



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 06, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes from the February 6, 2019 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the properties located at 1003, 1017 & 1021 Fourth Street, 117 Merrill Street, and 1016 Third Street (Christensen)
[Attachment](#)
 - 3.b. Consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the properties located at 1003, 1017 and 1021 Fourth Street and 117 Merrill Street and from R-3, Low-Density Multifamily Residential District to PUD, Planned Unit Development District, for the property located at 1016 Third Street
[Attachment](#)
 - 3.c. Consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 1014 W Froebel Drive
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of the Turtle Creek Master Plan for the property located at 1312 E Grand Avenue
[Attachment](#)
 - 4.b. Consideration of the release of two feet of a utility easement over the property located at 3745 Eagles Ridge Drive
[Attachment](#)
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
Wednesday, February 6, 2019 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 Weeden, Johnson, Faragher, Ruster, Finnegan, and City Councilor Preuschl were present. Commissioners Haynes and Robson were absent.

2. Approval of the Minutes of the January 9, 2018 Meeting

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

3. Public Hearings

- a. Consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2032 E. Ridge Rd**

Planning & Building Services Director, Drew Pennington, presented the staff report and recommendation.

Commissioner Faragher opened and closed public hearing.

Commissioner Johnson moved to approve the rezoning application. Commissioner Ruster seconded the motion. Motion passed, voice vote.

4. Reports

a. Consideration of a Resolution approving the site plans for the property located at 555 Lawton Ave

Mr. Pennington presented the staff report and recommendation.

Commissioner Weeden asked if the traffic study looked at any potential impact of the new traffic signal at White Ave and Prince Hall on the traffic entering the Fairbanks property at 701 White Ave. Mr. Pennington stated that the full extent was included from Park Ave to Riverside Drive.

Commissioner Finnegan moved to approve the site plan. Commissioner Johnson seconded the motion. Motion passed, voice vote.

b. Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street

Mr. Pennington presented the staff report and recommendation.

Commissioner Ruster questioned if Plan Commission approves the zoning change, whether the applicant can then put up the sign and not come back to Plan Commission. Mr. Pennington stated that if Plan Commission approves the zoning change to PLI, the applicant will not have to come back to Plan Commission prior to installing an electronic sign. Councilor Prueschl asked if there is any public approval required for the sign as long as it meets the sign guidelines for that zoning. Mr. Pennington stated there are standards in the sign code such as hours of operation and illumination, but there are no setbacks from residential districts and no public hearing requirements. Commissioner Faragher stated that the neighbors are not necessarily pleased about this decision and there was supposed to be a meeting for the property owners and applicant to come to an agreement. Commissioner Finnegan stated that the applicant and neighbors met but did not come to an agreement, and the applicant is not moving forward with installing an electronic sign at this time.

Commissioner Johnson moved to approve the rezoning application. Commissioner Finnegan seconded the motion. Motion passed, voice vote (4-1 with Ruster against).

c. Consideration of the Turtle Creek Master Plan for the property located at 1312 E. Grand Avenue

Mr. Pennington presented the staff report and recommendation.

Commissioner Johnson questioned if there are plans to take over the Finnegan land and who owns that now. Mark Edwards, Director of Parks and Recreation, stated that the property is still owned by Finnegan's, and the City has talked about possibly later down the road acquiring the land. Commissioner Johnson stated that taking the park all the

way to Park Ave would be a good plan. Mr. Edwards stated that is the City's intent to take the park all the way to Park Ave. Commissioner Ruster questioned if things have been done over the years to alleviate the floods, and how the creek will be addressed. Mr. Edwards stated that on the North side of the creek it does not flood but the South side does, and the City has not addressed or looked into that yet.

Commissioner Weeden moved to approve the plan. Commissioner Ruster seconded the motion. Motion passed voice vote.

d. Consideration of Phase 1 Improvements to Turtle Creek Park, specifically the construction of an open air pavilion and new parking area

Mr. Pennington presented the staff report and recommendation.

Commissioner Faragher asked if there was a set time on the demolition of the old bath house, and how long the Park and Recreation Committee has been working on this plan. Councilor Preuschl stated that the Park and Recreation Committee has been working on this project for five years, and the City had to talk with the Landmarks Commission. Commissioner Weeden questioned how long it will take to complete all five phases. Mr. Edwards stated that it could be five to twenty years. Commissioner Weeden questioned if the phases could be reordered depending on use or need. Mr. Edwards stated that the phases could be reordered as a part of funding, and the Parks and Recreation Committee wanted to put the phases together as a road map.

Commissioner Weeden moved to approve the improvements. Commissioner Ruster seconded the motion. Motion passed, voice vote.

5. Status Report on Prior Plan Commission Items

No report.

6. Adjournment

Commissioner Johnson moved to adjourn the meeting. Commissioner Weeden seconded the motion. Motion passed, voice vote.

Meeting adjourned at 7:27pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2019

Agenda Item: 3(a)

File Number: PUD-2019-01

General Information

Applicant: Aetna Development Corporation

Owner: Victor Carr (Note: Applicant Provided Copy of Accepted Offer to Purchase)

Address/Location: 1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street

Applicant's Request/Proposal: The applicant has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the redevelopment of five (5) separate parcels at the NE corner of Fourth Street and Merrill Street into an O'Reilly Auto Parts store.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final Plan is the document upon which building permits and other applicable approvals are issued. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

Staff Analysis

Project Summary: The proposed redevelopment includes demolition of all existing structures and surface parking lots followed by construction of a 7,200 square-foot retail building and parking/driving areas to accommodate 29 off-street parking stalls. The applicant is seeking approval of a PUD in order to provide flexibility in building and driveway placement, and to facilitate compliance with the floodplain ordinance requirements. The proposed site plan contemplates two driveways on Fourth Street, one driveway on Merrill Street, and a fourth driveway leading to Third Street.

Existing Site Conditions: The properties located at 1003 and 1021 Fourth Street have historically been used as auto repair shops, while the property located at 1017 Fourth Street is a two-family dwelling (duplex). The property located at 117 Merrill Street is used as a surface parking area, while the property located at 1016 Third Street is a vacant lot.

Surrounding Land Use and Zoning: Four of the subject parcels are zoned C-3, Community Commercial, while the parcel located at 1016 Third Street is zoned R-3, Low-Density Multifamily Residential. The proposed use is permitted in C-3 but not R-3. The applicant has submitted a related application to rezone all five parcels to PUD. If the requested PUD is approved, the applicant will need to consolidate all five parcels into one via Certified Survey Map (CSM). Adjacent land uses include residential to the southeast and east of the proposed development and commercial to the north. The proposed project site is located along Fourth Street (State Highways 81/213), a four-lane arterial roadway that connects the downtown area to the Beloit Memorial High School (BMHS) campus. Fourth Street has a daily volume of approximately 11,000 vehicles per WisDOT.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Planned Mixed Uses, which contemplates the redevelopment and improvement of this important commercial corridor with an emphasis upon mixing land uses, vitality, and walkability. This request supports Strategic Goal #3 by creating economic growth.

Zoning Ordinance Requirements:

Density/Intensity and Dimensional Standards: The proposed PUD includes a front building setback of 15 feet in order to allow turning movements into the rear parking area, which is half of the minimum 30-foot setback in the C-3 district. The other proposed setbacks are well beyond the minimum setbacks in the C-3 district. The subject properties are located in the 100-year floodplain, and therefore must be elevated two feet above the base flood elevation. The building has a proposed first floor elevation of 749.2, which complies with the floodplain ordinance. In addition, the building must be surrounded by a 15-foot elevated buffer that is at least one foot above the base flood elevation. In order to achieve this buffer, the plan includes a small retaining wall where the development site meets the public sidewalk along Fourth Street. The grading plan is part of the site plan review process, which is ongoing at the staff level.

Building Design: The proposed building is one story in height. The proposed exterior walls are split-faced block in two different colors as shown on the rendering. The storefront will face south towards the parking lot, and will include an aluminum storefront door/window system and a stucco entry feature with signage. The applicant has submitted preliminary sign renderings, as the Sign Code is based upon conventional zoning districts and sign allowances must be approved for PUDs on a case-by-case basis.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinance, retail stores must provide at least 1 parking stall per 250 square feet, which equates to 29 parking stalls for the proposed development. The applicant has proposed 29 parking stalls.

Other Requirements: The site is adjacent to the Merrill Street Historic District, a collection of four brass town cottage-style homes located at 103-115 Merrill Street. In accordance with the City's landscape standards, the proposed commercial development will need to be separated from these single-family homes by a privacy fence that is at least six feet in height. The fence will need to be wood or PVC with the finished side facing out. The review agents are reviewing a full set of civil site plans for this project.

PUD Master Land Use Plan Review Criteria: Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The proposed PUD includes a relaxed front building setback in order to provide access and turning movements into the rear parking area on the currently vacant lot at 1016 Third Street. The rear parking lot includes 18 parking stalls, which are necessary in order to meet parking requirements.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**
The proposed PUD will provide for efficient use of public utilities and vacant land, and will be an attractive addition to an existing commercial corridor.
3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**
As a redevelopment site, the properties are already served with the necessary utilities and facilities. Any relocation/replacement costs will be borne by the developer.
4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**
The proposed development is consistent with the Comprehensive Plan's recommendations to redevelop the Fourth Street corridor as a mixture of commercial and residential uses. Redevelopment along this corridor within the last five years has included Tilley's and the SDB Office.
5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**
The plan will redevelop several somewhat blighted properties with extensive outdoor storage yards into a retail site that complies with all of the City's current site, building, lighting, landscaping, and floodplain standards. The PUD will allow the building to be closer to the sidewalk with parking to the rear, which enhances walkability and is consistent with contemporary urban design principles.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the PUD – Master Land Use Plan for the properties located at 1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street, subject to the following conditions:

1. This approval authorizes the redevelopment of the subject properties including a 7,200 square-foot retail store, off-street parking lot, and numerous site improvements. Only one primary building and one accessory building may be constructed with a maximum coverage of 10,000 square feet. The minimum building setbacks shall be 15 feet on all sides and the maximum height shall be one story.
2. Prior to issuance of a Building Permit, all five parcels shall be combined via Certified Survey Map (CSM).
3. This PUD may have one primary sign up to 25 feet in height and 150 square feet in area and up to three secondary wall signs totaling no more than 150 square feet for all signs combined.
4. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans. The plans shall include a privacy fence along the shared border with the adjacent single-family properties.
5. The final/site plan shall provide a pedestrian connection between the entrance and public sidewalk.
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 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.

ATTACHMENTS: Map, Master Land Use Plan, Photos, Building Design, Application, Notice, and Mailing List.

Location & Zoning Map

O'Reilly Auto Parts Redevelopment

PUD-2019-01/ZMA-2019-03



1 inch = 65 feet

05102030
Feet

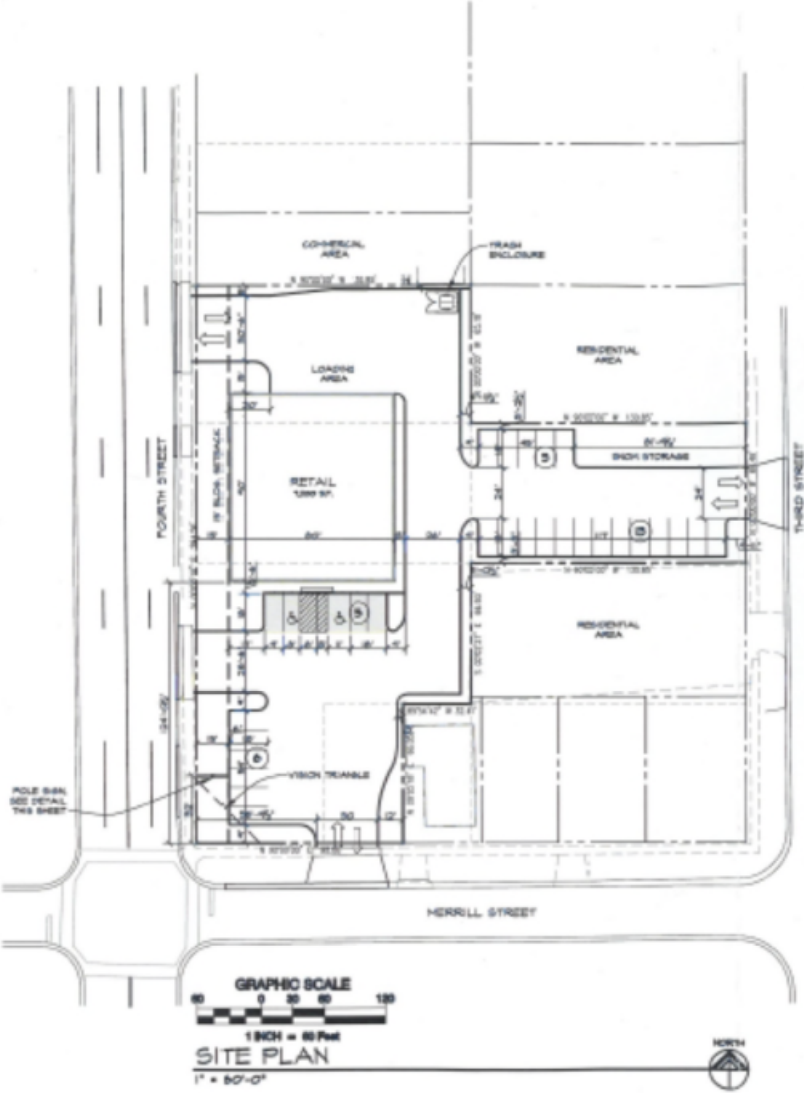
Legend

-  Parcel Poly
-  City Limits

Map prepared by: Drew Pennington, AICP
Date: February 2019
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Proposed PUD – Master Land Use Plan



PROPOSED RETAIL DEVELOPMENT

N.E.C. 4TH ST. & MERRILL AVE.
 BELOIT, WISCONSIN 53511

AETNA DEVELOPMENT CORP
 200 W. MADISON STREET, SUITE 4200
 CHICAGO, ILLINOIS 60608

Buildings to be Razed for Redevelopment





SOUTH ELEVATION
9/32" = 1'-0"



WEST ELEVATION
9/32" = 1'-0"



KMA PROJECT No. 1829

PROPOSED RETAIL DEVELOPMENT

N.E.C. 4TH ST. & MERRILL AVE.
BELOIT, WISCONSIN 53511

AETNA DEVELOPMENT CORPORATION
200 W. MADISON STREET, SUITE 4000
CHICAGO, ILLINOIS 60606

KMA & ASSOCIATES, INC. ^{ARCHITECT}
1121 LAKE COOK ROAD, SUITE F
DEERFIELD, ILLINOIS 60015

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-2019-01

1. Address of subject property: 1003^{1017, 1021}4024 Fourth Street and 1016 Third Street, Beloit, WI 53511 + 117 Merrill St.

2. Legal description: see attached Exhibit A
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 41,230 sff

4. Tax Parcel Number(s): 13511150, 13511010, 13511015, 13511050, and 13511155

5. Owner of record: Victor H. Carr Phone: 608.365.6614
3945 W Plymouth Church Road Beloit WI 53511
(Address) (City) (State) (Zip)

6. Applicant's Name: Aetna Development Corporation
200 West Madison, Suite 4200, Chicago, IL 60606
(Address) (City) (State) (Zip)
312.332.4172 / andrea@nationalplazas.com
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: commercial and residential

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 6, 2018

10. All the proposed use(s) for this property will be:
Principal use(s): All principal uses permitted in the C3 zoning district
Secondary use(s): All secondary uses permitted in the C3 zoning district

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. _____
Under the existing zoning regulations, the east portion of this property would need to remain residential. We are proposing a commercial development that will bring many benefits to the City of Beloit.

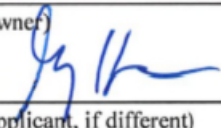
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. _____
By allowing a commercial development to locate here, there will be sales tax revenue that will be used in the State's general fund as well as by local taxing bodies that otherwise would not be available if the property remained residential.

13. Project timetable: Start date: March 2019 Completion date: November 2019

- 14. I/We) represent that I/we have a vested interest in this property in the following manner:**
- () Owner
 - () Leasehold, length of lease: _____
 - (X) Contractual, nature of contract: Aetna Development Corporation is the contract purchaser of this property.
 - () 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>see attached purchase contract</u>		
(Signature of Owner)	(Print name)	(Date)
	<u>George Harms, President</u>	<u>2/4/19</u>
(Signature of Applicant, if different)	(Print name)	(Date)
	<u>of Aetna Dev. Corp.</u>	

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

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

To be completed by Planning Staff

Filing fee: **\$200.00** Amount paid: \$200.- Meeting date: March 6, 2019

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

Application accepted by: Dean Pennington Date: 2/8/19

EXHIBIT A

X Parcel 1: Lot 3, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.
1016 Third Street, Beloit, WI 53511 *zoned R-3*
Tax ID #208 13511050 and Parcel #13511050

Parcel 2: Lot 17, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.

X 1021 Fourth Street, Beloit, WI 53511 *zoned C-3*
Tax ID #208 13511150 and Parcel #13511150

Parcel 3: Lot 18, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.

X 1017 Fourth Street, Beloit, WI 53511 *zoned C-3*
Tax ID #206 13511155 and Parcel #13511155

Parcel 4: Lot 19 and the West 60.25 feet of Lot 20, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.

X 1003 Fourth Street, Beloit, WI 53511 *zoned C-3*
Tax ID #206 13511010 and Parcel #13511010

Parcel 5: That part of Lot 20, block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at a point in the South line of Lot 20, Block 2, Merrill's Addition, 60.25 feet Easterly from the Southwest corner thereof; thence Easterly along the South line of said lot 38.55 feet; thence Northerly parallel to the Easterly line of said lot to the North line thereof; thence Westerly along the North line of said lot 38.55 feet to a point 60.25 feet East of the West line of said lot; thence Southerly parallel to the West line of said lot to place of beginning.

X 117 Merrill Street, Beloit, WI 53511 *zoned C-3*
Tax ID #206 13511015 and Parcel #13511015

THE ABOVE ADDRESSES, TAX ID NUMBERS AND PARCEL NUMBERS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INSURED HEREIN.

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

February 20, 2019

To Whom It May Concern:

Aetna Development Corporation has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the redevelopment of five (5) separate parcels at the NE corner of Fourth Street and Merrill Street into an O'Reilly Auto Parts store. The subject properties include:

1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street.

The applicant is seeking approval of a PUD in order to provide flexibility in building and driveway placement, and to facilitate compliance with the floodplain ordinance requirements. Four of the subject parcels are zoned C-3, Community Commercial, while the parcel located at 1016 Third Street is zoned R-3, Low-Density Multifamily Residential. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification of all five parcels to PUD. A copy of the proposed plan is attached.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, March 6, 2019, 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, March 18, 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 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.

DUANE E & SUSAN E DREVDAHL
7435 S JOHNSON RD
BELOIT, WI 53511

DUANE & SUSAN DREVDAHL
953 FOURTH ST
BELOIT, WI 53511

REYES A & CELIA M RODRIGUEZ
947 FIFTH ST
BELOIT, WI 53511

LIGHTHOUSE FELLOWSHIP CHURCH
112 MERRILL ST
BELOIT, WI 53511

DAVID GLEICHNER
859 MILWAUKEE RD
BELOIT, WI 53511

DAVID GLEICHNER
958 FOURTH ST
BELOIT, WI 53511

VICTOR CARR
3945 PLYMOUTH CHURCH RD
BELOIT, WI 53511

BRUCE RHEA
7920 GATHINGS DR
FT WAYNE, IN 46816

RONALD CASH
P O BOX 701
BELOIT, WI 535120701

DEPT 8088 AUTOZONE INC #653
P O BOX 2198
MEMPHIS, TN 381012198

DAVID MELIGAN
1009 FIFTH ST
BELOIT, WI 53511

BELOIT BODY & FENDER LLC
958 FOURTH ST
BELOIT, WI 53511

JOSEPH C & JEANETTE E HANSEN
2516 CLIFCORN DR
BELOIT, WI 53511

MICHAEL GONZALEZ
3002 NYE SCHOOL RD
BELOIT, WI 53511

SPEEDWAY LLC
539 SOUTH MAIN ST
FINDLAY, OH 45840

CVS SCP 2009-C32-081 LLC
ONE CVS DR
WOONSOCKET, RI 02895



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2019

Agenda Item: 3(b)

File Number: ZMA-2019-03

General Information

Applicant: Aetna Development Corporation

Owner: Victor Carr (Note: Applicant Provided Copy of Accepted Offer to Purchase)

Address/Location: 1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street

Applicant's Request/Proposal: The applicant is requesting a Zoning Map Amendment from C-3, Community Commercial District to PUD, Planned Unit Development District, for the properties located at 1003, 1017, & 1021 Fourth Street and 117 Merrill Street; and from R-3, Low-Density Multifamily Residential District to PUD for the property located at 1016 Third Street.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final Plan is the document upon which building permits and other applicable approvals are issued. The PUD Final Plan review stage is the point at which developers bring forward detailed plans for carrying out the type of project conceptually approved during Master Land Use Plan review. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

Staff Analysis

Project Summary: The proposed redevelopment includes demolition of all existing structures and surface parking lots followed by construction of a 7,200 square-foot retail building and parking/driving areas to accommodate 29 off-street parking stalls. The applicant is seeking approval of a PUD in order to provide flexibility in building and driveway placement, and to facilitate compliance with the floodplain ordinance requirements. The proposed site plan contemplates two driveways on Fourth Street, one driveway on Merrill Street, and a fourth driveway leading to Third Street.

Existing Site Conditions: The properties located at 1003 and 1021 Fourth Street have historically been used as 18 auto repair shops, while the property located at 1017 Fourth Street is a two-family dwelling (duplex). The

property located at 117 Merrill Street is used as a surface parking area, while the property located at 1016 Third Street is a vacant lot.

Surrounding Land Use and Zoning: Four of the subject parcels are zoned C-3, Community Commercial, while the parcel located at 1016 Third Street is zoned R-3, Low-Density Multifamily Residential along with other properties on Third Street. The proposed use is permitted in C-3 but not R-3. Adjacent land uses include residential to the southeast and east of the proposed development and commercial to the north. The proposed project site is located along Fourth Street (State Highways 81/213), a four-lane arterial roadway that connects the downtown area to the Beloit Memorial High School (BMHS) campus. Fourth Street has a daily volume of approximately 11,000 vehicles per WisDOT.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Planned Mixed Uses, which contemplates the redevelopment and improvement of this important commercial corridor with an emphasis upon mixing land uses, vitality, and walkability. This request supports Strategic Goal #3 by creating economic growth.

Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. The existing use of property within the general area of the subject property.

The proposed retail PUD is consistent with the existing commercial uses along Fourth Street, along with the nearby mixed residential uses. There is an auto parts store directly across Fourth Street from the subject properties. The PUD will redevelop several somewhat blighted properties with extensive outdoor storage yards into a retail site that complies with all of the City's current site, building, lighting, landscaping, and floodplain standards.

2. The zoning classification of property within the general area of the subject property.

The proposed retail PUD is consistent with the surrounding C-3, Community Commercial District, which encompasses two full blocks of Fourth Street. The proposed redevelopment will comply with the floodplain ordinance requirements related to an elevated building and site.

3. The suitability of the subject property for the uses permitted under the existing zoning classification.

The subject properties are suitable for the uses that are permitted in the existing zoning classification. With the exception of 1016 Third Street, all of the properties already have a commercial zoning classification that would allow a retail store to operate.

4. The trend of development and zoning map amendments in the general area of the subject property.

There has been sporadic redevelopment along the Fourth Street corridor in the past two decades, including CVS/Pharmacy, Tilley's Pizza, and Enterprise. The School District of Beloit Administrative Office Building a few blocks north is being developed as a PUD.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development District, for the properties located at 1003, 1017, & 1021 Fourth Street and 117 Merrill Street; and from R-3, Low-Density Multifamily Residential District to PUD for the property located at 1016 Third Street.

ATTACHMENTS: Location and Zoning Map, PUD Plan, Application, Public Notice, and Mailing List.

Location & Zoning Map

O'Reilly Auto Parts Redevelopment

PUD-2019-01/ZMA-2019-03



1 inch = 65 feet

05102030

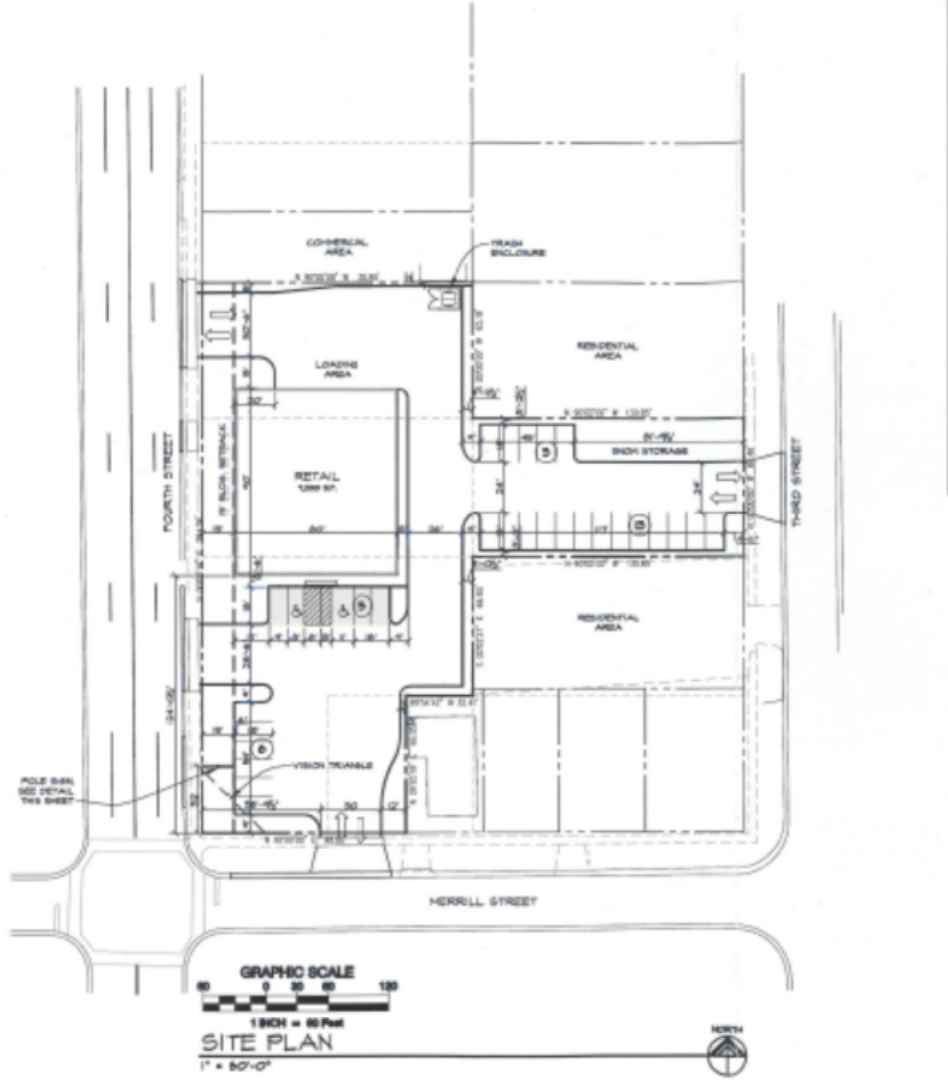
Legend

-  Parcel Poly
-  City Limits

Map prepared by: Drew Pennington, AICP
Date: February 2019
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Proposed PUD – Master Land Use Plan



PROPOSED RETAIL DEVELOPMENT

N.E.C. 4TH ST. & MERRILL AVE.
 BELOIT, WISCONSIN 53511

AETNA DEVELOPMENT CORP
 200 W. MADISON STREET, SUITE 4200
 CHICAGO, ILLINOIS 60608

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-2019-03

1. Address of subject property: 1017, 1021 ~~1003-4012~~ Fourth Street and 1016 Third Street, Beloit, WI 53511 + 117 Merrill St.

2. Legal description: Lot: _____ Block: _____ Subdivision: see attached Exhibit A
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = 41,230 square feet.

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

3. Tax Parcel Number(s): 13511150, 13511010, 13511015, 13511050, and 13511155

4. Owner of record: Victor H. Carr Phone: 608.365.6614
3945 W Plymouth Church Road Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Aetna Development Corporation
200 West Madison, Suite 4200, Chicago, IL 60606
(Address) (City) (State) (Zip)
312.332.4172 / _____ / andrea@nationalplazas.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C3 and R3 to: PUD

All existing uses on this property are: residential and automotive

7. All the proposed uses for this property are:

Principal use(s): All principal uses permitted in the C3 zoning district

Secondary use(s): All secondary uses permitted in the C3 zoning district

Accessory use(s): All accessory uses permitted in the C3 zoning district

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

- () Owner
- () Leasehold, Length of lease: _____
- (X) Contractual, Nature of contract: Aetna Development Corporation is the contract purchaser of this property.
- () Other, explain: _____

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

Name(s): Aetna Development Corporation Phone: 312.332.4172
200 West Madison, Suite 4200, Chicago, IL 60606
(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.

see attached purchase contract / _____ / _____
(Signature of Owner) (Print name) (Date)
[Signature] / George Hanus, President, / 2/4/2019
(Signature of Applicant, if different) (Print name) (Date)
of Aetna Dev. Corp.

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.-</u>	Meeting Date: <u>March 6, 2019</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>2/8/19</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

EXHIBIT A

X Parcel 1: Lot 3, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.
1016 Third Street, Beloit, WI 53511 *zoned R-3*
Tax ID #208 13511050 and Parcel #13511050

Parcel 2: Lot 17, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.

X 1021 Fourth Street, Beloit, WI 53511 *zoned C-3*
Tax ID #208 13511150 and Parcel #13511150

Parcel 3: Lot 18, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.

X 1017 Fourth Street, Beloit, WI 53511 *zoned C-3*
Tax ID #206 13511155 and Parcel #13511155

Parcel 4: Lot 19 and the West 60.25 feet of Lot 20, Block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin.

X 1003 Fourth Street, Beloit, WI 53511 *zoned C-3*
Tax ID #206 13511010 and Parcel #13511010

Parcel 5: That part of Lot 20, block 2, Merrill's Addition, City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at a point in the South line of Lot 20, Block 2, Merrill's Addition, 60.25 feet Easterly from the Southwest corner thereof; thence Easterly along the South line of said lot 38.55 feet; thence Northerly parallel to the Easterly line of said lot to the North line thereof; thence Westerly along the North line of said lot 38.55 feet to a point 60.25 feet East of the West line of said lot; thence Southerly parallel to the West line of said lot to place of beginning.

X 117 Merrill Street, Beloit, WI 53511 *zoned C-3*
Tax ID #206 13511015 and Parcel #13511015

THE ABOVE ADDRESSES, TAX ID NUMBERS AND PARCEL NUMBERS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INSURED HEREIN.

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

February 20, 2019

To Whom It May Concern:

Aetna Development Corporation has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the redevelopment of five (5) separate parcels at the NE corner of Fourth Street and Merrill Street into an O'Reilly Auto Parts store. The subject properties include:

1003, 1017, & 1021 Fourth Street; 117 Merrill Street; and 1016 Third Street.

The applicant is seeking approval of a PUD in order to provide flexibility in building and driveway placement, and to facilitate compliance with the floodplain ordinance requirements. Four of the subject parcels are zoned C-3, Community Commercial, while the parcel located at 1016 Third Street is zoned R-3, Low-Density Multifamily Residential. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification of all five parcels to PUD. A copy of the proposed plan is attached.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, March 6, 2019, 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, March 18, 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 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.

DUANE E & SUSAN E DREVD AHL
7435 S JOHNSON RD
BELOIT, WI 53511

DUANE & SUSAN DREVD AHL
953 FOURTH ST
BELOIT, WI 53511

REYES A & CELIA M RODRIGUEZ
947 FIFTH ST
BELOIT, WI 53511

LIGHTHOUSE FELLOWSHIP CHURCH
112 MERRILL ST
BELOIT, WI 53511

DAVID GLEICHSNER
859 MILWAUKEE RD
BELOIT, WI 53511

DAVID GLEICHSNER
958 FOURTH ST
BELOIT, WI 53511

VICTOR CARR
3945 PLYMOUTH CHURCH RD
BELOIT, WI 53511

BRUCE RHEA
7920 GATHINGS DR
FT WAYNE, IN 46816

RONALD CASH
P O BOX 701
BELOIT, WI 535120701

DEPT 8088 AUTOZONE INC #653
P O BOX 2198
MEMPHIS, TN 381012198

DAVID MELIGAN
1009 FIFTH ST
BELOIT, WI 53511

BELOIT BODY & FENDER LLC
958 FOURTH ST
BELOIT, WI 53511

JOSEPH C & JEANETTE E HANSEN
2516 CLIFCORN DR
BELOIT, WI 53511

MICHAEL GONZALEZ
3002 NYE SCHOOL RD
BELOIT, WI 53511

SPEEDWAY LLC
539 SOUTH MAIN ST
FINDLAY, OH 45840

CVS SCP 2009-C32-081 LLC
ONE CVS DR
WOONSOCKET, RI 02895



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2019

Agenda Item: 3(c)

File Number: ZMA-2019-02

General Information

Applicant: Planning & Building Services Division

Owner: Suzanne Dammen

Address/Location: 1014 Froebel Drive

Applicant's Request/Proposal: Permanent Zoning Classification of R-1A, Single-Family Residential District

Staff Analysis

Project Summary: The Planning & Building Services Division has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at 1014 Froebel Drive in the City of Beloit. The R-1A district is primarily intended to accommodate single-family detached dwellings on moderate to large-size lots, at typical densities of 2 to 5 units per acre.

Existing Site Conditions: The City Council adopted an Ordinance attaching the subject property to the City of Beloit on December 17, 2018. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. As staff to the Plan Commission, Planning staff has initiated this request.

Surrounding Land Use and Zoning: The subject property is located in the Froebel Subdivision, and was annexed/attached in order to connect the existing single-family home with a failing septic system to the City's sanitary sewer. Planning staff notified the owners of this permanent zoning request, which will not affect the allowable uses of the property. The subject property backs up to the Burton Ridge Apartments, and there are existing single-family homes to the east and west within the remaining Town of Beloit. One single-family property west of the subject property (1030 Froebel Drive) was annexed into the City and zoned R-1A in 1992.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends *Single-Family Residential – Urban* uses of the subject property. This request

is consistent with Strategic Goals #1 and #5 by creating & sustaining high-quality neighborhoods and infrastructure.

Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**
The permitted uses within the R-1A district are compatible with existing uses within the surrounding low-density residential area.
2. **The zoning classification of property within the general area of the subject property.**
The nearby property that has been attached/annexed into the City, is zoned R-1A, Single-Family Residential. To the south of the subject property, the Burton Ridge Apartments are zoned PUD. The remaining Town of Beloit properties are subject to Town zoning.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is already zoned R-1A, but on a temporary basis. The subject property contains a single family house which is allowed in the R-1A, Single-Family Residential District.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
Although only one other property on Froebel Drive has been attached/annexed in the past few years, this trend is likely to accelerate as existing septic systems continue to fail in this neighborhood, and attachment is required in order to connect to the City's sanitary sewer system.

STAFF RECOMMENDATION:

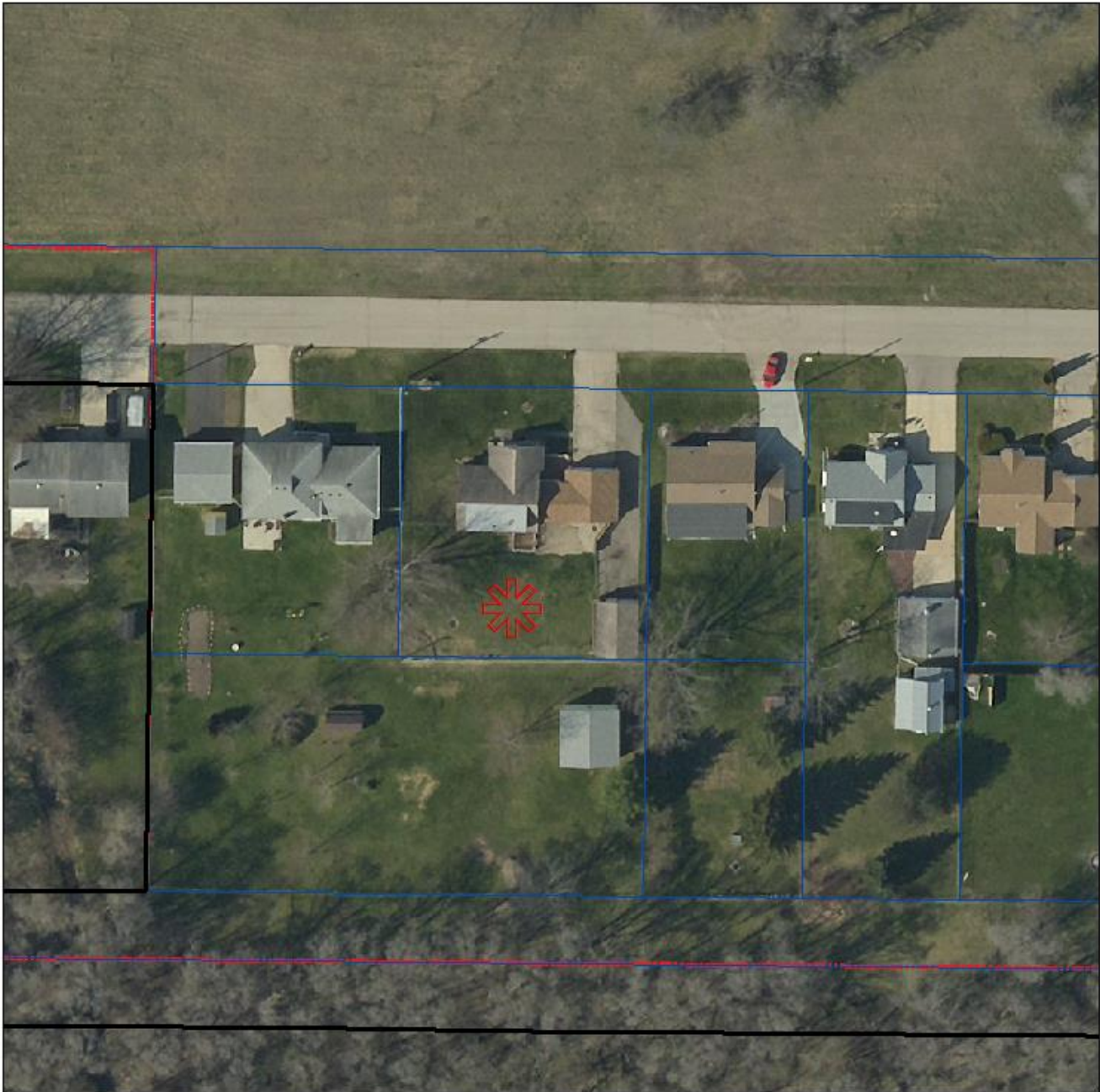
The Planning & Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at 1014 Froebel Drive.

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

Location & Zoning Map

1014 Froebel Drive

ZMA-2019-02




1 inch = 63 feet



Legend

 Parcel Poly

 City Limits (Corp Poly)

Map prepared by: Hilary Rottmann

Date: February 2019

For: City of Beloit Planning & Building

Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2019-02

1. **Address of subject property:** 1014 Froebel Drive

2. **Legal description: Lot:** _____ **Block:** _____ **Subdivision:** _____

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

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

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

3. **Tax Parcel Number(s):** 12350610

4. **Owner of record:** Suzanne M. Lawrence Phone: _____

1014 Froebel Drive Beloit WI 53511
(Address) (City) (State) (Zip)

5. **Applicant's Name:** Planning & Building Services Division

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

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

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

Change zoning district classification from: temporary R-1A to: permanent R-1A

All existing uses on this property are: Single-Family Dwelling (Annexed on December 17, 2018)

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

Principal use(s): _____

Secondary use(s): _____

Accessory use(s): _____

<i>City of Beloit</i>	Zoning Map Amendment Application Form	(continued)
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8. I/we represent that I/we have a vested interest in this property in the following manner:
- () Owner
- () Leasehold, Length of lease:_____
- () Contractual, Nature of contract:_____
- (X) Other, explain: Permanent zoning required by Sec. 4 of Annexation Ordinance and WI Stat.
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
- Name(s): _____ Phone: _____
- _____
(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.

/	/	/
<small>(Signature of Owner)</small>	<small>(Print name)</small>	<small>(Date)</small>
/	/	/
<small>(Signature of Applicant, if different)</small>	<small>(Print name)</small>	<small>(Date)</small>

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> — </u>	Meeting Date: <u>March 6, 2019</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Drew Pennington</u>	Date: <u>2/8/19</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

NOTICE TO THE PUBLIC

February 20, 2019

To Whom It May Concern:

The Planning & Building Services Division has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at:

1014 Froebel Drive.

The City Council adopted an Ordinance attaching the subject property to the City of Beloit on December 7, 2018. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of temporary R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. This request will not affect the allowable uses of the subject property.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 8, 2019, 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, March 18, 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 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 Hilary Rottmann in the Planning & Building Services Division at (608) 364-6708 or rottmanh@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

BURTON FINGER LLC
BURTON WRIGHT LLC
3120 GATEWAY RD
BROOKFIELD WI 53045

JAY HILBELINK
1923 N 40TH ST
SHEBOYGAN, WI 53081-1745

BRYON WOLF
830 W FROEBEL DR
BELOIT, WI 53511-2068

SHEPHERD FAMILY REVOCABLE
TRUST
1022 W FROEBEL DR
BELOIT, WI 53511-2057
EDWARD A & JOAN PATTON
FAMILY TRUST
846 W FROEBEL DR
BELOIT, WI 53511-2068

GARY & ROSE DAVIS
1030 FROEBEL DR
BELOIT WI 535112057

KEVIN C & TRACY A HEIN
1006 W FROEBEL DR
BELOIT, WI 53511-2057

MATERESA & RENE AGUILAR
838 W FROEBEL DR
BELOIT, WI 53511-2068

RANDALL R & LINDA A RICKELS
2060 S AFTON RD
BELOIT, WI 53511-2013



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

Departmental Correspondence

To: Plan Commission
From: Hilary Rottmann, Planner II
Date: March 6, 2019
Re: Turtle Creek Master Plan –Site Plan

Tonight's agenda includes The Turtle Creek Master Plan which was originally reviewed on January 23, 2019. An incorrect site plan was included in the original report. The correct site plan is attached. The Park, Recreation & Conservation Advisory Committee requested that the restrooms be relocated from the south to the north of the Pavilion to be closer to the bike and walking trail. At the City Council Meeting on February 18, 2019, City Council directed staff to bring this item back to Plan Commission with the correct site plan.

c: RPB-2019-01



AVRES ASSOCIATES
 101 East Badger Road
 Madison, WI 53713
 www.avresassociates.com
 Professional Seal

Revision _____ Date _____
 Project Name: Turtle Creek Park Master Plan

Drawn By: SK
 Checked By: JB
 Issued For: 1/23/2019
 Date: _____
 Project No: 52-0636-00
 Sheet Title: _____

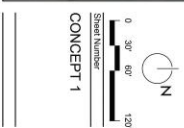
City of Beloit
 WI

0 10 20 40
 Scale: _____
 Sheet Number: _____



LEGEND

	PROJECT LIMITS
	PROPERTY LINE
	CONTOUR - INTERMEDIATE
	CONTOUR - INDEX
	100-YEAR FLOODWAY
	FENCE



City of Bailett
WI

Drawn By: SK
Checked By: JB
File:
Issued For: 1/23/2019
Date: 1/23/2019
Project No. 25-0056.00
Sheet Title:

Revision	Date

Project Name:
Turtle Creek
Park
Master Plan

Professional Seal

AVRES ASSOCIATES
101 East Ridgely Road
Madison, WI 53713
608.225.0800
www.avresassociates.com



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 23, 2019

Agenda Item: 4.b.

File Number: RPB-2019-01

General Information

Applicant: City of Beloit Parks and Recreation Division

Owner: City of Beloit

Address/Location: 1312 E. Grand Avenue Turtle Creek Park

Applicant's Request: The Parks and Recreation Division has requested the review and approval of the Master Plan for Turtle Creek Park located at 1312 E. Grand Avenue.

Staff Analysis

Existing Conditions: The subject property is a public park owned by the City of Beloit, 11.39-acre parcel located along the Illinois state line.

Surrounding Land Use and Zoning: There are auto sales and repair garage land uses and C-3, Community Commercial District zoning to the north. Properties located to the east are Bar/Tavern, Storage, and baseball field land uses zoned C-2, Neighborhood Commercial District. Located directly to the south is a vacant building with IH, Heavy Industrial District zoning located in South Beloit Illinois. To the west is a Storage warehouse and residential use with C-3, Community Commercial District zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Parks and Open Spaces. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Analysis: Turtle Creek Park was designated as a landmark in 1998 due to its role as a gathering place for the Beloit African-American community in the mid-twentieth century. The City's 2018-2020 Strategic Plan includes a Key Initiative to revitalize Turtle Creek Park. The Master Plan was created by staff, a consultant, and citizens of the community to revitalize this underutilized park. The Master Plan has been approved by the Park, Recreation & Conservation Advisory Committee and the Landmarks Commission.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the Master Plan for Turtle Creek Park located at 1312 E. Grand Avenue.

ATTACHMENTS: Location Map, Master Plan

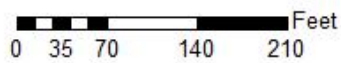
Location & Zoning Map

1312 E. Grand Avenue



RPB-2019-01



1 inch = 132 feet



Legend

-  Parcel Poly
-  City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION



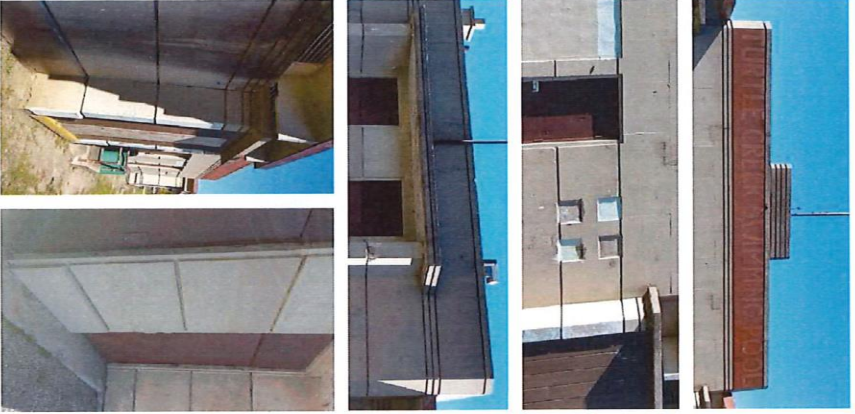
NOTE:
DRAWING BASE INFORMATION DERIVED FROM:
-SOURCE: PESH, AERIAL, MASTERY 4/4/2017
-DS TOPOGRAHIC DATA

<p>AVRES ASSOCIATES 101 S. MAIN ST. MADISON, WI 53713 www.avresassociates.com</p> <p>PROFESSIONAL SEAL</p>	<p>City of Beloit WI</p> <p>Turtle Creek Park Master Plan</p> <p>Project Name: _____ Date: _____</p>	<p>Drawn By: JK Checked By: JB Title: 10/24/2018 Date: 10/24/2018 Project No: 520635.00</p>	<p>Legend</p> <p>PROJECT LIMITS</p> <p>PROPERTY LINE</p> <p>CONTOUR - 10' INTERVAL</p> <p>CONTOUR - 100'</p> <p>100-YEAR FLOODWAY</p> <p>FENCE</p>	<p>Scale: 0 30' 60' 120'</p> <p>Street Number</p> <p>CONCEPT 1</p>
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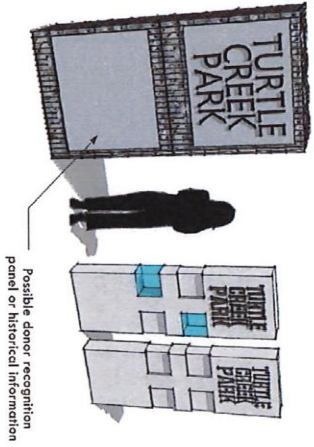
<p>AVRES ASSOCIATES 1000 Wisconsin Ave., Suite 100 Madison, WI 53713 608.223.4000 avres@avresassociates.com</p>	<p>PROFESSIONAL SEAL</p> <p>DATE: _____</p> <p>DESIGNER: _____</p> <p>PROJECT NUMBER: _____</p> <p>Turtle Creek Park Master Plan</p>	<p>City of Beloit WI</p> <p>Drawn By: SK Checked By: JBS File: _____ Based For: 10/24/2018 Date: 10/24/2018 Project No. 52-0356-00 Sheet Title: _____</p>
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DESIGN PATTERNING

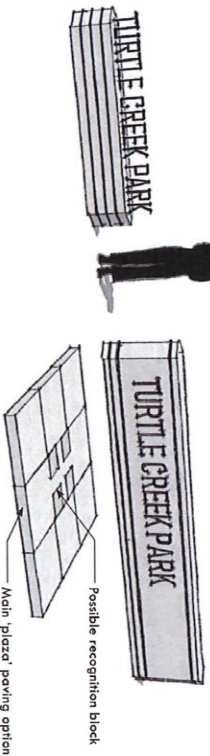


CONCEPT APPLICATIONS

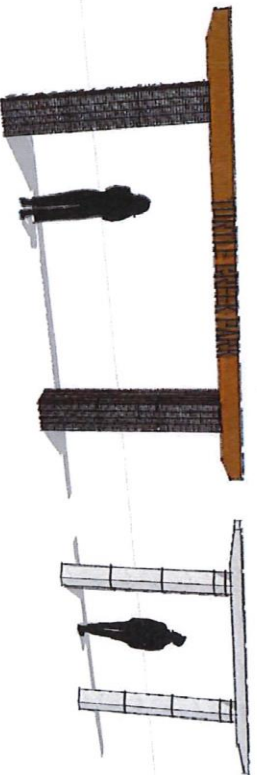
VERTICAL SIGNAGE



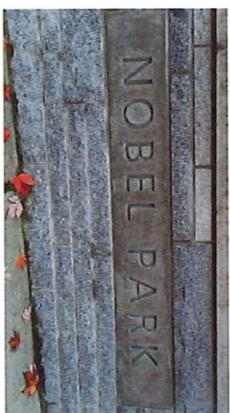
HORIZONTAL SIGNAGE & PAVING



GATEWAY



PRECEDENTS



TURTLE CREEK PARK | SIGNAGE CONCEPTS
 Ayres Associates Inc. | 5501 E. Turner Drive, Suite 200 Madison, WI 53718 | 608.255.0800 | www.ayresassociates.com | # 52-0423





Opinion of Probable Cost for Construction

Project: Turtle Creek Park (Park only, does not include Bathhouse renovations)

11/8/2018

Ayres #: 52-0636.00

Status: Preliminary

		OPINION OF COST			
	Item	Qty.	Unit	Unit Cost	Item Total
PHASE 1					
1	SITE PREP/EROSION CONTROL	1	LS	\$ 5,000.00	\$ 5,000
2	EARTHWORK	2213	CY	\$ 8.50	\$ 18,814
3	NEW SHELTER	960	SF	\$ 80.00	\$ 76,800
4	ELECTRICAL (NO C.C.T.V.)	1	LS	\$ 10,000.00	\$ 10,000
5	TURF	1250	SY	\$ 8.00	\$ 10,000
6	ASPHALT PAVEMENT	241	TN	\$ 70.00	\$ 16,856
7	AGGREGATE BASE	673	TN	\$ 20.00	\$ 13,459
8	CURB & GUTTER	206	LF	\$ 20.00	\$ 4,120
9	CONCRETE PAVEMENT	2199	SF	\$ 7.50	\$ 16,493
10	PAVEMENT STRIPING 4"	212	LF	\$ 2.00	\$ 424
11	HANDICAP STRIPING 4"	168	SF	\$ 0.80	\$ 134
12	PAVEMENT SYMBOL	2	EA	\$ 200.00	\$ 400
13	REGULATORY SIGN	3	EA	\$ 350.00	\$ 1,050
				SUBTOTAL	\$ 173,550
				MOBILIZATION	\$ 13,884
				25% DESIGN & CONTINGENCY	\$ 46,859
				SUBTOTAL	\$ 234,293
PHASE 2					
14	SITE PREP/EROSION CONTROL	1	LS	\$ 5,250.00	\$ 5,250
15	BUILDING DEMOLITION	1	LS	\$ 15,750.00	\$ 15,750
16	REST ROOMS	575	SF	\$ 341.25	\$ 196,219
17	ELECTRICAL	1	LS	\$ 10,000.00	\$ 10,000
18	UTILITIES (WATER, SEWER)	1	LS	\$ 12,600.00	\$ 12,600
19	EARTHWORK	1246	CY	\$ 8.93	\$ 11,118
20	BIKE RACK	1	EA	\$ 1,575.00	\$ 1,575
21	ENTRY SIGN	1	LS	\$ 8,400.00	\$ 8,400
22	UNITY COLUMNS	6	EA	\$ 17,850.00	\$ 107,100
23	PICNIC TABLE (Phase1 shelter)	5	EA	\$ 3,150.00	\$ 15,750
24	GRILLS	2	EA	\$ 787.50	\$ 1,575
25	WASTE RECEPTACLE	4	EA	\$ 1,575.00	\$ 6,300
26	KIOSK	1	EA	\$ 15,750.00	\$ 15,750
27	TURF	1156	SY	\$ 8.40	\$ 9,710
28	ASPHALT PAVEMENT	104	TN	\$ 73.50	\$ 7,661
29	AGGREGATE BASE	495	TN	\$ 21.00	\$ 10,388
30	CURB & GUTTER	50	LF	\$ 21.00	\$ 1,050
31	CONCRETE PAVEMENT	6500	SF	\$ 7.88	\$ 51,188
32	PAVEMENT STRIPING 4"	180	LF	\$ 2.10	\$ 378
33	BIKE OASIS	1	LS	\$ 7,350.00	\$ 7,350
				SUBTOTAL	\$ 495,111
				MOBILIZATION	\$ 39,609
				25% DESIGN & CONTINGENCY	\$ 133,680
				SUBTOTAL	\$ 668,400

Ayres Associates

5201 E Terrace Drive, Suite 200 Madison, WI 53718 T 608.443.1200 www.ayresassociates.com

PHASE 3					
34	SITE PREP/EROSION CONTROL	1	LS	\$ 5,500.00	\$ 5,500
35	EARTHWORK	344	CY	\$ 9.35	\$ 3,218
36	SHELTER	1266	SF	\$ 88.00	\$ 111,408
37	ELECTRICAL	1	LS	\$ 16,500.00	\$ 16,500
38	PICNIC TABLE	10	EA	\$ 3,300.00	\$ 33,000
39	GRILLS	2	EA	\$ 825.00	\$ 1,650
40	WASTE RECEPTACLE	2	EA	\$ 1,650.00	\$ 3,300
41	PEDESTRIAN GATEWAYS	2	EA	\$ 16,500.00	\$ 33,000
42	TREES	12	EA	\$ 660.00	\$ 7,920
43	TURF	181	SY	\$ 8.80	\$ 1,593
44	AGGREGATE BASE	67	TN	\$ 22.00	\$ 1,478
45	CONCRETE PAVEMENT	1832	SF	\$ 8.25	\$ 15,114
				SUBTOTAL	\$ 233,681
				MOBILIZATION	\$ 18,694
				25% DESIGN & CONTINGENCY	\$ 63,094
				SUBTOTAL	\$ 315,469
PHASE 4					
46	SITE PREP/EROSION CONTROL	1	LS	\$ 5,750.00	\$ 5,750
47	ENCLOSED PAVILION	740	SF	\$ 345.00	\$ 255,300
48	ELECTRICAL	1	LS	\$ 5,000.00	\$ 5,000
49	UTILITIES (WATER, SEWER)	1	LS	\$ 5,000.00	\$ 5,000
50	FURNISHINGS	1	LS	\$ 57,500.00	\$ 57,500
51	CONCRETE PAVEMENT REPAIR	340	SF	\$ 9.20	\$ 3,128
52	TREES	5	EA	\$ 690.00	\$ 3,450
				SUBTOTAL	\$ 335,128
				MOBILIZATION	\$ 26,810
				25% DESIGN & CONTINGENCY	\$ 90,485
				SUBTOTAL	\$ 452,423
PHASE 5					
53	SITE PREP/EROSION CONTROL	1	LS	\$ 6,000.00	\$ 6,000
54	EARTHWORK	91	CY	\$ 10.20	\$ 927
55	PLAYGROUND	3681	SF	\$ 54.00	\$ 198,774
56	BENCH	6	EA	\$ 2,400.00	\$ 14,400
56	TREE	10	SY	\$ 720.00	\$ 7,200
57	TURF	200	SY	\$ 9.60	\$ 1,920
				SUBTOTAL	\$ 229,221
				MOBILIZATION	\$ 18,338
				25% DESIGN & CONTINGENCY	\$ 61,890
				SUBTOTAL	\$ 309,448
SOUTH BANK					
58	TREE CLEARING	4.5	AC	\$ 3,600.00	\$ 16,200
59	GENERAL EXCAVATION	5043	CY	\$ 10.20	\$ 51,439
60	NATURE TRAILS	1687	LF	\$ 2.40	\$ 4,049
61	TRAIL SIGNAGE	1	LS	\$ 5,500.00	\$ 5,500
62	BRIDGE	100	LF	\$ 1,200.00	\$ 120,000
63	BOARDWALK	270	LF	\$ 660.00	\$ 178,200
				SUBTOTAL	\$ 375,387
				MOBILIZATION	\$ 30,031
				25% DESIGN & CONTINGENCY	\$ 101,355
				SUBTOTAL	\$ 506,773

OTHER IMPROVEMENTS						
64		EARTHWORK	1	LS	\$ 42,000.00	\$ 42,000
65		UTILITIES (WATER, SEWER)	1	LS	\$ 42,000.00	\$ 42,000
66		ELECTRICAL	1	LS	\$ 18,000.00	\$ 18,000
67		CONCRETE PAVEMENT	3142	SF	\$ 9.60	\$ 30,163
68		CONCRETE CURB	2219	LF	\$ 21.60	\$ 47,930
69		ASPHALT PAVEMENT	622	TN	\$ 84.00	\$ 52,248
70		PAVEMENT BASE	776	TN	\$ 24.00	\$ 18,633
71		GRAVEL SERVICE DRIVE	229	TN	\$ 24.00	\$ 5,496
72		PAVEMENT STRIPING 4"	270	LF	\$ 2.40	\$ 648
73		CROSSWALK STRIPING	96	LF	\$ 10.80	\$ 1,037
74		PAVEMENT SYMBOL	6	EA	\$ 240.00	\$ 1,440
75		DETECTABLE WARNING PLATE	6	EA	\$ 480.00	\$ 2,880
76		BASKETBALL/FUTSAL COURT	1	LS	\$ 60,000.00	\$ 60,000
77		MULTI-USE TURF FIELD OUTSIDE SOFTBALL FIELD	4,000	SF	\$ 6.00	\$ 24,000
78		SOFTBALL FIELD	1	EA	\$ 78,000.00	\$ 78,000
79		BIKE RACK	2	EA	\$ 1,800.00	\$ 3,600
80		WASTE RECEPTACLE	4	EA	\$ 1,800.00	\$ 7,200
81		BENCH	10	EA	\$ 1,800.00	\$ 18,000
82		PEDESTRIAN LIGHT	18	EA	\$ 8,400.00	\$ 151,200
83		REGULATORY SIGNAGE	4	EA	\$ 600.00	\$ 2,400
84		BOAT LAUNCH	1	EA	\$ 254,400.00	\$ 254,400
85		TREES	89	EA	\$ 720.00	\$ 64,080
86		MEADOW SEEDING	52900	SF	\$ 0.18	\$ 9,522
87		TURF	3333	SY	\$ 9.60	\$ 31,997
88		BIO BASIN	635	SY	\$ 84.00	\$ 53,340
					SUBTOTAL	\$ 1,020,214
					MOBILIZATION	\$ 81,617
					25% DESIGN & CONTINGENCY	\$ 275,458
					SUBTOTAL	\$ 1,377,289

* ASSUMES A MULTI-YEAR PROJECT AND
ACCOUNTS FOR INFLATIONARY FACTORS

Note: Estimate is based on rough order of magnitude derived
from actual 2017-2018 construction costs. Estimated costs for
construction may vary based on actual market conditions.

TOTAL	\$ 3,864,095.31

TOTAL PROJECT SF	597,467
COST/SF	\$ 6.47



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2019

Agenda Item: 4.b.

File Number: RPB-2019-03

General Information

Applicant: Arc Design Resources, Inc.

Owner: New Leaf Homes LLC

Address/Location: 3745 Eagles Ridge Drive

Applicant's Request: Release of Platted Utility Easement on Lot 56 of Eagles Ridge Plat #3 -3745 Eagles Ridge Drive.

Staff Analysis

Existing Conditions: The subject property is Lot 56 of Eagles Ridge Plat No. 3 in the City of Beloit, a 0.22-acre parcel located on the east side of the City. A single-family home is under construction on this site, and the property is zoned R-1, Single-Family Residential.

Surrounding Land Use and Zoning: R1-A, Single-Family Residential zoning surrounds the subject property. Homes have been built to the North and East. Homes are being constructed to the South and West.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Single-Family Residential -Urban. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Analysis: When the Eagles Ridge Subdivision was platted, the approved plat included 10-foot utility easements along many interior and rear lot lines, which were intended to provide internal utility connections as the lots were individually developed. The request is to reduce the east side lot easement from 10 feet to be 8 feet. The foundation was poured 1 foot into the easement. The applicant is requesting this 2 foot release of easement to clean up the easement encroachment. The home complies with all zoning setbacks.

This request has been reviewed by the City Engineer, and he does not have any objection to the release of this easement. He commented that the City does not have any utilities within the area being requested for release.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the release of platted utility easement on Lot 56 of Eagles Ridge Plat #3 located at 3745 Eagles Ridge Drive.

ATTACHMENTS: Proposed Release of Utility Easements and Subdivision Plat

RELEASE OF UTILITY EASEMENTS

1. The undersigned, City of Beloit, does hereby release all right, title and interest which the company may have to the Westerly 2' of the 10' Utility Easement along the Easterly line of Lot 56 as designated upon Eagles Ridge Plat No. 3, Recorded May 29, 2018 in Volume 33 of Plats on Pages 16-17 as Document No. 2103988 in the Rock County Register of Deeds Office, Rock County Wisconsin, located in part of the Southeast Quarter of the Northeast Quarter and Part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 13 East of the Fourth Principal Meridian, City of Beloit, Rock County, Wisconsin.
2. Attached hereto as Exhibit A is a map showing the portion of the public utility easements to which the undersigned is relinquishing its rights.

Dated this ____ day of _____, 2019

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)

COUNTY OF _____) ss

Personally came before this ____ day of _____, 2019, the above named

_____ to me known to be the _____

of _____ who executed the foregoing instrument

and acknowledge the same on behalf of said _____

Name: _____

Notary Public, State of _____

My Commission _____

This document was drafted by:

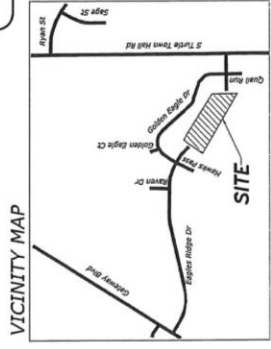
Arc Design Resources
5291 Zenith Parkway
Loves Park, IL 61111

Page 5
17097
Rev. 02/18/2019

DESIGN RESOURCES INC.
 133 ZENITH PARKWAY
 LOVES PARK, IL 61111
 PHONE: (815) 884-4023
 FAX: (815) 884-4023
 www.drinc.com
 Design Firm License No. 184-001334

EAGLES RIDGE PLAT NO. 3

BEING A SUBDIVISION OF PART OF LOT 1 AND ALL OF OUTLOT 1 OF CSM NO. 1930526 RECORDED IN VOLUME 34 ON PAGES 301-303, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN



LAND AREA TABULATION
 LOTS 46-67 257,809 S.F. 5.918 AC.
 OUTLOT 5 49,795 S.F. 1.143 AC.
 PUBLIC R.O.W. DEDICATION 61,523 S.F. 1.412 AC.
 EAGLES RIDGE PLAT 3 TOTAL 369,128 S.F. 8.474 AC.

Given under my hand and seal this 18th day of May, 2018.

WISCONSIN
 STATE OF WISCONSIN
 LAND SURVEYOR
 RICHARD J. SPICHER
 LICENSE NO. 100000000
 Certified MAY 18TH 2018
 Richard J. Spicher
 Department of Administration

EASEMENT RELEASE



SHEET 1 OF 2
 17097
 REV. 05-17-2018

LEGEND
 SET MONUMENT 3" DIA. IRON, 3.00 LBS PER FT.
 FOUND MONUMENT, SEE MAP FOR MATERIAL
 BARRIS
 CHORD DISTANCE
 CHORD BEARING
 ARC LENGTH
 ARC RADIUS
 TANGENT LENGTH
 CENTRAL ANGLE
 MEASURED BEARING
 HORIZONTAL DISTANCE
 RECORD BEARING - SUB. PLAT DOC. 182869 AND CSM DOC. 183826
 RECORD BEARING - CSM DOC. 183826
 RECORD BEARING - CSM DOC. 183826
 RECORD BEARING - PLAY OF SURVEY DOC. 2041659
 RECORD DISTANCE - PLAY OF SURVEY DOC. 2041659
 SECTION LINE
 BUILDING SETBACK LINE
 EASEMENT LINE
 RIGHT-OF-WAY LINE
 EXTERIOR BOUNDARY LINE
 INTERIOR LOT LINE
 LOT NUMBER
 SQUARE FEET
 LOT 12
 S.F.
 AC.
 PORTION TO BE DEDICATED TO THE PUBLIC AS NEW RIGHT-OF-WAY

NOTE:
 Bearings are based upon
 G.A.S. Coordinates and
 adjusted to the Wisconsin
 State Plane Coordinate
 System (South Zone) in NAD
 83 (North American Datum
 1983) Southeast Quarter of Section
 28-1-12 Bears South 1
 second East as measured.

UNSHEDDING AREA
 UNSHEDDING AREA
 UNSHEDDING AREA

UNSHEDDING AREA
 UNSHEDDING AREA
 UNSHEDDING AREA

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