the subject property, and agricultural land to the east and north. The land to the east of the subject property is located in the Town of Turtle, and is outside of the Boundary Adjustment Area.
- The City and developer will be negotiating a Development Agreement regarding the needed infrastructure.
- The developer is not proposing any additional parkland at this time, and may be required to pay fees in lieu of parkland dedication [Section 12.11(1) of the Sub. Ordinance]. The Parks Commission will review on Aug. 9th.
- The other Review Agents have reviewed the preliminary plat and do not have any comments or concerns.

Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

Sustainability:

- **Reduce dependence upon fossil fuels** – The proposed subdivision will include bike/ped infrastructure.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The proposed plat will create 24 new single-family lots to serve growing demand in the area.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the Preliminary Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

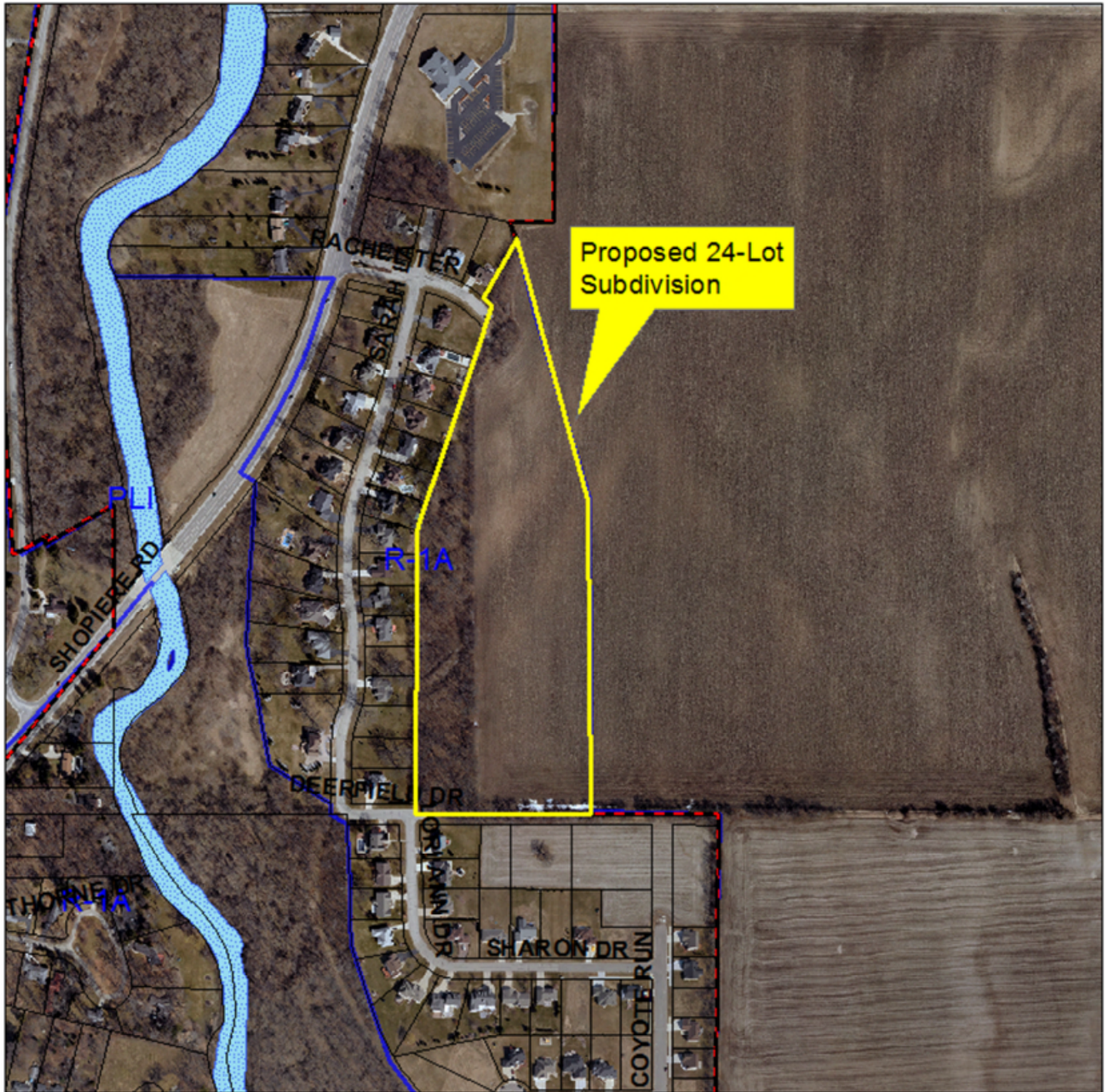
1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
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Attachments: Location & Zoning Map, Preliminary Plat, Public Notice, Mailing List, Application, and Resolution.

Location & Zoning Map

Preliminary Plat of The Oaks No. 2

PS-2017-02



1 inch = 467 feet

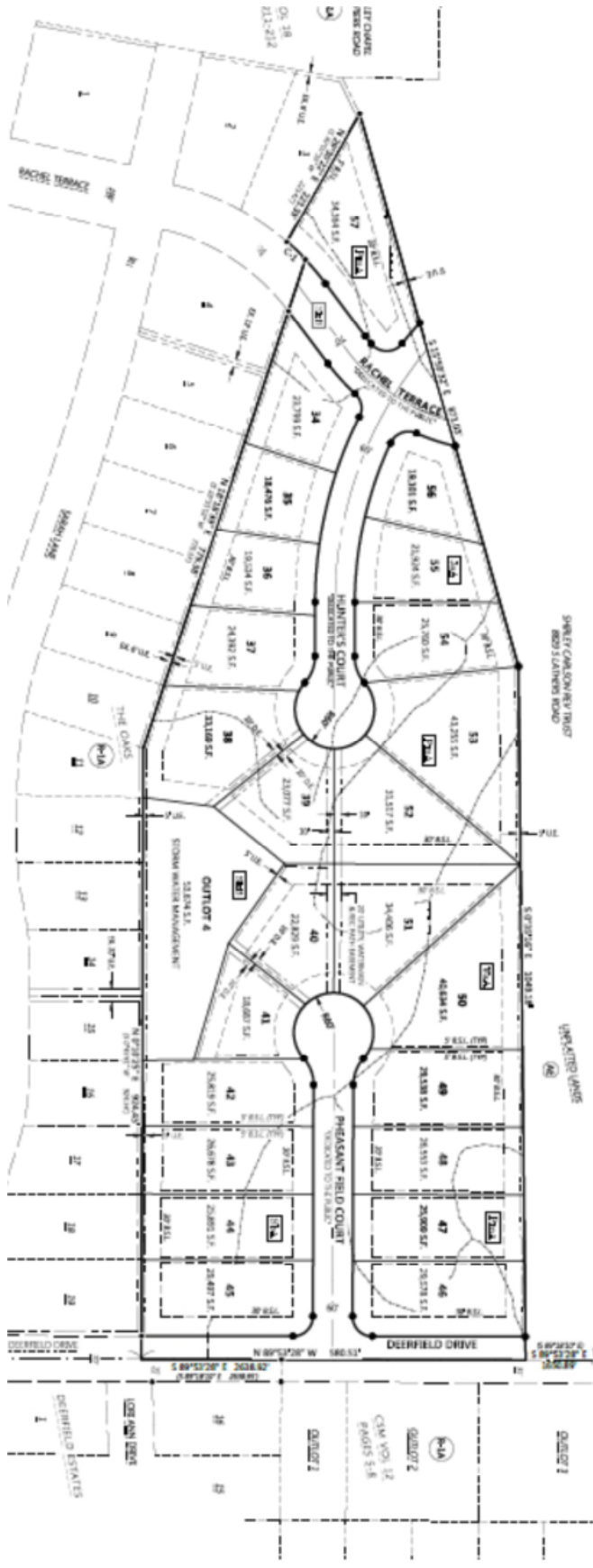
0 70 140 280 420 Feet

Legend

- COB Parcels
- City Limits
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION



PRELIMINARY PLAT OF
THE OAKS, PLAT 2
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 23 EAST OF THE 6TH P.M. CITY OF BELT, ROCK COUNTY, WISCONSIN



NOTICE TO THE PUBLIC

July 25, 2017

To Whom It May Concern:

R.H. Batterman & Co., Inc. has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of The Oaks No. 2 for the 19-acre property located at 2750 Rachel Terrace.

As shown on the attached plat, the applicant has proposed the construction of a second phase of The Oaks subdivision consisting of 24 new single-family lots on two cul-de-sacs to be named Hunter's Way and Pheasant Field Way. The proposed cul-de-sacs have a right-of-way width of 60 feet and will be accessed through eastward extensions of Rachel Terrace and Deerfield Drive. A map of the area is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, August 9, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

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WILLIAM M & GRACE J
CUNNINGHAM
2601 SARAH LN
BELOIT, WI 53511

JULIETA POSLA
2669 SARAH LN
BELOIT, WI 53511

MICHAEL J & CYNTHIA L FOGLE
2661 SARAH LN
BELOIT, WI 53511

JAMES & JOAN BURSINGER
2719 SARAH LN
BELOIT, WI 53511

JOHN J & SHEILA M CHANDLER
2691 SARAH LN
BELOIT, WI 53511

MICHAEL G & AMANDA A
BUCKLEY
2416 FAWN LN
JANESVILLE, WI 53548

MICHAEL W & JESSICA LERVIK-
MARQUETTE
2549 LORI ANN DR
BELOIT, WI 53511

MARSHALL & ILLSLEY TRUST CO
HARRY C MOORE TRUST
P O BOX 238
BELOIT, WI 535120238

TIMOTHY J & KATHRYN
JOHNSON
2710 RACHEL TER
BELOIT, WI 53511

PASCAL PATILLIET
2669 SARAH LN
BELOIT, WI 53511

RONALD & BETTY WILLIAMS
2729 SARAH LN
BELOIT, WI 53511

THOMAS & MAUREEN
PANATTONI
2631 SARAH LN
BELOIT, WI 53511

ENRIQUE & ISELA LOERA
2702 RACHEL TER
BELOIT, WI 53511

JEREMY D & DENA K MORTIMER
2641 SARAH LN
BELOIT, WI 53511

KAY F SHAW TRUSTEE KAY
FRANCES OBRIEN SHAW
REVOCABLE TRUST
2535 LORI ANN DR
BELOIT, WI 53511

ROGER & SUZANNE KEMMAN
2550 LORI ANN DR
BELOIT, WI 53511

ROCK VALLEY CHAPEL
2780 SHOPIERE RD
BELOIT, WI 53511

IGNACIO G & ESPERANZA
M GAMBOA
2702 RACHEL TERR
BELOIT, WI 53511

CHRISTIAN C & JINJER C
MILLER
2709 SARAH LN
BELOIT, WI 53511

MICHAEL K & LESLEY
JUSTUS
2677 SARAH LN
BELOIT, WI 53511

RONALD I & PATRICIA I
BLUM
2617 SARAH LN
BELOIT, WI 53511

GARY L & TRACY
STEVENSON OLSON
2685 SARAH LN
BELOIT, WI 53511

ACORN DEVELOPMENT
LLC
P O BOX 931
BELOIT, WI 535120931

Town of Turtle Clerk

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 Preliminary Subdivision Plat

(Please Type or Print)

File Number: PS-2017-02

1. Proposed subdivision name: The Oaks Plat 2
2. Address of property: 2750 Rachel Terrace
3. Tax Parcel Number(s): 21750200
4. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 17, Township 1 North, Range 13 East of the 4th P.M.
5. Owner of record: Centre 1 Bankcorp, Inc. Phone: 608-363-8164 (Beth Jacobsen)
345 E. Grand Ave. Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: R.H. Batterman & Co., Inc.
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
608-365-4464 / NA / FMcKearn@rhbatterman.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. The present zoning classification is: R-1A
8. All existing uses on the property are: Residential
9. Proposed future zoning classification(s) is (are): R-1A (no change)
10. Proposed future uses of the property are: Residential (no change)
11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist;** as required for all major subdivision plats by section 12.02(1).
 - Pre-application meeting;** a pre-application meeting was held on June 29th
with City of Beloit Staff as per section 12.02(2).
 - Site Assessment Report;** if required as per section 12.02(5) of the Subdivision Ordinance.
 - Concept Plan;** as required by section 12.02(6) of the Subdivision Ordinance.
 - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
 - Preliminary Plat Map;** 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 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.



Frank McKearn, P.E.

7/10/2017

(Signature of applicant)

(Name of applicant)

(Date)

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

Review fee: \$500 plus \$15 per lot Amount paid: \$875
Scheduled meeting date: Aug 9, 2017
Application accepted by: Rusty Morris Date: 7/10/17

RESOLUTION
APPROVING A PRELIMINARY PLAT OF THE OAKS NO. 2
FOR THE PROPERTY LOCATED AT 2750 RACHEL TERRACE

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on August 9, 2017 regarding the Preliminary Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace in the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 9th day of August, 2017.

By: _____
James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: August 9, 2017

Agenda Item: 5

File Number: PUD-2017-01

Applicant: McBain Enterprises, Inc.

Owner: McBain Enterprises, Inc.

Location: 2850/2900 Milwaukee Road & two portions of 2956 Milwaukee Road

Existing Zoning: PUD, Planned Unit Development District, Milwaukee Road Overlay

Existing Land Use: Fast Food, Retail, Office, Vacant Lots

Parcel Size:

2850/2900: 2.71 Acres

Two portions of 2956: 0.20 Acre

Total: 2.91 Acres

Request Overview/Background Information:

McBain Enterprises, Inc. has submitted an application to amend the Planned Unit Development (PUD) - Master Land Use Plan for the property located at 2850/2900 Milwaukee Road to include two portions of 2956 Milwaukee Road. A copy of the PUD - Master Land Use Plan is attached to this report.

The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.

Key Issues:

- The applicant has proposed an amendment to the PUD, for the property located at 2850/2900 Milwaukee Road, to include two portions of the property located at 2956 Milwaukee Road. These proposed changes are intended to improve parking and driveway connectivity, and clean-up parcel boundaries for future sale of lots.
- The original PUD for 2850/2900 Milwaukee Road was approved in 2013, and the zoning was changed from C-3, Community Commercial District, to PUD, Planned Unit Development District.
- If this proposal is approved, it would also require the partial rezoning of 2956 Milwaukee Road, from C-3 to PUD. A Zoning Map Amendment (ZMA) submitted by the applicant is being considered concurrently with the PUD application.
- The C-3 district is intended to accommodate community-oriented retail sales and service uses. The PUD district is a special purpose zoning district that permits greater flexibility of land planning and site design.
- Once the submitted PUD and ZMA are approved, the applicant will submit a 3-Lot CSM for the subject properties.
- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - Master Land Use Plan if the following five 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 plan allows flexibility in site design, specifically development of multi-use facilities on the same parcel, which would not be possible through strict interpretation of the Zoning Ordinance.
 - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan complies with the standards of Section 5-300; this amendment is intended to improve parking and driveway connectivity, which will also promote a more attractive and functional business environment and help market these parcels for future sale.
 - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Service providers will be able to provide necessary services, facilities, and programs to serve the development. The review agents have been notified and have not raised objections.
 - **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** See the consistency section below.
 - **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** Subject to certain conditions of approval, the proposed PUD will improve the appearance of the subject property while enhancing commercial development, connectivity between parcels, and accessibility.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses of the subject property. The PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5 which is to create and sustain high quality infrastructure and connectivity.

Sustainability:

- **Reduce dependence upon fossil fuels** – Planning staff recommended conditions of approval that accommodated bike riders in the original PUD for the property located at 2850/2900 Milwaukee Road.
 - **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** – This project is expected to have a positive impact upon all stakeholders.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** to amend the PUD - Master Land Use Plan for the properties located at 2850/2900 Milwaukee Road to include two portions of 2956 Milwaukee Road, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. This approval authorizes an amendment to the PUD - Master Land Use Plan for the properties located at 2850/2900 Milwaukee Road to include two portions of 2956 Milwaukee Road.
 2. All of the conditions imposed by the PUD Resolution dated October 21, 2013 remain in full effect
 3. The parcels shall be combined through application with the City's Assessor by December 31, 2017.
 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 PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.
-

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Amended PUD – Master Land Use Plan, Application, Public Notice, and Mailing List.

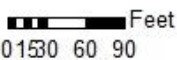
Location & Zoning Map

2850/2900 Milwaukee Road to Include
Two Portions of 2956 Milwaukee Road






PUD-2017-01



1 inch = 131 feet



Legend

-  Parcel Boundaries
-  Proposed Areas to be Included in PUD
-  Proposed Parcel to be Combined with 2956 Milwaukee Rd
-  Existing Lot Lines to Be Removed
-  Proposed Lot Lines

Map prepared by: Rudy Moreno, Planner II
Date: July 28, 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





AMENDED PLANNED UNIT DEVELOPMENT SUMMARY

EXISTING PUD AREA:	2.71 ACRES
ZONING AMENDMENT AREAS: (ADDITIONAL PUD AREA)	0.20 ACRES (TOTAL)
AMENDED PUD AREA:	2.91 ACRES (TOTAL)
EXISTING PARCELS:	3
PROPOSED PARCELS:	3

LEGEND

- EXISTING PUD AREA
- ZONING AMENDMENT AREAS
(ADDITIONAL PUD AREAS)

Legal Description - Zoning Amendment Parcel A
Being part of Lot 2 of Certified Survey Map Document No. 1123056 as recorded in Volume 14 on Pages 433-434 of Certified Survey Maps, being part of the Southwest 1/4 of the Southeast 1/4 of Section 20 and part of the Northeast 1/4 of the Northeast 1/4 of Section 25, T. 1 N., R. 13 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin, more particularly described as follows:
Beginning at the Northwest corner of said Lot 2; thence North 62°47'40" East, 6.00 feet along the South right-of-way line of the service road; thence South 77°12'20" East, 34.00 feet; thence North 62°47'40" East, 44.00 feet; thence South 77°12'20" East, 82.00 feet; thence South 62°47'40" West, 71.46 feet to the West line of said Lot 2; thence North 0°22'03" East, 46.27 feet; thence continue, North 27°12'20" West, 75.00 feet to the point of beginning. Containing 4.74 square feet, more or less.

Legal Description - Zoning Amendment Parcel B
Being part of Lot 2 of Certified Survey Map Document No. 1123056 as recorded in Volume 14 on Pages 433-434 of Certified Survey Maps, being part of the Southwest 1/4 of the Southeast 1/4 of Section 20 and part of the Northeast 1/4 of the Northeast 1/4 of Section 25, T. 1 N., R. 13 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin, more particularly described as follows:
Beginning at the most Westerly corner of said Lot 2; thence North 62°46'15" East, 62.61 feet along the West line of said Lot 2; thence South 07°40' West, 135.50 feet to the West line of said Lot 2; thence North 27°19'45" West, 120.16 feet to the point of beginning. Containing 3.76 square feet, more or less.



CITY of BELOIT

Planning & Building Services Division

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

(Amended) PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2017-01

1. Address of subject property: 2850/ 2900 & Pt. of 2956 Milwaukee Road
Lot 1 CSM Vol. 4, Pg. 205-207, Lot 2 CSM Vol. 18, Pg. 442-443
2. Legal description: Lot 1 CSM Vol. 14, Pg. 133-135, Pt. of Lot 2 CSM Vol. 14, Pg. 433-434
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 2.91 Acres (total including existing PUD and additional areas)
4. Tax Parcel Number(s): 22910805 & Pt. of 22912000
5. Owner of record: McBain Enterprises, Inc. Phone: 608-365-0699
2951 Kennedy Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: McBain Enterprises, Inc.
2951 Kennedy Drive Beloit WI 53511
(Address) (City) (State) (Zip)
608-365-0699 / /
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: Fast food restaurants (one w/ drive-thru), retail, office.
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-3 Zoning District.
9. A Preapplication Conference was held on: June 22nd, 2017.
10. All the proposed use(s) for this property will be:
Principal use(s): Fast food restaurants (one w/ drive-thru facilities) - no change.
Secondary use(s): Retail, office - no change.
11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. _____
The Amended PUD would accomodate additional parking and drives associated with the existing
restaurants (one w/ drive-thru facilities), office and retail. CSM to follow.
12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. _____
Improve the parking and drive connectivity between lots.

No new construction, future land division upon approval.

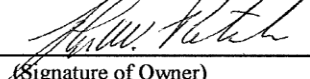
13. Project timetable: Start date: _____ Completion date: _____

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

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

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

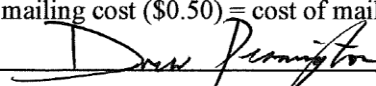
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

 / John Patch / 7.14.17
 (Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & 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: \$200.00	Amount paid: <u>\$200.⁰⁰</u>	Meeting date: <u>Aug. 9, 2017</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: 	Date: <u>7/14/17</u>	

NOTICE TO THE PUBLIC

July 24, 2017

To Whom It May Concern:

McBain Enterprises, Inc. has submitted applications for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan Amendment and Zoning Map Amendment for the properties located at:

2850/2900 & 2956 Milwaukee Road.

This proposed PUD – Master Land Use Plan involves an amendment to allow the property located at 2850/2900 Milwaukee Road to include two section of the property located at 2956 Milwaukee Road. The original PUD for 2850/2900 Milwaukee Road approved back in 2013, which changed the zoning from C-3, Community Commercial District, to PUD, Planned Unit Development. This proposal would require the partial rezoning of 2956 Milwaukee Road from C-3 to PUD. A Zoning Map Amendment (ZMA) submitted by the applicant is being considered concurrently with the PUD application. Once the submitted PUD and ZMA are approved, the applicant will submit a 3-Lot CSM for the subject properties. These proposed changes will improve parking and driveway connectivity, and clean-up parcel boundaries for future sale. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan Amendment and Zoning Map Amendment:

City Plan Commission: Wednesday, August 9, 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, August 21, 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 Rudy Moreno in the Planning & Building Services Division at (608) 364-6708 or Morenor@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

CORNELLIER LIMITED
2909 FORD ST
BELOIT, WI 53511

GGJ INVESTMENTS LLC
1311 SOUTH KASPAR
ARLINGTON HTS, IL 60005

ARC CAFEUSA001 LLC
3309 COLLINS LN
LOUISVILLE, KY 40245

SHIRLEY M CARLSON REVOCABLE
TRUST
8829 S LATHERS RD
BELOIT, WI 53511

SUN LODGING INC
2900 FORD ST
BELOIT, WI 53511

BELOIT EXPRESS INC
2790 MILWAUKEE RD
BELOIT, WI 53511

TLC PROPERTIES INC
5101 HWY 51 SOUTH
JANESVILLE, WI 53546

MCBAIN ENTERPRISES INC
2951 KENNEDY DR
BELOIT, WI 53511

AMUSEMENT BROKERS LTD
1875 BRANIGAN RD
BELOIT, WI 535113984

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: August 9, 2017

Agenda Item: 6

File Number: ZMA-2017-03

Applicant: McBain Enterprises, Inc.

Owner: McBain Enterprises, Inc.

Location: Two Portions of 2956 Milwaukee Road

Current Zoning: C-3, Community Commercial District; MRO- Milwaukee Road Overlay

Existing Land Use: Restaurant, Tavern, Motel

Parcel Size:

Two Portions of 2956 Milwaukee Road: .20 Acre

Proposed Zoning: PUD, Planned Unit Development; MRO- Milwaukee Road Overlay

Request Overview/Background Information:

McBain Enterprises, Inc. has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development, for two portions of the property located at 2956 Milwaukee Road.

Key Issues:

- The applicant intends to rezone two portions of the subject property and combine the rezoned portions to the property located at 2850/2900 Milwaukee Road, which is zoned PUD, Planned Unit Development District. These proposed changes are intended to improve parking and driveway connectivity, and clean-up parcel boundaries for future sale of lots.
- The property located at 2956 Milwaukee Road is 4.22 acres. The two portions of the subject property that are to be rezoned total 0.20 acre.
- The C-3 district is intended to accommodate community-oriented retail sales and service uses. The PUD district is a special purpose zoning district that permits greater flexibility of land planning and site design.
- The PUD – Master Land Use Plan Amendment application for 2850/2900 Milwaukee Road to include two portions of 2956 Milwaukee Road has not yet been approved and is also being considered by Plan Commission. If the submitted PUD and ZMA are approved, the applicant will submit a 3-Lot CSM for these properties.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- The attached **Location & Zoning Map** shows the location of the two portions of the subject property and the zoning of the surrounding area. All surrounding properties are zoned C-3, Community Commercial, and PUD, Planned Unit Development District, with most land uses being either restaurants or hotels.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. **The existing use of property within the general area of the subject property;** the two portions of the subject property are located in the center of a Community Commercial District. The uses for nearby properties include restaurants, hotels, retail, and office. The proposed uses are compatible with existing and planned uses within the general area.
 - b. **The zoning classification of property within the general area of the subject property;** the two portions of the subject property are in the center of a C-3, Community Commercial District. The proposed PUD would retain underlying C-3 use regulations.
 - c. **The suitability of the subject property for the uses permitted under the existing zoning classification;** the two portions of the subject property are suitable for the uses permitted in the C-3 district.
 - d. **The trend of development and zoning map amendments in the general area of the subject property.** The Milwaukee Road area is fast-developing commercial area of the city. Recent developments include the Milwaukee Road Shopping Center, Qdoba Mexican Grill, US Cellular, the Cancer Center, and Buffalo Wild Wings.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5 which is to create and sustain high quality infrastructure and connectivity.

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:

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-3, Community Commercial District to PUD, Planned Unit Development, for two portions of the property located at 2956 Milwaukee Road.

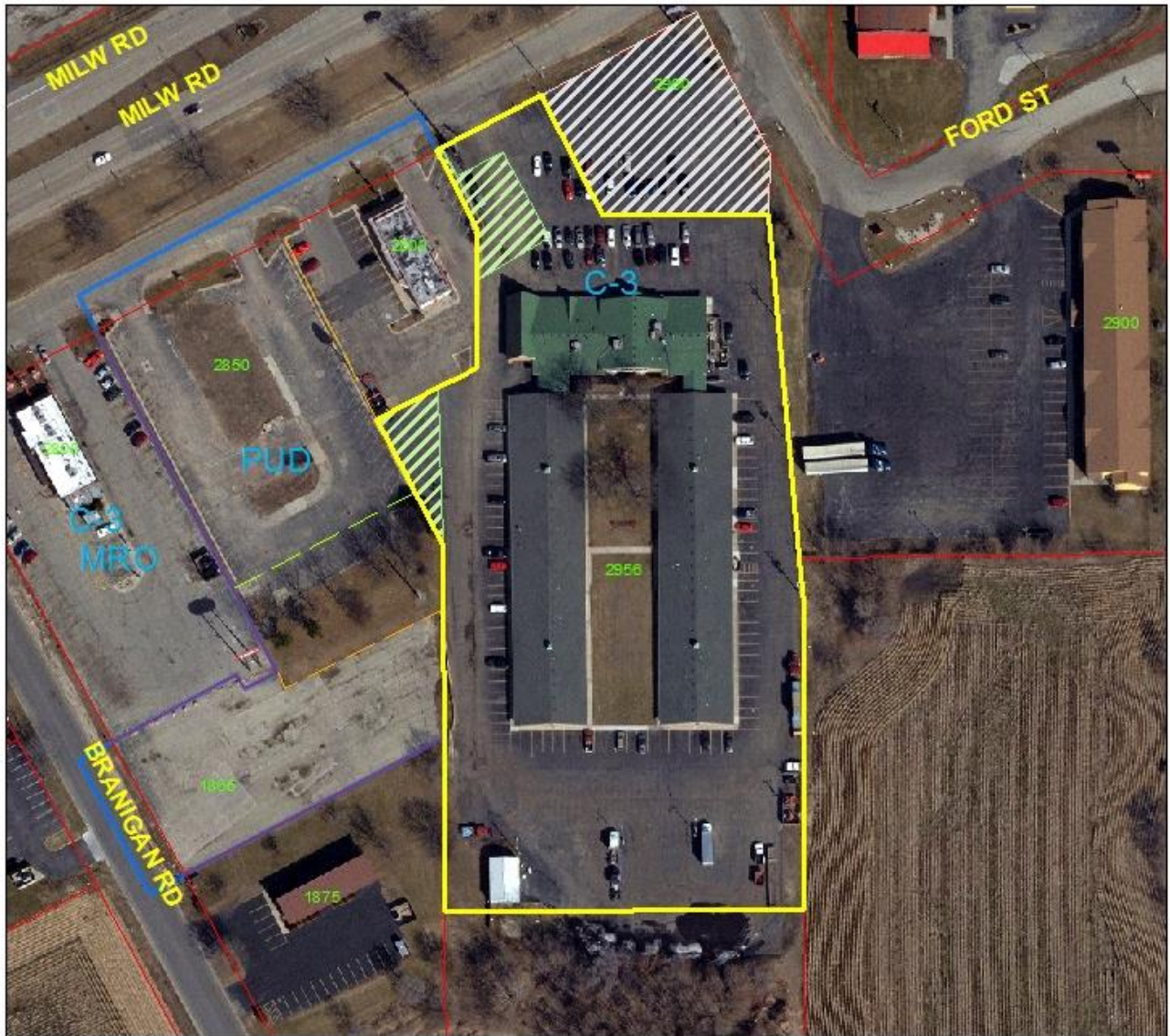
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

Two Portions of 2956 Milwaukee Road

ZMA-2017-03



1 inch = 131 feet

0 150 60 90 Feet

Legend

- Parcel Boundaries
- Zoning Map Amendment Areas
- Proposed Parcel to be Combined with 2956 Milwaukee Rd
- Existing Lot Lines to Be Removed
- Proposed Lot Lines

Map prepared by: Rudy Moreno, Planner II
Date: July 28, 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)

Part of

File No.: ZMA-2017-03

1. Address of subject property: 2956 Milwaukee Road

2. Legal description: Lot: 2 Block: _____ Subdivision: CSM Vol. 14 Pg. 433-434

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

Property dimensions are: (see map) feet by (see map) feet = 8,506 square feet. (Total)

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

3. Tax Parcel Number(s): 22912000

4. Owner of record: McBain Enterprises, Inc. Phone: 608-365-0699

2951 Kennedy Drive Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: McBain Enterprises, Inc.

2951 Kennedy Drive Beloit WI 53511
(Address) (City) (State) (Zip)

608-365-0699 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-3 to: PUD

All existing uses on this property are: Parking, drives.

7. All the proposed uses for this property are:

Principal use(s): Parking, drives.

Secondary use(s): _____

Accessory use(s): _____

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

- (X) 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): Joel Patch Phone: 608-554-2720
111 N. Main Street, Suite 270 Janesville WI 53545
 (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.

Joel Patch / John Patch / 7/13/17
 (Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: <u>\$275.⁰⁰</u> Meeting Date: <u>Aug 9, 2017</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u><i>Drew Pennington</i></u>	Date: <u>7/14/17</u>
Date Notice Published: _____	Date Notice Mailed: _____

NOTICE TO THE PUBLIC

July 24, 2017

To Whom It May Concern:

McBain Enterprises, Inc. has submitted applications for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan Amendment and Zoning Map Amendment for the properties located at:

2850/2900 & 2956 Milwaukee Road.

This proposed PUD – Master Land Use Plan involves an amendment to allow the property located at 2850/2900 Milwaukee Road to include two section of the property located at 2956 Milwaukee Road. The original PUD for 2850/2900 Milwaukee Road approved back in 2013, which changed the zoning from C-3, Community Commercial District, to PUD, Planned Unit Development. This proposal would require the partial rezoning of 2956 Milwaukee Road from C-3 to PUD. A Zoning Map Amendment (ZMA) submitted by the applicant is being considered concurrently with the PUD application. Once the submitted PUD and ZMA are approved, the applicant will submit a 3-Lot CSM for the subject properties. These proposed changes will improve parking and driveway connectivity, and clean-up parcel boundaries for future sale. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan Amendment and Zoning Map Amendment:

City Plan Commission: Wednesday, August 9, 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, August 21, 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 Rudy Moreno in the Planning & Building Services Division at (608) 364-6708 or Morenor@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

CORNELLIER LIMITED
2909 FORD ST
BELOIT, WI 53511

GGJ INVESTMENTS LLC
1311 SOUTH KASPAR
ARLINGTON HTS, IL 60005

ARC CAFEUSA001 LLC
3309 COLLINS LN
LOUISVILLE, KY 40245

SHIRLEY M CARLSON REVOCABLE
TRUST
8829 S LATHERS RD
BELOIT, WI 53511

SUN LODGING INC
2900 FORD ST
BELOIT, WI 53511

BELOIT EXPRESS INC
2790 MILWAUKEE RD
BELOIT, WI 53511

TLC PROPERTIES INC
5101 HWY 51 SOUTH
JANESVILLE, WI 53546

MCBAIN ENTERPRISES INC
2951 KENNEDY DR
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1875 BRANIGAN RD
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