



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, December 05, 2018**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the November 20, 2018 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Two-family/Townhouse Residential to Mixed Residential for the property located at 2426 Prairie Avenue  
[Attachment](#)
4. REPORTS
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. ADJOURNMENT

\*\* 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**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Tuesday, November 20, 2018**

**1. Call to Order and Roll Call**

The meeting was called to order at 7:00pm. Commissioners Haynes, Weeden, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present. Commissioner Johnson was absent.

**2. Approval of the Minutes of the November 7, 2018 Meeting**

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

**3. Consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal material on more than 25 percent of an exterior wall on a non-industrial building for the property located at 548 Broad Street**

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

Commissioner Robson asked Ms. Christensen to elaborate on why the applicant would install the metal siding if the exception was not approved. Ms. Christensen stated that if they were denied the exception, they would simply have to put another material on top of the insulating material. The permit the City issued was for a new construction permit, and the applicant installed the metal panels knowing that the City could ask them to remove the material.

Commissioner Weeden asked why the code had not been updated to reflect these new building materials. Ms. Christensen said that we had discussed amending the ordinance to reflect these new types of metal materials. However, when this was researched, there was not a good way to define the metal panels that fit in the area versus metal panels which did not. The City opted to let these be decided on case by case.

Chairman Faragher opened the public hearing.

Shauna El-Amin, 2056 Riverside Drive, Executive Director of Downtown Beloit Association, stated that the material they were presented with at the meeting on September 7, 2018 does not look like the material that was brought to the meeting today. The Downtown Beloit Association had reviewed the proposal and denied the material due to the metal panel material. Ms. El-Amin stated that the DBA will be having another meeting November 21, 2018 presenting the new material sample.

Clint Wallisch, 3800 Gateway Blvd, #200, representing Corporate Contractors Inc, described the metal panels proposed for the Quick Lube building as a hard aggregated fiber reinforced polymer coating. He referenced a sheet included in the staff report.

Scott Bryden, 548 Broad Street, representing Bryden Motors, explained that the Chrysler design standards require Quick Lube buildings to be metal, but that he wanted a higher quality material. He stated that the material that he wants to use will look nice on the Quick Lube building and will last longer than the stucco material on the dealership building.

Ms. Christensen said that if City staff was given a different sample of the material that was brought to the Plan Commission meeting, staff may have recommended approval of the exception.

Chairman Faragher closed the public hearing.

Commissioner Haynes moved to approve the Exception to Section 34.15(1) of the Architectural Review Ordinance, to allow the metal panel submitted to Plan Commission. Commissioner Finnegan seconded the motion.

Commissioner Ruster indicated that she had concern about making exceptions for some applicants, but not others. Commissioner Haynes stated that the material does not look like a metal panel, and the City should accept new materials that have the same look as materials that are allowed. Commissioner Robson asked if the City staff would change their recommendation given the new material they brought tonight. She indicated that she was uncomfortable approving the material, when staff and the DBA Design Committee were opposed. Ms. Christensen stated that staff would have to reevaluate the proposal, but that Plan Commission can lay this item over till next meeting so that DBA can meet again. Commissioner Weeden did not support laying the item over. Ms. Christensen stated that if Shauna is taking the material back to the DBA meeting on November 21, 2018, the Planning staff can report the new recommendation to the City Council when they act on the exception.

The motion passed, voice vote.

**4. Consideration of a three-lot Extraterritorial Certified Survey Map for the property located at 2637 Stateline Road in the Town of Turtle**

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

Commissioner Weeden asked whether the existing street was owned by the property owner. Jeff Gard, 2857 Bartells Drive, with R. H. Batterman & Co. Inc, stated the Walsh Trust still owns the street between lot 2 and lot 3.

Commissioner Robson asked what will happen to the farm buildings. Jeff Gard answered that the buildings will remain, and the intent of the land division is to subdivide and help straighten out Dick Walsh's Will. The land division in the will did not conform to the local land division requirements. He explained that he did his best to meet the intent of the will, while also meeting local land division standards.

The motion passed, voice vote.

**5. Consideration of a Petition for Direct Annexation for the property located at 1014 Froebel Drive in the Town of Beloit**

6.

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

Commissioner Weeden moved to approve the annexation petition. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

**7. Consideration of a request for a 20-foot Underground Electric Easement across the northern edge of the vacant City-owned property located at 3015 Cranston Road**

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

Commissioner Haynes moved to approve the 20-foot Underground Electric Easement. Commissioner Ruster seconded the motion. Motion passed, voice vote.

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

Julie Christensen mentioned that the City Council approved the PUD for 2240 Cranston Road, subject to the addition of the condition which requires the developer to provide foundation plantings along the side of buildings facing Cranston Road.

9. **Adjournment**

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

Meeting adjourned at 7:50pm.

Minutes respectfully submitted by Amber DesRoberts.



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** December 5, 2018

**Agenda Item:** 3.a.

**File Number:** RPB-2018-06

### **General Information**

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**Applicant:** Andrew Sarris

**Owner:** Andrew Sarris

**Address/Location:** 2426 Prairie Avenue (former Army Reserve Facility)

**Current Zoning:** PLI, Public Lands and Institutional

**Applicant's Request/Proposal:** Andrew Sarris has submitted an application to amend the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan. Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. The Beloit City Council approved the City's Comprehensive Plan update in November 2018 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

### **Staff Analysis**

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**Project Summary:** The applicant has proposed the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

- 2426 Prairie Avenue - From *Two-Family/Townhouse Residential* to *Mixed Use Residential*.
- The subject property is currently planned for Two-Family /Townhouse Residential use, which is intended to encourage groupings of attached single family residences with individual entries (townhouse, rowhouse, condominiums) and duplexes. The applicant's proposed multi-family residential project of two 24-unit apartment buildings is not allowed by the existing Two-Family/Townhouse Residential Use recommendation and current PLI zoning classification.
- The requested Mixed Use Residential future land use recommendation would allow the subject properties to be rezoned to a higher intensity residential district such as R-3, Low-

Density Multi-family Residential, R-4, Mod-Density Multi-Family Residential, or PUD, Planned Unit Development.

**Existing Site Conditions:**

The property is located on Prairie Avenue between Murphy Woods Road and Virginia Street. The current zoning is PLI, Public Lands and Institutions. Currently the property is vacant but was most recently an Army Recruitment Center / Armory. The property is currently for sale.

**Surrounding Land Use and Zoning:**

North of the subject property are duplexes and institutional land uses that are zoned commercial and R-2, Two-Family Residential. To the East and west of the subject property are single family land uses with R-1A, Single Family Residential zoning. To the south of this property is a school that is zoned PLI, Public Land and Institutions.

**City of Beloit Comprehensive and Strategic Plan:**

1. The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
2. Consideration of this request supports Strategic Goals #1 by reducing the number of vacant properties and #3 by creating residential growth

**Land Use Analysis:**

As shown on the attached map, this request involves a 3.56 acre institutional parcel with a vacant structure located adjacent to an intermediate school, single-family homes, and two-family residential. If the applicant is approved for the comprehensive plan amendment they can then apply to rezone the property to R-3, Low Density Multi-Family Residential which allows up to 25 dwelling units per acre or R-4, Mod-Density Multi-Family Residential which allows up to 50 dwelling units per acre. Multi-family zoning is too dense for the subject property. Planning staff believes that the recent change to the Future Land Use Map to Two-Family /Townhouse Residential is the appropriate density and development for this property in the City.

**STAFF RECOMMENDATION:**

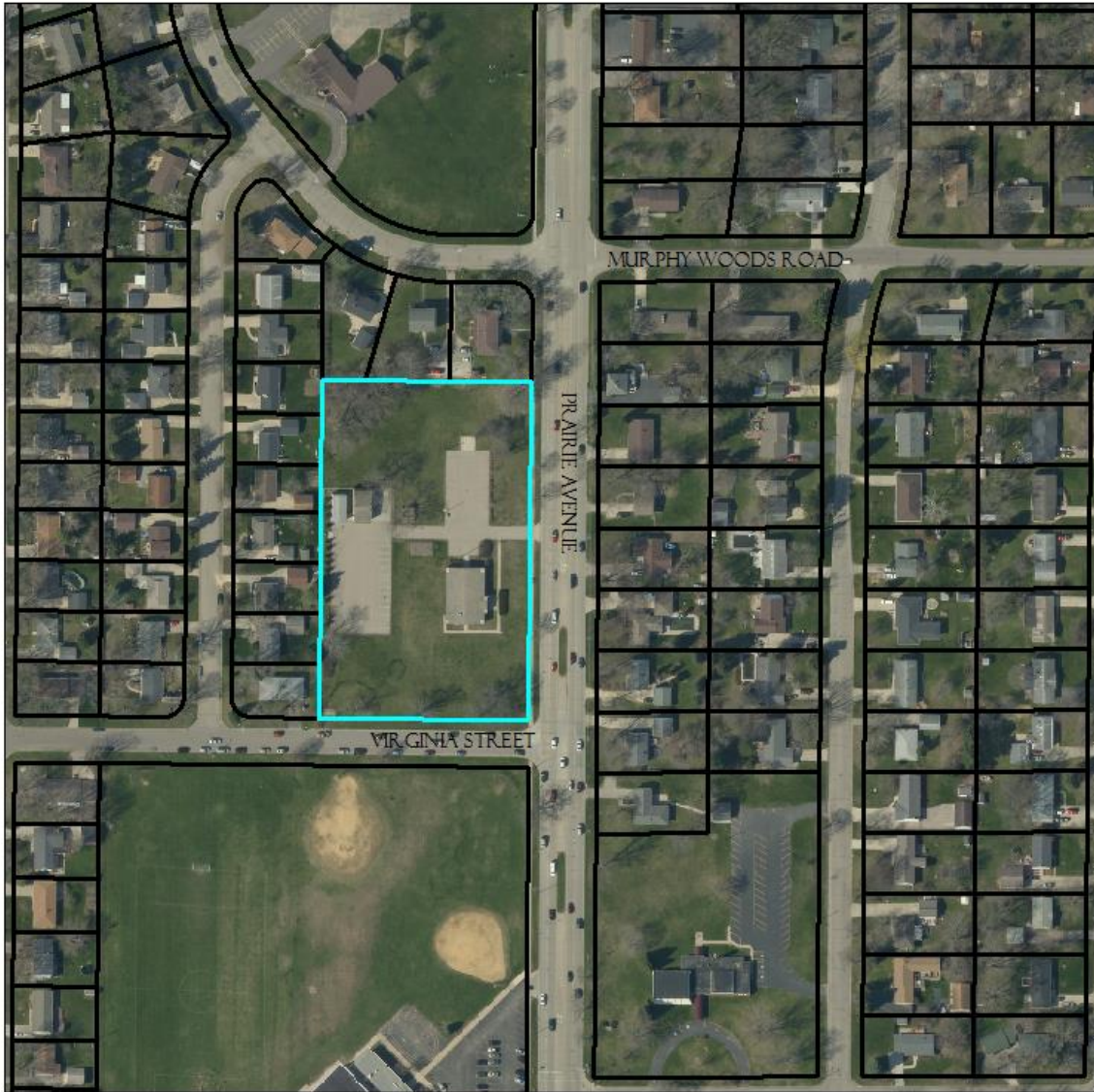
The Planning & Building Services Division recommends denial of a Comprehensive Plan Amendment to change the future land use classification from Two-Family/Townhouse Residential to Mixed Use Residential, for the property located at 2426 Prairie Avenue.

**ATTACHMENTS:** Location and Zoning Map, Application, Public Notice, and Mailing List

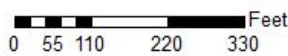
# Location & Zoning Map

2426 Prairie Avenue

RPB-2018-06



1 inch = 210 feet



### Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: November 2018  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

## PLANNING & BUILDING SERVICES DIVISION



# Map 10, Future Land Use (Narrowed to Subject Property)



	Municipal Boundaries
	City of Beloit/Town of Tuxtle Boundary Adjustment Area
	Interstate Highway
	County Highway
	Existing Roads
	Potential Future Major Collector/Arterial Roads
	Railroads
	Surface Water
<b>Future Land Use Categories</b>	
	Agricultural
	Single Family Residential - Exurban
	Single Family Residential - Urban
	Two-family/Townhouse Residential
	Mixed Residential
	Planned Neighborhood*
	Office
	Planned Mixed Use
	Neighborhood Commercial
	Community Commercial
	Downtown
	Business Park
	General Industrial
	Institutional & Community Services
	Environmental Corridor
	Parks and Open Spaces
	Long Range Urban Growth Area
	Right-of-Way

\*Planned Neighborhood\* should include a mix of the following:  
 1. Single Family - Urban (predominant land use)  
 2. Two-family/Townhouse  
 3. Mixed Residential  
 4. Institutional and Community Services  
 5. Community Services  
 6. Neighborhood/Commercial  
 7. Parks and Open Space

0 0.25 0.5 1 Miles

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

**City of Beloit**  
 Comprehensive Plan  
 Map 10:  
 Future Land Use

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: RPB-2018-06

1. Applicant's Name: ANDREW SARRIS  
4201 GREENWOOD SKOKIE IL 60076  
(Address) (City) (State) (Zip)  
847-321-1651 / 1 / ASARRISLLC@GMAIL.COM  
(Office Phone #) (Cell Phone #) (E-mail Address)

2. Type:  Text Amendment  
 Map Amendment

3. The following Text Amendment is requested:

Chapter:    , Section:    , Subsection(s):    

Proposed Amendment: TWO FAMILY/TOWNHOUSE RESIDENTIAL

4. The following Map Amendment is requested:

Map No. & Title: MAP#10

Address of Affected Property: 2426 PRAIRIE

Tax Parcel Number(s):    

Owner of record: ANDREW SARRIS Phone: 847-321-1651

4201 GREENWOOD SKOKIE IL 60076  
(Address) (City) (State) (Zip)

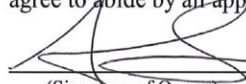
Proposed Amendment: STAND ALONE AMENDMENT  
of New Construction of Two Mixed Residential Units  
of 24 apartment of each Building

5. 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 also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

 / Andrew Sarris / 11/5/2018  
 (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. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff		
Filing Fee: <b>\$275.00</b>	Amount Paid: <u>\$275.-</u>	Meeting Date: <u>Dec. 5, 2018</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Don Pennington</u>	Date: <u>11/9/18</u>	
Date Notice Published: <u>11/21/2018</u>	Date Notice Mailed: <u>11/21/2018</u>	

## **NOTICE TO THE PUBLIC**

November 20, 2018

To Whom It May Concern:

Andrew Sarrie, has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 2426 Prairie Avenue – From *Two-Family/Townhouse Residential* to *Mixed Use Residential*.

The request is for a future multi-family residential project. Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

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

**City Plan Commission:** Wednesday, December 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.

**City Council (Public Hearing):** Monday, January 7, 2019, 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 Hilary Rottmann, in the Planning & Building Services Division at (608) 364-6708 or [rottmannh@beloitwi.gov](mailto:rottmannh@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

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

Frank Management Inc.  
2501 Morse Street  
Janesville, WI 53545

Donald Childs, Superintendent  
School District of Beloit  
1633 Keeler Avenue  
Beloit, WI 53511

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

Colin Byrnes  
Rock County Planning Director  
51 S. Main Street, Room 266  
Janesville, WI 53545

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

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

Mr. Jim Brewer, District Administrator  
Clinton Community School District  
112 Milwaukee Road  
Clinton, WI 53525

Brad Austin  
Corporate Contractors Inc.  
3800 Gateway Blvd #200  
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