



MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, February 7, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the January 17, 2018 Meeting**
3. **Extraterritorial Certified Survey Map – 8344 S Schroeder Road – Town of Turtle**
Review and consideration of a one-lot Certified Survey Map for the property located at 8344 S Schroeder Rd in the Town of Turtle
4. **Extraterritorial Certified Survey Map – 2844 W St. Lawrence Avenue**
Review and consideration of a one-lot Certified Survey Map for the property located at 2844 W St. Lawrence Avenue in the Town of Beloit
5. **Street Vacation – Intersection of Maple Avenue and Fourth Street**
Review and consideration of a petition to vacate a small part of Maple Avenue right-of-way west of Fourth Street adjacent to the property located at 1500 Fourth Street
6. **Planned Unit Development – Welcome Center – 1500 Fourth Street**
Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the construction of Beloit School District administrative offices and Welcome Center for the property located at 1500 Fourth Street
7. **Zoning Map Amendment – 1500 Fourth Street**
Public hearing, review and consideration of a Zoning Map Amendment from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the property located at 1500 Fourth Street
8. **Final Plat – 2750 Rachel Terrace**
Review and consideration of the Final Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace

**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

9. Conditional Use Permit – 419 Pleasant Street

Review and consideration of an amendment to the original application for a Conditional Use Permit to allow a rooftop seating area and to amend the layout of an existing Drive-Up Automated Teller Machine (ATM) in the CBD-1, Central Business District-Core, for the property located at 419 Pleasant Street

10. Status Report on Prior Plan Commission Items

11. 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 Posted: February 2, 2018

Julie Christensen, Community Development Director



**Meeting Minutes
Beloit City Plan Commission
Wednesday, January 17, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

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

2. Approval of the Minutes of the December 20, 2017 Meeting

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

3. Conditional Use Permit – 419 Pleasant Street

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

John Gackstetter, Hendricks Commercial Properties, approached the podium to address any questions regarding the proposal.

Commissioner Weeden inquired about access to the rooftop and the type of railing proposed to be used for the project. Mr. Gackstetter responded that a railing will not cover the entire perimeter; only a code 2 glass railing will be used along the bar/open-seating area. This, along with an 8' dividing wall, will separate the seating area and the rest of the roof. The entire roof will not be accessible to the public.

Commissioner Faragher asked about the estimated time of completion for this project. Mr. Gackstetter estimated an opening date between the months of June and August, 2018. The company is under an aggressive timeline and hope for an opening in 2018.

Commissioner Ruster asked if there would be a bar on the roof area. Mr. Gackstetter responded that operations will have to be worked out regarding the use of the area. The seating area will be mostly used for gatherings and hotel functions and not open for outside public use.

Commissioner Haynes moved to approve the Conditional Use Permit, Commissioner Ruster second the motion. The motion passed, voice vote.

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

Community Development Director, Julie Christensen, reported that the City Council approved the Conditional Use Permit for 1314 Madison Road, the order to relocate utilities due to the I-39/I-90 project and the acceptance of the petition to vacate part of the corner of Maple Avenue and Fourth Street. A Planned Unit Development and Re-zoning for the new Welcome Center will be brought forward at the next meeting.

5. **Adjournment**

Commissioner Tinder moved to adjourn the meeting. Commissioner Ruster seconded the motion.

Meeting adjourned at 7:25pm.

Minutes respectfully submitted by Frank Fuerte.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 7, 2018

Agenda Item: 3

File Number: CSM-2018-01

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

Owner: Eva M. Arnold Declaration of
Trust

Location: 8344 South Schroeder
Road

Existing Zoning: A-E, Exclusive
Agricultural (Town of Turtle Zoning)

Existing Land Use: Agricultural,
Residential

Total CSM Area: 1.5 Acres

Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of Eva M. Arnold Declaration of Trust, has submitted an Application for the Review of a Minor Subdivision and a one-lot Certified Survey Map (CSM) for the property located at 8344 South Schroeder Road in the Town of Turtle. 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 of Beloit's extraterritorial jurisdiction.

Key Issues:

- The intent of this CSM is to subdivide 1.5 acres from the 70 acre parent parcel, currently zoned A-E, Exclusive Agricultural, for the creation of a 1.1-acre lot and a 66 foot wide right-of-way dedication for the Town of Turtle.
- Proposed Lot 1 will have 251 feet of frontage on South Schroeder Road and will be rezoned to R-R, Rural Residential District. Town of Turtle requires a minimum lot size of 35 acres for properties zoned A-E; therefore, a request to rezone proposed Lot 1 to R-R has been submitted to the Town of Turtle.
- Proposed Lot 1 includes an existing single-family dwelling, driveway, well, and septic system.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

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 one-lot Certified Survey Map (CSM) for the property located at 8344 South Schroeder Road, in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Application, and Resolution

Location & Zoning Map

8344 South Schroeder Road

CSM-2018-01



1 inch = 438 feet

0 65 130 260 390 Feet

Legend

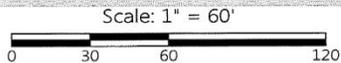
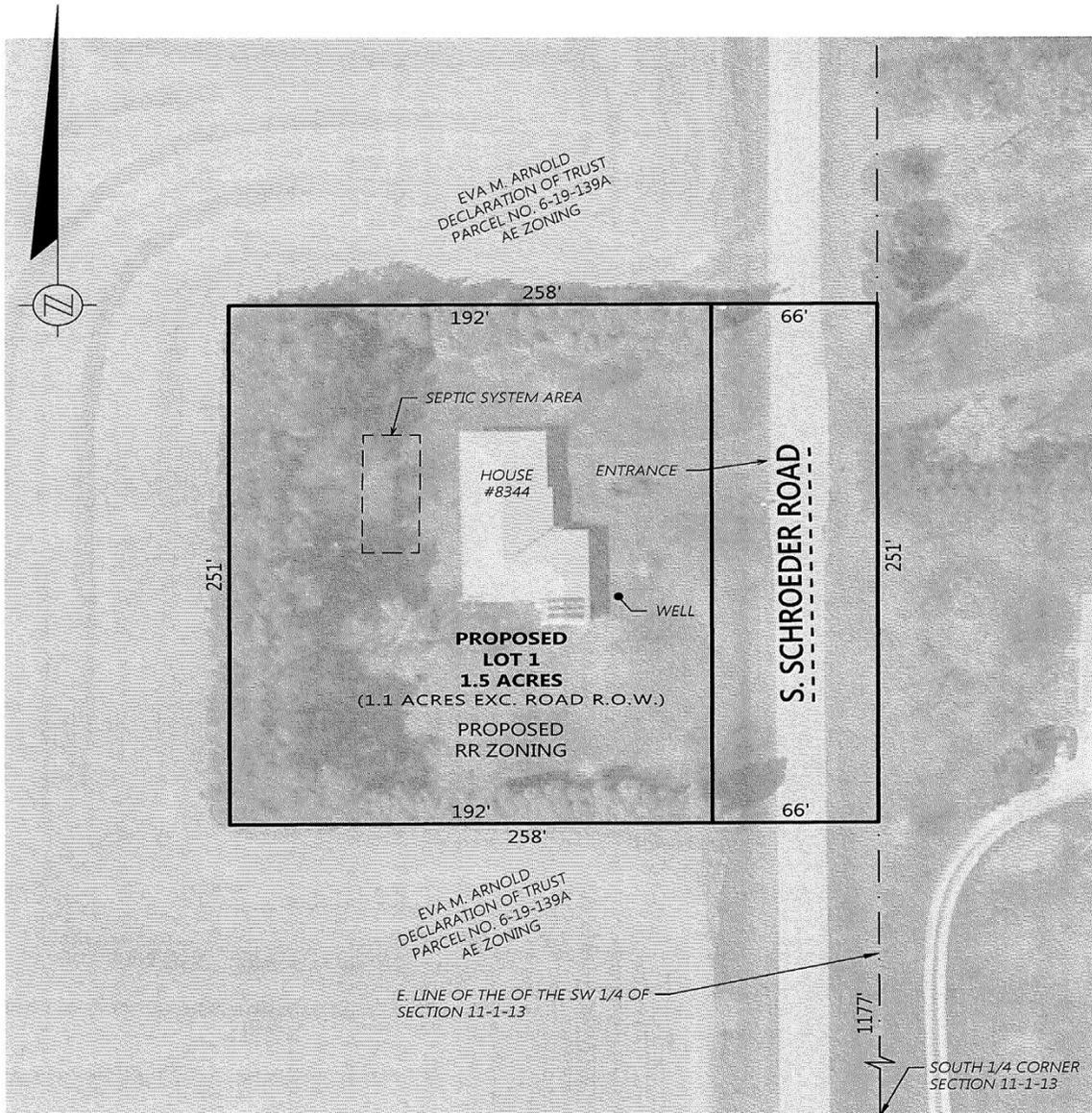
-  Parcel Boundaries
-  Zoning District

Map prepared by: Rudy Moreno, Planner II
Date: January 15, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART
OF THE SE 1/4 OF THE SW 1/4 OF SECTION 11,
T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP,
ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 32887 BOOK: SEE FILE FIELD CREW: N/A DRAWN BY: KJB DATE: January 8, 2017</p>	<p>FOR THE EXCLUSIVE USE OF: EVA M. ARNOLD DECLARATION OF TRUST 8344 S. SCHROEDER RD. BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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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-2018-01

1. Address of property: 8344 S. Schroeder Road
2. Tax Parcel Number(s): 6-19-139A
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
 In the SW Quarter of Section 11, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Eva M. Arnold Declaration of Trust Phone: 608-295-9458 (Gathy Arnold)
8344 S. Schroeder Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464
2657 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 1.5 Acres
8. Total area of land remaining in parent parcel: 68 Acres +/-
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE
11. Is the proposed use permitted in this zoning district: Yes (proposed rezone to RR)
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on January 11th, 2018 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.

Eva M. Arnold Eva M. Arnold 1-8-18
(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>\$160.00</u>
Scheduled meeting date: <u>FEB 7, 2018</u>	
Application accepted by: <u>Ruth Mann</u>	Date: <u>1/11/18</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 8344 SOUTH SCHROEDER ROAD**

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 extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the property located at 8344 South Schroeder Road in the Town of Turtle, containing 1.5 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF THE NE ¼ OF THE SW ¼ AND PART OF THE SE ¼ OF THE SW
¼ OF SECTION 11, T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP,
ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 8344 South Schroeder Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Adopted this 7th day of February, 2018.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 7, 2018

Agenda Item: 4

File Number: CSM-2017-22

Applicant: Combs & Associates, Inc.

Owner: Carroll Sr. Family Trust

Location: 2844 West St. Lawrence Avenue

Existing Zoning: A-1, Farmland Preservation District

Existing Land Use: Agricultural

Total CSM Area: 5 Acres

Request Overview/Background Information:

Combs & Associates, Inc., on behalf of Carroll Sr. Family Trust, has submitted an Application for the Review of a Minor Subdivision and a one-lot Certified Survey Map (CSM) for the property located at 2844 West St. Lawrence Avenue in the Town of Beloit. 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 of Beloit's extraterritorial jurisdiction.

Key Issues:

- On December 20, 2017, the Beloit Plan Commission rejected a proposed one-lot CSM for the subject property. Originally, the applicant proposed the creation a 15 acre lot along the northwest corner of the parent parcel and changing the zoning of the new lot from A-1, Farmland Preservation District, to L-1, Light Industrial District.
- The applicant has revised the one-lot CSM to create a 5 acre lot along the northwest corner of the 160 acre parent parcel.
- The zoning for proposed Lot 1 will be changed from A-1, Farmland Preservation District, to A-2, General Agricultural District. The zoning for the remaining parent parcel not included in proposed Lot 1 will remain A-1.
- Proposed Lot 1 will include 350 feet of frontage on West St. Lawrence Avenue with a 33 foot wide right-of-way dedication. Proposed Lot 1 will be 350 feet wide and 623 feet long.
- The existing single-family dwelling, repair shop, accessory structures, and driveways will be included within proposed Lot 1. The applicant intends to expand the 3,700 square foot repair shop and remove all other existing structures and gravel driveways. Future site improvements will include the construction of a new driveway, parking area, and 625 square foot addition to the repair shop building. Please see the attached Site Plan.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

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 one-lot Certified Survey Map (CSM) for the property located at 2844 West St. Lawrence Avenue in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

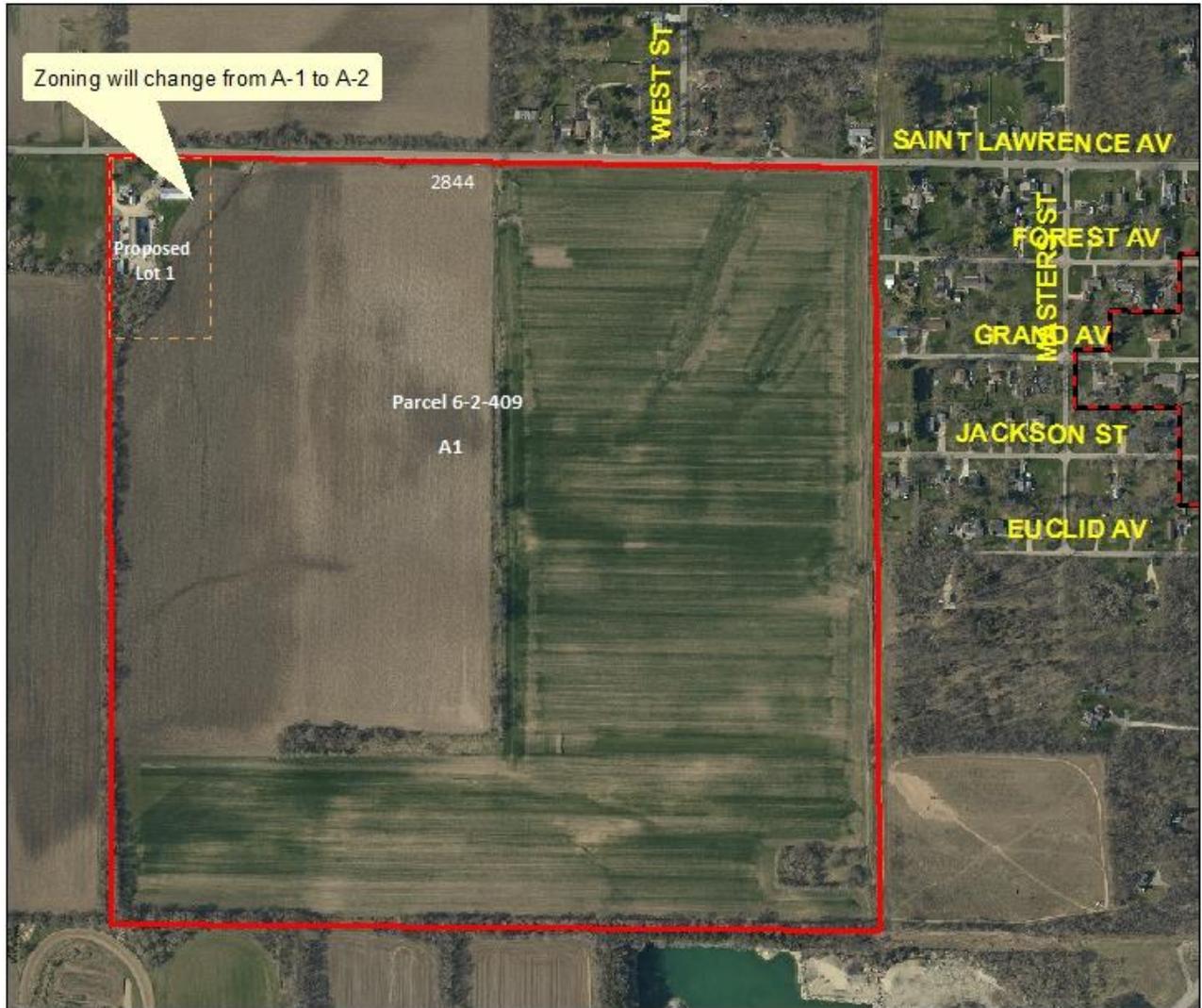
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Site Plan, Application, and Resolution

Location & Zoning Map

2844 West St. Lawrence Avenue

CSM-2017-22



1 inch = 548 feet

0 85170 340 510 Feet

Legend

-  Parcel Boundaries
-  City Limits

Map prepared by: Rudy Moreno, Planner II
Date: January 22, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

PART OF OUTLOT 33-68 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 33, T.1N., R.12E. OF THE 4TH PM., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



(A-1)

(A-1)

PARCEL 6-2-407.1
KNUTSON

PARCEL 6-2-406
LENTELL - ETAL

W. ST. LAWRENCE AVE.

West 1/4 Corner of
Section 33-1-12

DRIVE
BLDGS
SEPTIC

BLDG

BLDG

BLDG

LOT 1

5.0 ACRES

REZONE TO A-2

PARCEL 6-2-409

OL 68

LOT 2



DATE: JANUARY 18, 2018

Combs & Associates
 • LAND SURVEYING
 • LAND PLANNING
 • CIVIL ENGINEERING

309 W. Milwaukee St.
 Janesville, WI 53540
 www.combsurvey.com
 tel: 608 752-0579
 fax: 608 752-0534

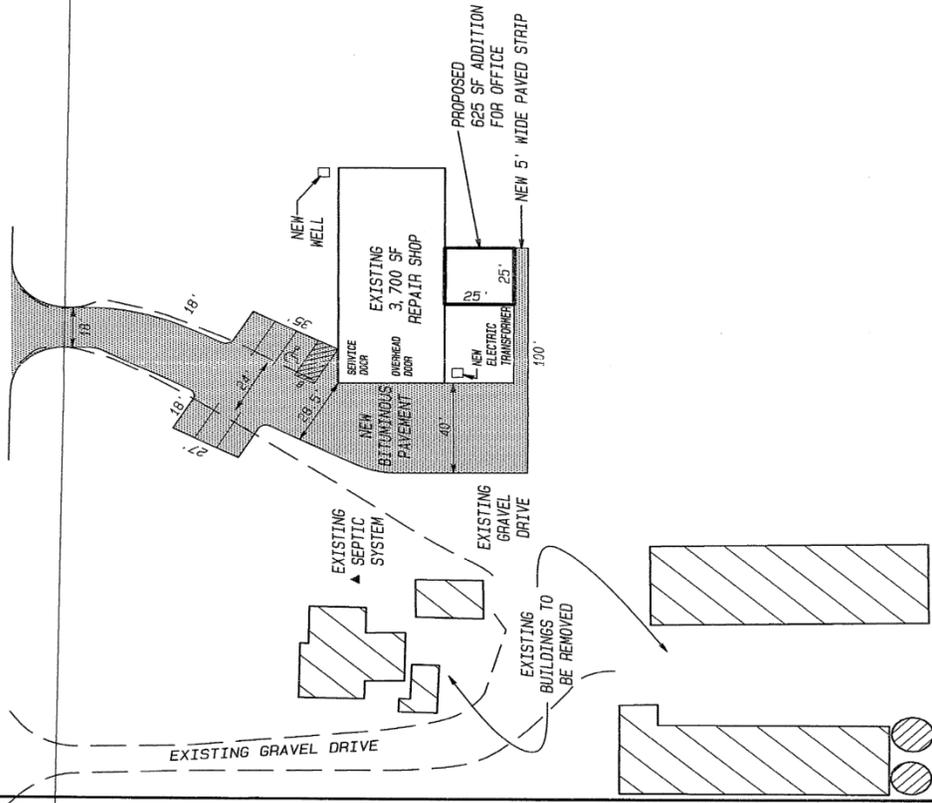
Project No. 117 - 295 For: CAROL

Site Plan

SITE PLAN

PART OF OUTLOT 33-68 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 33,
T. 1N., R. 12E. OF THE 4TH PM., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

W. ST. LAWRENCE AVE.



Combs & ASSOCIATES
• LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
Tel: 608 752-0675
Fax: 608 752-0634
www.combsurvey.com

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-2017-22

1. Address of property: 2844 W. St. Lawrence Street
2. Tax Parcel Number(s): 6-2-409
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit; Rock or LaPrairie
In the SW Quarter of Section 33, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Carroll Family Trust Phone: _____
2844 W. St. Lawrence Street, Beloit, WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 608-752-0575
109 W. Milwaukee Street, Janesville, WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 5 Acres ±
8. Total area of land remaining in parent parcel: 145 Acres ±
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-1
11. Is the proposed use permitted in this zoning district: No Rezone to A-2
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

_____/_____/_____
(Signature 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>N/A</u>
Scheduled meeting date: <u>2/7/16</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>1/19/17</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2844 WEST ST. LAWRENCE AVENUE**

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 extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the property located at 2844 West St. Lawrence Avenue in the Town of Beloit, containing 5 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

PART OF OUTLOT 33-68 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP
AND LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 33, T. 1 N., R. 12 E.,
OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 2844 West St. Lawrence Avenue in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Adopted this 7th day of February, 2018.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 7, 2018

Agenda Item: 5

File Number: VA-2018-01

Applicant: School District of Beloit

Adjacent Zoning: C-3, Community
Commercial District

Adjacent Land Use: Vacant Land

Request Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate a small part of Maple Avenue right-of-way west of Fourth Street adjacent to the property located at 1500 Fourth Street.

Key Issues:

- The proposed area to be vacated is 3,439 square feet in area, and consists of excess right-of-way that is a remnant of the prior alignment of Maple Avenue's intersection with Fourth Street.
- The intent of this petition is to vacate & attach the excess right-of-way to the adjacent parcel in order to accommodate the proposed School District of Beloit Administrative Offices/Welcome Center.
- The Petition for Vacation, proposed Plat of Vacation, and proposed site plan are attached to this report.
- All required Public Notices have been distributed and published and the Notice of Pendency was recorded with the Rock County Register of Deeds on January 24, 2018.
- As required by Wisconsin Statutes, the City Council has adopted a Resolution setting a date for a public hearing for this vacation request of March 5, 2018.
- The City's Stormwater Engineer, AT&T, and Charter Communications have noted the presence of buried utility lines in and near the affected area. There is an existing storm sewer main that will be relocated at the applicant's expense as a condition of development approval. Charter's fiber line has been located at the back (inside) edge of the bike path and should not conflict with this project, but will need to be marked and protected. AT&T's line has been located in the terrace area and will not be affected.
- The City's other Review Agents did not submit any comments or concerns.

Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #3 by creating and sustaining economic and residential growth.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the request to vacate a 3,439 square-foot part of Maple Avenue right-of-way west of Fourth Street adjacent to the property located at 1500 Fourth Street, as described in the attached Plat of Vacation, returning the entire right-of-way to the adjacent property owner.

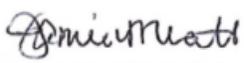
Fiscal Note/Budget Impact: N/A

Attachments: PUD Site Plan, Petition, Plat of Vacation, Public Hearing Resolution, & Public Notice.

PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way know as: Maple Avenue

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: School District of Beloit Address: 1633 Keeler Avenue, Beloit		12/28/2017
Name: Address:		

Contact person responsible for circulating this petition: Frank McKearn, PE

Address of contact person: 2857 Bartells Drive, Beloit, WI

Phone number of contact person: (608) 365-4464

Signature of contact person: 

To be completed by Planning Staff			
Filing fee: <u>\$75.00</u>	Amount paid: <u>\$75.⁰⁰</u>	Meeting date: <u>PC: 2/7/18 CC: 3/5/18</u>	
Application accepted by: <u> Drew Pennington </u>	Date: <u>12/28/17</u>		



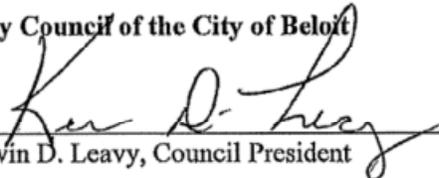
RESOLUTION 2018-012

**RESOLUTION SETTING A DATE FOR A PUBLIC HEARING FOR THE
VACATION OF A PART OF MAPLE AVENUE RIGHT-OF-WAY
IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN**

IT IS RESOLVED THAT a public hearing on the proposed Resolution to discontinue and vacate a part of Maple Avenue, being part of Government Lots 2 and 3 of Section 26, T. 1 N., R. 12 E. of the 4th P.M., City of Beloit, Rock County, Wisconsin, shall be held at the regular **City Council Meeting on Monday, March 5, 2018**, and the City Clerk is authorized and directed to give notices required under Section 66.1003, Wisconsin Statutes.

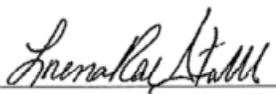
Adopted this 16th day of January, 2018.

City Council of the City of Beloit



Kevin D. Leavy, Council President

Attest:



Lorena Rae Stottler, City Clerk



NOTICE TO THE PUBLIC

January 17, 2018

To Whom It May Concern:

The Planning & Building Services Division has received a petition to vacate a small part of Maple Avenue right-of-way west of Fourth Street adjacent to the property located at 1500 Fourth Street. The proposed area to be vacated is 3,439 square feet in area, and consists of excess right-of-way that is a remnant of the prior alignment of Maple Avenue's intersection with Fourth Street. The intent of this petition is to vacate & attach the excess right-of-way to the adjacent parcel in order to accommodate the proposed School District of Beloit Administrative Office/Welcome Center. The proposed Plat of Vacation is attached.

This proposed vacation will be considered during the following meetings:

City Plan Commission: Wednesday, February 7, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council (Public Hearing): Monday, March 5, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

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

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

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 7, 2018	Agenda Items: 6 & 7	File Number: PUD-2018-01 & ZMA-2018-01
Applicant: R.H. Batterman & Co.	Owner: School District of Beloit	Location: 1500 Fourth Street
Existing Zoning: C-3, Community Commercial	Existing Land Use: Vacant Land	Parcel Size: 1.9 Acres

Request Overview/Background Information:

R.H. Batterman, on behalf of the School District of Beloit, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the construction of the School District of Beloit Administrative Offices/Welcome Center building on the property located at 1500 Fourth Street in the City of Beloit. The applicant has also 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 District, for the subject property. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues:

- As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of a two-story, 25,000 square-foot office building to house administrative offices, board meeting rooms, training facilities, and other miscellaneous functions. The proposed PUD – Master Land Use Plan also includes an off-street parking lot containing 112 stalls with new driveways on Fourth Street and Shore Drive.
- The proposed building footprint includes right-of-way that is requested to be vacated. The City Council accepted a petition to vacate said right-of-way on January 16, 2018, and a public hearing will be held on March 5, 2018.
- The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design standards than conventional zoning districts and is intended to provide flexibility in architectural design.
- This proposed project is the keystone project of Phase 1 of the Beloit Memorial High School Campus Master Plan, which was developed by City planning staff, School District of Beloit administrators, Beloit 2020, Angus Young Architects, Batterman Engineering, and Ayres Associates in 2017.
- The attached Public Notice was sent to property owners within 300 feet of the subject property.
- The proposed building footprint conflicts with an existing storm sewer main between inlets on Maple Avenue and Fourth Street. Planning staff is recommending a condition of approval that will require relocation of the affected storm sewer main at the applicant's request.
- The City Engineer has reviewed the proposed PUD – Master Land Use Plan and has requested the installation of sidewalk connections from the proposed building's entrance to the public sidewalk along Fourth Street and to the new off-street parking lots on the subject property.
- The other Review Agents have not submitted any comments or concerns.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. If approved, the PUD – Master Land Use Plan would be the conceptual approval of land use, building, and parking locations, with detailed civil site plans to follow for staff review & approval.
- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - if the following criteria can be met:
 - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed PUD plan will allow the redevelopment of a vacant, underutilized parcel in a pivotal location. The proposed building has been situated near the corner of Maple Avenue and Fourth Street, with parking located behind the building. At the narrowest/shortest point, the proposed building has a front setback of 8 feet and a street side setback of 12 feet, which are substantially less than the required setbacks in the C-3 District (30' and 15' respectfully). This results in a superior urban and modern design, and enhances the walkability of the development.
 - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** Planning staff is recommending several conditions of approval relating to allowed uses, setbacks, lot coverage, etc.
 - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** The subject property is already served by all City utilities, phone, cable, gas, electric, and other services and facilities. The applicant is responsible for relocating a sewer main that conflicts with the proposed building footprint.

- **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** The proposed development will anchor the northern end of the planned Beloit Memorial High School Campus, which is envisioned as a walkable district between Maple Avenue and Liberty Avenue. The Campus Master Plan includes a pedestrian plaza, new athletic facilities, and the prioritization of gathering places over large asphalt parking lots. As the hub of School District activity, the Welcome Center will advance the implementation of this vision. The proposed office use is consistent with the C-3 zoning classification and permitted uses recommended by the Comprehensive Plan. The Future Land Use Map will be updated as part of the 2018 Plan Update.
- **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** The proposed PUD contemplates an institutional office use that is compatible with the nearby school campus and commercial uses. The redevelopment of this underutilized parcel in a high visibility location is expected to spark further redevelopment activity in the vicinity, which will benefit the entire community.
- **Findings of Fact – Zoning Map Amendment** - 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 proposed office use is compatible with the surrounding institutional, commercial, and open space uses. The influx of administrators, teachers, students, parents, and visitors is expected to have a positive impact on nearby restaurants, including The Rock and Burger King.
 - b. ***The zoning classification of property within the general area of the subject property.*** The PUD is a special-purpose zoning district classification. Planning staff is recommending a condition of approval that will limit this PUD to institutional office uses.
 - c. ***The suitability of the subject property for the uses permitted under the existing zoning classification.*** The subject property is suitable for the uses that are permitted in the C-3 district.
 - d. ***The trend of development and zoning map amendments in the general area of the subject property.*** There has been limited development activity in the general area of the subject property in the recent past. The last major redevelopment was The Rock Bar & Grill in 2006. The nearby Henry Avenue Bridge was completely reconstructed and renamed the Ken Hendricks Memorial Bridge in 2011-2012. This redevelopment project is expected to catalyze further redevelopment activity in the vicinity.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses for the subject property, which includes office uses intended to serve the entire community, and is therefore consistent with this PUD request. The future land use recommendation will be updated to Institutional & Community Services during the 2018 Plan Update.

Consideration of this request supports Strategic Goal #3 by creating and sustaining economic and residential growth.

Sustainability:

- **Reduce dependence upon fossil fuels** – The proposed PUD plan will allow the redevelopment of a vacant, underutilized parcel in a walkable location that will utilize existing utilities.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The redevelopment of this underutilized parcel in a high visibility location is expected to spark further redevelopment activity in the vicinity, which will benefit the entire community.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the PUD - Master Land Use Plan and a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development District, for the construction of the School District of Beloit Administrative Offices/Welcome Center building on the property located at 1500 Fourth Street, subject to the following conditions:

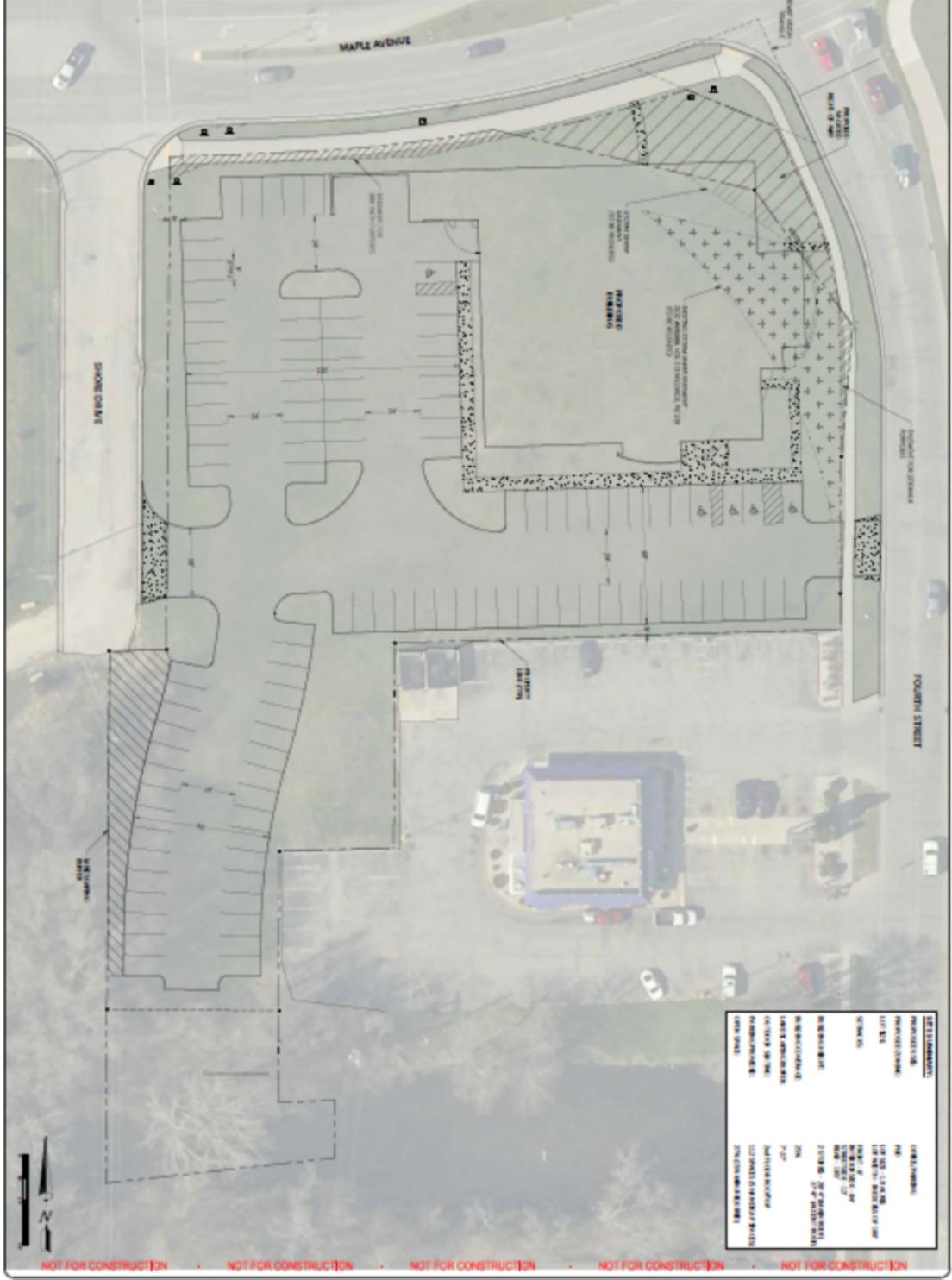
1. This approval authorizes the construction of a School District of Beloit office building and related parking lots as shown on the attached PUD – Master Land Use Plan and architectural renderings. No other commercial or residential uses are allowed on the subject property.
2. Prior to issuance of a Building Permit for this project, the applicant shall obtain an Architectural Review Certificate and a Certificate of Zoning Compliance.
3. This development is allowed one freestanding monument sign up to 15 feet in height and 150 square feet in area, which may not include an Electronically Variable Message (EVM) component. The building may include up to three (3) wall signs of up to 45 square-feet per sign.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall relocate the existing storm sewer main that conflicts with the building footprint and shall obtain approval of an easement release. The applicant shall obtain City Engineer approval of and permits for all public utility work.

5. The site plan shall include all of the sidewalk connections requested by the City Engineer.
6. The minimum building setbacks shall be those shown on the attached PUD – Master Land Use Plan. The maximum height shall be three stories and the site shall retain at least 20 percent open space.
7. The applicant shall comply with all DNR requirements pertaining to storage, hauling, and disposal of contaminated soil.
8. 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: This project is being funded by the School District of Beloit.

Attachments: Proposed PUD Plan, Renderings, Applications, Public Notice, and Mailing List.

Proposed PUD – Master Land Use Plan



DATE	DESCRIPTION
10/15/2014	PRELIMINARY PLAN
11/10/2014	REVISED PLAN
12/15/2014	REVISED PLAN
01/15/2015	REVISED PLAN
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	<p>SCHOOL DISTRICT OF BEOIT ADMINISTRATION OFFICE BUILDING CITY OF BEOIT ROCK COUNTY, WISCONSIN</p>	<p>SITE LAYOUT PLAN</p>	<p>Batterman engineers surveyors planners</p>	
<p>NOTE: DIMENSIONAL DATA IS NOT TO BE RELIED UPON EXCEPT AS NOTED ON THE DRAWING.</p>				



CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2018-01

1. Address of subject property: 1500 Fourth Street

2. Legal description: Lot 1 of CSM Vol. 32, Pgs. 247-250

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 1.9 Acres

4. Tax Parcel Number(s): 12620434

5. Owner of record: School District of Beloit Phone: _____

1633 Keller Avenue, Beloit WI 53511
(Address) (City) (State) (Zip)

6. Applicant's Name: R.H. Batterman & Co.

2857 Bartells Drive, Beloit WI 53511
(Address) (City) (State) (Zip)

608-365-4464 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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: December 22, 2017.

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

Principal use(s): Office

Secondary use(s): Parking

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

(See Narrative)

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

(See Narrative)

13. Project timetable: Start date: March 2018 Completion date: Fall 2018

14. 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: _____

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.

<u>Jamie Murath</u> (Signature of Owner)	<u>Jamie Murath</u> (Print name)	<u>12/28/2017</u> (Date)
<u>[Signature]</u> (Signature of Applicant, if different)	<u>Ellyn Subak</u> (Print name)	<u>12/28/2017</u> (Date)

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

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

To be completed by Planning Staff		
Filing fee: <u>\$200.00</u>	Amount paid: <u>\$200.00</u>	Meeting date: <u>Feb. 7, 2018</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: 12/28/17 <u>12/28/17</u>	

Narrative
PUD – Master Land Use Plan Application

School District of Beloit
Administration Office Building
1500 Fourth Street, Beloit
Dated: December 26, 2017

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

	<u>Proposed Development</u>	<u>C-3 Zoning Standards</u>
Setbacks:	Front – 8' Street Side – 12'	Front – 30' Street Side – 15'
Building Coverage:	25%	None
Landscaping Buffer:	Varies (see Plan)	20' along SW line
Outdoor Seating:	2 nd floor rooftop	Not Permitted

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

Otherwise strict application of the applicable zoning standards would result in the proposed building being placed further into the lot and restricting standard parking lot layout. This development is consistent with sound planning practices and the development will promote the general welfare of the community by maintaining a vision triangle at the intersection of Maple Avenue and Fourth Street and driveway entrance locations. This development also complies with the additional PUD standards such as providing two access points, at least 15% of gross land area of open space and preservation of natural features as much as possible.

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-2018-01

1. **Address of subject property:** 1500 Fourth Street

2. **Legal description:** Lot: 1 Block: N/A Subdivision: CSM Vol. 32, Pgs. 247-250

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

Property dimensions are: Varies feet by Varies feet = 1.9 Acres square feet.

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

3. **Tax Parcel Number(s):** 12620434

4. **Owner of record:** School District of Beloit Phone: _____

1633 Keeler Avenue, Beloit WI 53511
(Address) (City) (State) (Zip)

5. **Applicant's Name:** R.H. Batterman & Co.

2857 Bartells Drive, Beloit WI 53511
(Address) (City) (State) (Zip)

608-365-4464 / _____ / _____
(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: (Vacant)

7. **All the proposed uses for this property are:**

Principal use(s): Office

Secondary use(s): Parking

Accessory use(s): _____

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

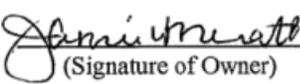
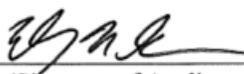
- (X) Owner
- () Leasehold, Length of lease: _____
- () Contractual, Nature of contract: _____
- () Other, explain: _____

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

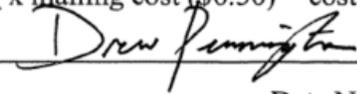
Name(s): School District of Beloit Phone: _____
1633 Keller Avenue, Beloit WI 53511
(Address) (City) (State) (Zip)

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.

	<u>Jamie Meratz</u>	<u>12/28/2017</u>
(Signature of Owner)	(Print name)	(Date)
	<u>Elyn Subak</u>	<u>12/28/2017</u>
(Signature of Applicant, if different)	(Print name)	(Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the 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>Feb. 7, 2018</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: 	Date: <u>12/28/17</u>
Date Notice Published: _____	Date Notice Mailed: _____



NOTICE TO THE PUBLIC

January 25, 2018

To Whom It May Concern:

R.H. Batterman, on behalf of the School District of Beloit, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the construction of the School District of Beloit Administrative Office/Welcome Center building on the property located at:

1500 Fourth Street.

As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of a two-story, 25,000 square-foot office building to house administrative offices, board meeting rooms, training facilities, and other miscellaneous functions. The proposed PUD – Master Land Use Plan also includes an off-street parking lot containing 112 stalls with new driveways on Fourth Street and Shore Drive. The proposed building footprint includes right-of-way that is proposed to be vacated. The applicant has also submitted an application for a Zoning Map Amendment from C-3, Community Commercial District to PUD District related to this project.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, February 7, 2018, 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 19, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

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

1450 4th Street LLC
c/o Adam Velarde
1624 West 18th Street
Chicago, IL 60608

Leonard Boschma
1422 Fourth Street
Beloit, WI 53511

For Him Inc.
P.O Box 41
Beloit, WI 53512

Joseph & Sandra Sagona
4019 Bakke Road
Beloit, WI 53511

Maritza Aragon
210 Trush Court
Beloit, WI 53511

Geraldine Davis
1940 Thomas Street
Beloit, WI 53511

Jean Vanlandingham
205 Trush Court
Beloit, WI 53511

Donnie & Cheryl Jackson
2 Valley Road
Beloit, WI 53511

Agate & Lock Properties LLC
9531 S. Hidden Creek
Beloit, WI 53511

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 7, 2018

Agenda Item: 8

File Number: FS-2018-01

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

Owner: COB 33 LLC

Location: 2750 Rachel Terrace

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

Existing Land Use: Agriculture, Vacant Land

Platted Area: 19 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted the attached Final Plat of The Oaks No. 2 for the 19-acre property located at 2750 Rachel Terrace.

Key Issues:

- The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots, and may include the entire Preliminary Plat area or phases. The Preliminary Plat of The Oaks No. 2 was approved by the Plan Commission on August 9, 2017. The Final Plat includes all of the Preliminary Plat area.
 - 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 Pheasant Field Court and Hunter's Court. The subject property is already zoned R-1A, Single-Family Residential.
 - This is a larger-lot subdivision consisting of lot areas ranging from 18,474 square feet to 43,255 square feet. The proposed streets will include utilities and curb & gutter.
 - Proposed Out-Lot 4 is designated for a stormwater management area which will include a dry pond.
 - Deerfield Drive and Rachel Terrace will be extended to provide access to the proposed cul-de-sacs. The developer plans to erect barricades at the end of all dedicated streets which do not connect to an existing street. Streets are designed to connect in the future.
 - The proposed plat includes numerous utility and drainage easements along the rear and side lot lines of the new residential lots.
 - The attached plat also includes a 20 foot wide utility, watermain, & recreational path easement located between the two cul-de-sacs allowing pedestrian and utility access between Pheasant Field Court and Hunter's Court. The Parks, Recreation, & Conservation Advisory Commission recommended accepting fees in lieu of parkland dedication on August 9, 2017.
 - The City and developer are negotiating a Development Agreement regarding the proposed infrastructure. The Final Plat may not be recorded until the Development Agreement is approved.
 - The Review Agents have reviewed the Final Plat and do not have any comments or concerns.
 - The Final Plat substantially conforms to the approved Preliminary Plat and the lots meet minimum standards.
 - According to Section 12.04 of the Subdivision Ordinance, a Final Plat requires review by the Plan Commission prior to City Council consideration. Following approval, the Final Plat will be submitted to the WI Dept. of Administration.
-

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** – N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – The proposed plat will create 24 new single-family lots to serve the growing housing demand in the area.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Final Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace in the City of Beloit, subject to the following conditions:

1. Fees in lieu of parkland dedication shall be paid prior to issuance of the first Building Permit.
2. The applicant shall record the Final Plat with the Rock County Register of Deeds within one year of approval. The Final Plat shall not be recorded until a Development Agreement has been executed.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Final Plat, Application, and Resolution Approving Preliminary Plat.

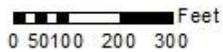
Location & Zoning Map

Final Plat of The Oaks No. 2

FS-2018-01



1 inch = 329 feet



Legend

- Parcel Boundaries
- Zoning District
- City Limits

Map prepared by: Rudy Moreno, Planner II
Date: January 10, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Looking SE from Rachel Terrace



Looking South from Rachel Terrace



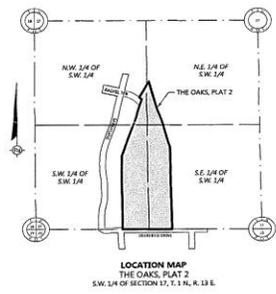
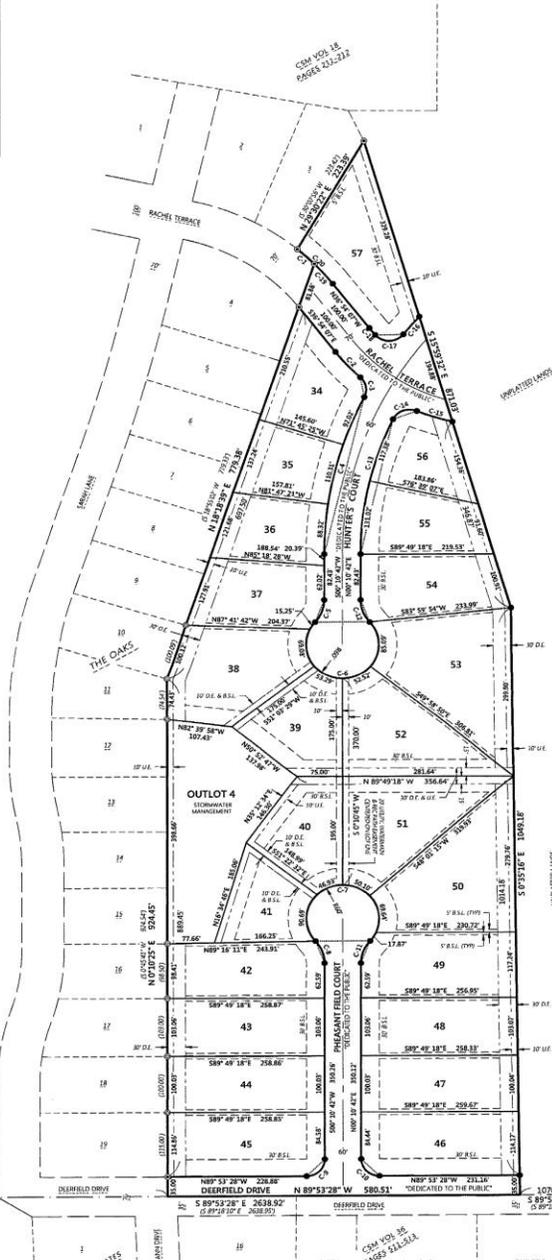
Looking NE from Deerfield Drive/Lori Ann Drive



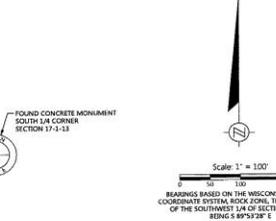
Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
OUTLOT 4	53076 S.F.	46	29579 S.F.
34	23795 S.F.	47	25009 S.F.
35	18474 S.F.	48	26553 S.F.
36	19334 S.F.	49	29538 S.F.
37	24391 S.F.	50	40534 S.F.
38	23288 S.F.	51	34465 S.F.
39	23077 S.F.	52	35577 S.F.
40	22820 S.F.	53	43285 S.F.
41	18687 S.F.	54	25780 S.F.
42	25877 S.F.	55	21824 S.F.
43	26679 S.F.	56	18001 S.F.
44	25895 S.F.	57	34864 S.F.
45	25498 S.F.		

THE OAKS, PLAT 2
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

CURVE TABLE							
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TAN IN	TAN OUT
C-1	172°01'	917.87	18.55'	S 48°25'28" W S 48°58'46" E	38.54'	N41° 38' 44" W	N41° 17' 51" W
C-2	107°23'43"	715.02	60.78'	S 47°09'58" E	60.70'	S89° 38' 07" W	S41° 17' 50" W
C-3	79°04'11"	830.00	38.70'	S 10°22'00" E	38.07'	S47° 17' 50" W	S38° 30' 47" W
C-4	28°25'30"	630.00	290.60'	S 12°24'42" W	286.08'	S89° 38' 41" W	S89° 38' 42" W
LOT 34	87°22'07"	630.00	92.02'	S 27°29'38" W	91.97'		
LOT 35	107°01'56"	630.00	110.31'	S 17°19'37" W	110.17'		
LOT 36	85°01'56"	630.00	88.32'	S 01°11'46" W	88.25'		
C-5	41°24'35"	60.00	43.36'	S 20°33'00" W	42.43'	S00° 10' 42" W	S41° 33' 12" W
C-6	262°49'00"	60.00	275.27'	S 89°49'18" E	90.00'	S41° 33' 12" W	S41° 33' 12" W
LOT 37	143°34'45"	60.00	15.29'	S 84°28'24" W	15.21'		
LOT 38	60°38'03"	60.00	63.08'	S 00°57'40" E	63.18'		
LOT 39	50°43'02"	60.00	53.29'	S 64°23'02" E	53.95'		
LOT 52	50°09'16"	60.00	52.52'	N 65°00'48" E	50.86'		
LOT 53	81°13'02"	60.00	85.09'	N 00°34'21" W	78.13'		
C-7	262°49'00"	60.00	275.27'	N 89°49'18" W	90.00'	N41° 33' 12" W	S41° 33' 12" W
LOT 40	44°48'38"	60.00	48.93'	S 47°09'58" W	48.74'		
LOT 41	80°39'59"	60.00	66.89'	S 02°04'00" W	60.38'		
LOT 49	17°01'36"	60.00	17.87'	N 33°03'33" E	17.81'		
LOT 50	66°30'05"	60.00	69.64'	N 08°43'42" W	65.80'		
LOT 51	47°50'31"	60.00	50.30'	N 60°54'00" W	48.66'		
C-8	41°24'35"	60.00	43.36'	S 20°33'00" E	42.43'	S41° 33' 12" W	S00° 10' 42" W
C-9	89°53'50"	30.00	47.29'	S 45°08'37" W	42.40'	S00° 10' 42" W	N89° 53' 28" W
C-10	90°04'12"	30.00	47.18'	S 44°51'27" W	42.40'	N89° 53' 28" W	N89° 53' 28" W
C-11	42°05'25"	60.00	43.36'	S 02°01'00" E	42.45'	S00° 10' 42" W	S41° 33' 12" W
C-12	34°28'06"	370.00	248.40'	S 12°39'42" E	246.43'	S29° 08' 48" W	S00° 10' 42" W
LOT 55	13°10'11"	370.00	131.02'	N 08°45'48" E	130.73'		
LOT 56	11°47'54"	370.00	117.38'	N 13°14'51" E	117.17'		
C-14	88°28'46"	30.00	46.87'	N 63°23'11" E	41.86'	N25° 08' 48" W	S66° 27' 28" W
C-15	10°34'03"	330.00	43.79'	S 71°39'27" E	43.70'	S66° 27' 28" W	S10° 36' 29" W
C-16	374°27'31"	615.00	41.00'	S 40°08'39" W	41.05'	S10° 36' 29" W	S10° 36' 29" W
C-17	101°39'27"	180.00	83.33'	S 49°01'18" W	48.45'	S89° 17' 50" W	S41° 33' 12" W
C-18	37°00'39"	265.00	15.42'	N 38°34'58" W	15.47'	N49° 14' 18" W	N38° 54' 07" W
C-19	67°44'39"	397.81	48.83'	N 40°16'24" W	48.82'	N38° 54' 05" W	N49° 14' 44" W
C-20	121°74'37"	397.81	85.38'	N 43°03'58" W	85.31'		



- LEGEND**
- Round Iron Bar Set 1 1/4" x 30" x 1/2" (Inch)
 - Iron Rebar Set at all other (Inch, cubic, measured corners 3/4" x 2 1/2" x 1/2" (Inch))
 - 1 1/4" iron nail found
 - 1/4" Iron Rebar Found
 - Existing Section Line
 - Utility & Drainage Easement Line
 - Curve Chord/Radius Line
 - XXXX Recent Information
 - U.E. Utility Easement
 - D.E. Drainage Easement
 - S.S.L. Building Setback Line



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration

SHEET NO. 1 OF 2	ORDER NO: 32653 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: CM DATE: January 6, 2018	FOR THE EXCLUSIVE USE OF: COB 33 LLC 345 EAST GRAND AVENUE BELOIT, WI 53511	THE OAKS, PLAT 2	Batterman engineers surveyors planners 2857 Battelle Drive Beloit, Wisconsin 53511 608.365.6464 www.batterman.com
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THE OAKS, PLAT 2

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed, County of Rock } subdivided, and mapped the within described land, to be hereafter known as designated as "THE OAKS, PLAT 2"; that said subdivision is laid out upon and includes part of the Northeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Southwest 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T. 1 N. R. 13 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS:

Commencing at the Southwest quarter corner of Section 17, aforesaid; thence South 89°53'28" East, 588.03 feet along the South line of said Southwest quarter to the Southeast corner of The Oaks as platted and recorded in Volume 32 of Plats on pages 163 and 164 as Document Number 1203867, being also the place of beginning; thence North 0°10'25" East, 924.45 feet along the East line of The Oaks to the Northeast corner of Lot 11 of The Oaks; thence North 18°13'39" East, 778.38 feet along the east line of The Oaks to the Northerly right-of-way of Rachel Terrace; thence along said right-of-way, 38.55 feet along the arc of a curve to the left, having a radius of 397.83 feet with a chord of North 49°25'18" West, 38.54 feet to the Southeast corner of Lot 3 of The Oaks; thence North 29°30'22" East, 223.39 feet to the Northeast corner of Lot 3 of The Oaks; thence South 13°59'32" East, 871.02 feet; thence South 0°35'16" East, 1049.18 feet to the South line of said Southwest quarter; thence North 89°53'28" West, 580.51 feet to the place of beginning. Containing 18.963 acres more or less.

That said subdivision was surveyed, subdivided and mapped at the request of COB 33 LLC, owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and subdivision thereof. That all dimensions are given in feet and decimal fractions thereof and angles are measured to the nearest second. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Beloit in surveying, dividing and mapping the same.

Given under my hand and seal this 6th day of January, 2018 at Beloit, Wisconsin.

Kristin J. Belongia, Professional Land Surveyor
State of Wisconsin, No. S-2943

CORPORATE OWNER'S CERTIFICATE

COB 33 LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat.

COB 33 LLC does further certify that this plat is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: the City of Beloit, the Rock County Planning, Economic and Community Development Agency, and the Department of Administration.

IN WITNESS WHEREOF, said COB 33 LLC has caused these presents to be signed by

_____ of the above named company on this _____ day of _____, 2018.

State of Wisconsin } ss. Personally came before me, this _____ day of _____, 2018,
County of Rock }

_____ of the above-named company, to me known to be the person who executed the foregoing instrument, and to me known to be the representative of said company and acknowledged that they executed the foregoing instrument as representative as the deed of such company, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin } ss. I, Michelle Roettger, being the duly elected, qualified and acting Treasurer of the County of Rock } do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ day of _____, affecting the lands in the plat of "THE OAKS, PLAT 2".

Michelle Roettger, Rock County Treasurer

CITY TREASURER'S CERTIFICATE

State of Wisconsin } ss. I, Lori Stotler, being the duly elected, qualified and acting Treasurer of the City of County of Rock } do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ day of _____, affecting the lands in the plat of "THE OAKS, PLAT 2".

Lori Stotler, City Treasurer

CITY COUNCIL APPROVAL CERTIFICATE

Resolved that the Plat of THE OAKS, PLAT 2, located in the City of Beloit, Rock County, COB 33 LLC, Owner, is approved by the City Council of the City of Beloit.

Date _____ Approved _____
Lori Curtis Luther, City Manager

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Beloit.

Lori Stotler, City Clerk

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D. 2018 AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ REGISTER OF DEEDS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

2 of 2	ORDER NO: 32653 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: CM DATE: JANUARY 6, 2018	FOR THE EXCLUSIVE USE OF: COB 33 LLC 345 EAST GRAND AVENUE BELOIT, WI 53511	THE OAKS, PLAT 2	Batterman engineers surveyors planners 2857 Bardsells Drive Beloit, Wisconsin 53511 608.365.4464 www.batterman.com	
	<p>Feb 7 Staff Report, FS-2018-01, Final Plat of the Oaks No. 2</p>				

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-2018-01

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 Bancorp, Inc. Phone: 608-363-8164 (Beth Jacobsen)

<u>345 E. Grand Avenue</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
6. Applicant's Name: R.H. Batterman & Co., Inc.

<u>2857 Bartells Drive</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
<u>608-365-4464</u>	<u>/</u>	<u>/</u>	<u>FMcKearn@rhbatterman.com</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)	
7. Present zoning classification is: R-1A
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.

Kristin Belongia
(Signature of applicant)

Kristin Belongia
(Print name of applicant)

1/18/2018
(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>775.00</u>
Scheduled meeting date: <u>FEB 7, 2018 (PL)</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>1/18/18</u>

**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

August 9 Staff Report 4, PS-2017-02, The Oaks No. 2

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 7, 2018

Agenda Item: 9

File Number: CU-2018-01

Applicant: Hendricks Commercial Properties LLC

Owner: Hendricks Commercial Properties LLC

Location: 419 Pleasant Street

Existing Zoning: CBD-1, Central Business District - Core

Existing Land Use: Office Building & Planned Hotel & Restaurant

Parcel Size: 0.88 Acre

Request Overview/Background Information:

Hendricks Commercial Properties has filed an application for a Conditional Use Permit (CUP) to allow a rooftop seating area and to amend the layout of an existing Drive-Up Automated Teller Machine (ATM) in the CBD-1, Central Business District – Core, for the property located at 419 Pleasant Street.

Key Issues:

- The Plan Commission reviewed this item on January 17, 2018 and voted unanimously (7-0) to recommend approval of the requested Conditional Use Permit, subject to the six conditions recommended by Planning staff. The applicant submitted a revised site plan and roof plan on January 23, 2018, which led the City Council to refer this item back to Plan Commission. The revisions include keeping a second driveway and moving the roof patio.
- The applicant has proposed the renovation of the Vision Center building into a hotel to be known as Hotel Goodwin and a restaurant to be known as the Velvet Buffalo. The building will retain limited office space and will retain the existing Blackhawk Community Credit Union branch, which operates the existing freestanding ATM in the parking lot. A photo of the existing ATM is attached.
- The applicant has proposed a rooftop addition that includes a seating area for restaurant and/or hotel guests, which requires a CUP. The applicant has also proposed a sidewalk café, which requires an annual license to use the public sidewalk, but is not part of this CUP request.
- The proposed rooftop seating area is located in the northwest corner of the roof as shown on the attached plan, and will be covered by a trellis. The seating area will be surrounded by an existing parapet wall and a glass railing in order to satisfy Building Code requirements.
- The applicant has proposed a significant change in the layout of the parking lot in order to increase the number of parking stalls on the subject property, which involves amending the 2014 CUP for the existing ATM. This project involves removing two driveways on Public Avenue and a complete reconstruction of the parking lot, as shown on the attached site plan. The applicant has submitted detailed site plans for staff review.
- According to Section 8-112 of the Zoning Ordinance, ATMs must have at least 3 stacking spaces that allow change-of-mind exiting and do not impede movements in & out of off-street parking spaces. In order to address concerns about the stacking spaces blocking parked vehicles, the applicant has agreed to sign & stripe the affected parking stalls as bank employee-only stalls.
- The four potentially blocked/affected parking stalls (along with the entire parking lot) are voluntary off-street parking, as there are no minimum off-street parking requirements in the Central Business District.
- The City Engineer has reviewed this application and has expressed concern about the lack of space for two-way traffic in the drive aisle when stacked vehicles are present. Planning staff and the applicant evaluated the subject property's proposed layout, and while the selected layout is not ideal, it is the least problematic when maximizing the number of parking stalls to serve the new hotel. Current use of the ATM indicates that stacked vehicles are rarely present. The proposed layout may be an improvement over current conditions by eliminating the conflict between ATM users and oncoming traffic and through the elimination of two driveways on Public Avenue.
- The City's other Review Agents have reviewed this application and do not have any comments or concerns.
- The attached Public Notice was sent to six nearby property owners, which has not resulted in any comments.
- **Findings of Fact.** Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Subject to certain conditions of approval, the continued use of the ATM will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
 - The rooftop seating area will be constructed with numerous safety measures in place

- including railings and security cameras.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The subject property is located in a downtown environment with existing glare, noise, and commercial activity, and both proposed uses are compatible with existing conditions.
 - c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - On the contrary, the adaptive reuse of this existing office building into a hotel and restaurant is a substantial investment that is likely to enhance property values in the area.
 - d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - This is an urbanized area and the surrounding properties are fully developed, with the exception of the vacant (former church) lot to the north owned by the applicant.
 - e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The proposed hotel and restaurant project will result in improvements to this significant building, such as a new entrance canopy, new storefront windows, and a glass rooftop atrium. All of these improvements are compatible with nearby downtown properties.
 - f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the conditional use.
 - g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed ATM includes adequate stacking spaces and the general public will not be impeded with respect to movements in and out of affected parking stalls.
 - The proposed parking lot reconfiguration will improve public safety by eliminating two unnecessary driveways on Public Avenue and by eliminating the current condition whereby ATM users exit while facing oncoming traffic.
 - h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan refers to the Downtown Plan, which recommends Office uses for the subject property. According to State Statutes, Conditional Use Permits need not be consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #3 by encouraging economic development.

Sustainability:

- **Reduce dependence upon fossil fuels** – This adaptive reuse project will revitalize an existing structure and support the tourism industry in an area served by existing utilities in a walkable downtown district.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a rooftop seating area and to amend the layout of an existing Drive-Up Automated Teller Machine (ATM) in the CBD-1, Central Business District – Core, for the property located at 419 Pleasant Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the modification of the parking lot and utilization of the existing freestanding Drive-Up ATM as shown on the site plan submitted by the applicant.
2. Construction may not begin until the site plans are approved by Planning staff. A Lighting Plan that complies with minimum lighting levels in the Architectural Review and Landscape Code is required.
3. Prior to use of the ATM, the applicant shall sign & stripe the four affected parking stalls that will be blocked by the ATM's stacking spaces as "bank employee parking only."
4. Prior to use of the ATM, the applicant shall sign & stripe the drive aisle serving the ATM as one-way (southbound) only through the use of painted arrows, one-way signs, and do not enter signs.
5. Prior to use of the rooftop seating area, the maximum occupancy and fire alarm systems shall be given approval by the Building Official. An Alcoholic Beverage License is required before alcoholic beverages may be served.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

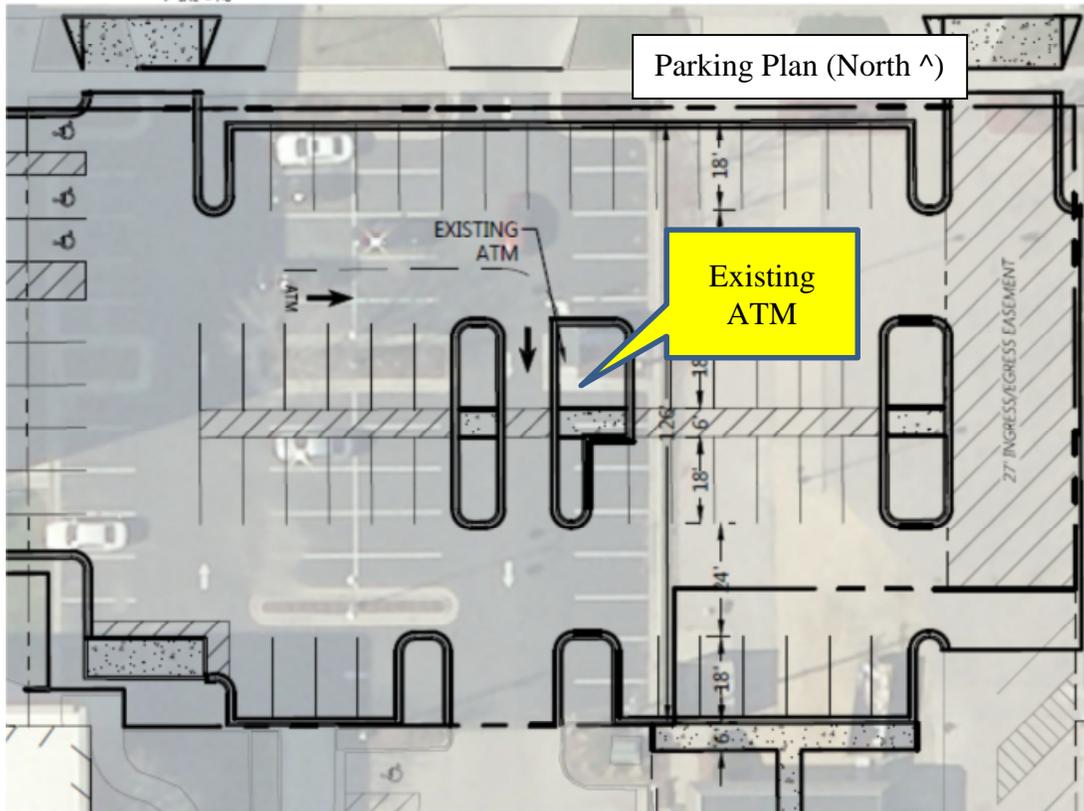
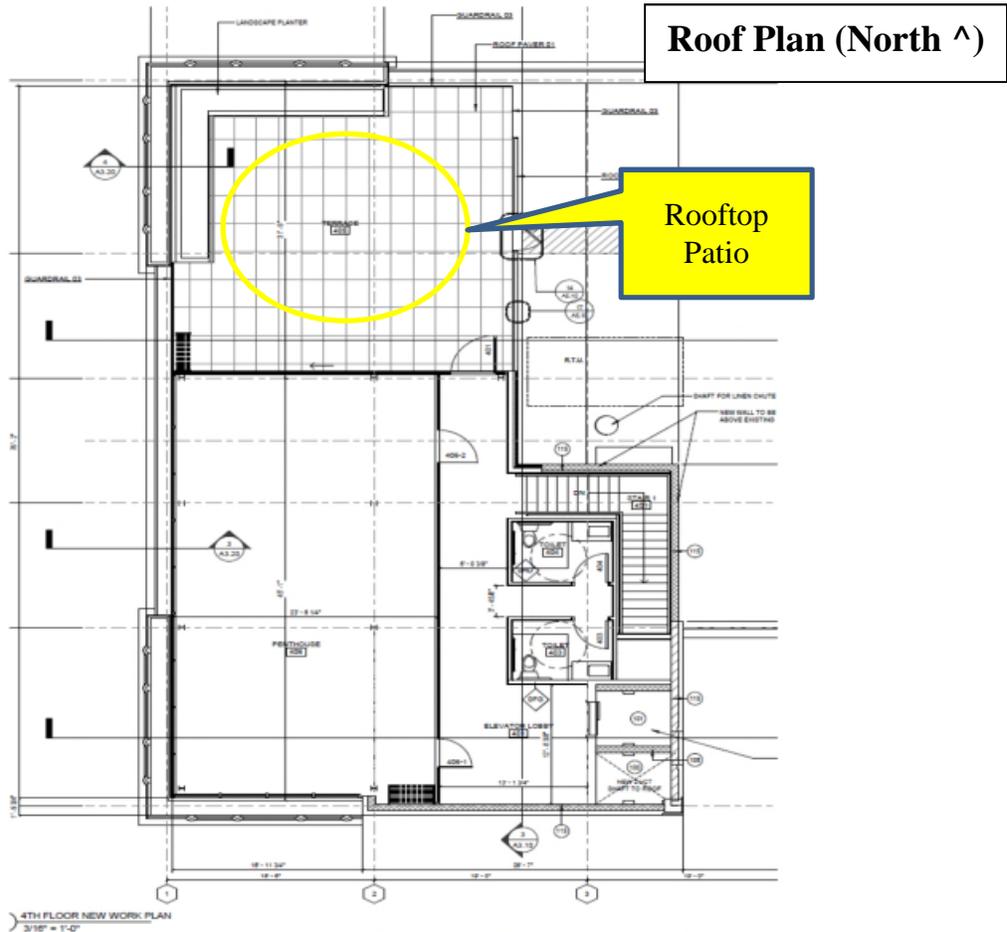
Attachments: Photos, Roof Plan, Site Plan, Application, Public Notice, and Mailing List.

Existing ATM



Public Ave Facade





CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CN-2018-01

1. Address of subject property: 419 Pleasant Street

2. Legal description: Lot 2 CSM Vol 37 pgs 303 to 306

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: 0.88 acres.

3. Tax Parcel Number(s): 135 30945

4. Owner of record: Hendricks Commercial Properties Phone: 608-361-6622

525 Third St Suite 300 Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: John Gackstetter

525 Third St Suite 300 Beloit WI 53511
(Address) (City) (State) (Zip)

608-449-9627 John.Gackstetter@hendricks group.net
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Commercial, parking

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

A Conditional Use Permit for: Drive-up ATM and outdoor rooftop seating in a(n) CBD-1 Zoning District.

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

Principal use: Hotel, restaurant and parking

Secondary use: _____

Accessory use: ATM, outdoor seating and rooftop seating

9. Project timetable: Start date: 12/2017 Completion date: 6/2018

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

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

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

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

[Signature] / Brian J. Hennicks / 12/12/17
(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 and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

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

To be completed by Planning Staff	
Filing fee: \$275.00	Amount paid: <u>\$275.00</u> Meeting date: <u>Jan. 17, 2018</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>[Signature]</u>	Date: <u>12/18/17</u>



NOTICE TO THE PUBLIC

January 4, 2018

To Whom It May Concern:

Hendricks Commercial Properties has filed an application for a Conditional Use Permit (CUP) to allow a rooftop seating area and to amend the layout of an existing Drive-Up Automated Teller Machine (ATM) in the CBD-1, Central Business District – Core, for the property located at:

419 Pleasant Street.

The applicant has proposed the renovation of the Vision Center building into a hotel to be known as Hotel Goodwin and a restaurant to be known as the Velvet Buffalo. The applicant has proposed a rooftop seating area for restaurant and/or hotel guests. The building will retain limited office space and will retain the existing Blackhawk Community Credit Union branch, which operates the existing ATM in the parking lot. The applicant has proposed a significant change in the layout of the parking lot in order to increase the number of parking stalls on the subject property, which involves amending a 2014 CUP for the existing ATM.

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

City Plan Commission: Wednesday, January 17, 2018, 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 5, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

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

BELOIT COLLEGE
BOARD OF TRUSTEES
700 COLLEGE ST
BELOIT, WI 53511

ANNA GABRIELE LIVING TRUST
313 OAKLEAF CT
SOUTH BELOIT, IL 61080

HENDRICKS COMMERCIAL
PROPERTIES LLC
525 THIRD ST STE 300
BELOIT, WI 53511

SCOVILLE CENTER LLC
2 EAST MIFFLIN ST STE 401
MADISON, WI 53703

FIRST NATIONAL BANK & TRUST
COMPANY OF BELOIT
345 E GRAND AVE
BELOIT, WI 53511

GERONIMO HOSPITALITY
GROUP LLC
525 THIRD ST STE 300
BELOIT, WI 53511

ARNOLD BELOIT COMPANY LLC
1835 N FREEMONT
CHICAGO, IL 60614

KELLEY PROPERTIES LLC
531 E. GRAND AVENUE
BELOIT, WI 53511