



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, May 08, 2019**

1. CALL TO ORDER AND ROLL CALL
2. NOMINATION AND ELECTION OF OFFICERS
 - 2.a. Nomination and Election of Chairperson
 - 2.b. Nomination and Election of Vice-Chairperson
3. MINUTES
 - 3.a. Consideration of the Minutes of the Plan Commission meeting held on April 3, 2019
[Attachment](#)
4. PUBLIC HEARINGS
 - 4.a. Consideration of a request to change the Future Land Use Map of the Comprehensive Plan from Two-Family/Townhouse Residential to Planned Mixed Use for the property located at 2426 Prairie Avenue
[Attachment](#)
 - 4.b. Consideration of a Planned Unit Development Master Land Use Plan for the property located at 2426 Prairie Avenue
[Attachment](#)
 - 4.c. Consideration of a Zoning Map Amendment from PLI, Public Lands and Institutions District to PUD, Planned Unit Development District, for the property located at 2426 Prairie Avenue
[Attachment](#)
 - 4.d. Consideration of a Conditional Use Permit to allow a limited vehicle service use in a C-2, Neighborhood Commercial District, for the property located at 2034 Liberty Avenue
[Attachment](#)
5. REPORTS
 - 5.a. Consideration of a petition to vacate the 1200 block of Fourth Street located between Middle Street and North Street
[Attachment](#)

5.b. Consideration of the acquisition of land for public right-of-way at the northeast corner of Sixth Street and Middle Street

[Attachment](#)

5.c. Consideration of a Resolution approving one-lot Certified Survey Map for properties located at 3 ABC Drive and 1132 Prince Hall Drive

[Attachment](#)

6. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

7. 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, April 3, 2019 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

Vice Chairperson Weeden called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Ruster, Finnegan, Robson, and City Councilor Preuschl were present. Chairperson Faragher and Commissioner Johnson were absent.

2. Approval of the Minutes of the March 20, 2018 Meeting

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

3. Reports

a. Consideration of a request to install a sign and markers identifying the Walter R Knight Honorary Bridge

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

Commissioner Weeden asked if the sign and markers would be installed in spring 2019. Ms. Christensen stated that they will be.

City Councilor Mark Preuschl asked how big the boulder would be. Ms. Christensen answered that she didn't know but would provide those details in the staff report to the City Council when this item moves forward.

Commissioner Haynes moved to approve the motion. Commissioner Robson seconded the motion. Motion passed, voice vote.

b. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 213 W B R Townline Road in the Town of Beloit

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

Commissioner Weeden asked if Plan Commission was reviewing the land transfer to the adjoining property owner referred to in the letter from Batterman's. Ms. Christensen stated that Plan Commission would not be reviewing the land transfer.

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

4. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the City Council approved the rezoning for the Beloit College properties, PUD zoning of the properties on Fourth St, and the rezoning for Froebel Drive. The Lighthouse Fellowship Church came to the City Council meeting, and Ms. Christensen connected them with the developer of the O'Reilly's Auto Parts to answer any questions or concerns they had about the proposed parking lot on Third Street. City Council also had a workshop and discussed the renovations to the Forum and Fourth floor of City Hall that will take place from July through November 2019.

5. Adjournment

Commissioner Ruster moved to adjourn the meeting. Commissioner Robson seconded the motion. Motion passed, voice vote.

Meeting adjourned at 7:10pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 4.a.

File Number: RPB-2019-05

General Information

Applicant: Aaron Nilson of Aurum Contracting

Owner: Andrew Sarris (Note: Applicant Provided Copy of Accepted Offer to Purchase)

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

Current Zoning: PLI, Public Lands and Institutional

Applicant's Request/Proposal: Aaron Nilson 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

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

1. 2426 Prairie Avenue - From *Two-Family/Townhouse Residential* to *Planned Mixed Use*.
2. 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 has proposed to use the existing building for a home improvement contractor business, with additional tenant office space, mechanic shop, outdoor storage, and in the future, duplexes. This mixed use proposal is not allowed by the existing Two-Family/Townhouse Residential Use recommendation and current PLI zoning classification.
3. The requested Planned Mixed Use future land use recommendation would allow multiple

land uses on one property.

4. A prior Comprehensive Plan Amendment for Mixed Use Residential was denied for a proposed Multi-Family Residential project.

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 and has a signed offer to purchase.

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 Aldrich Intermediate 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 Goal #3 by creating residential and economic 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 PUD, Planned Unit Development, which allows PUD flexibility related to site design and use. Standards of development be laid out during the approval process. 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. The plan also states PUD, Plan Unit Development zoning can be another avenue to achieve the goal of increasing Two-Family Residential housing options within the City. Staff is recommending approval because the purposed contractor office use is a compatible reuse of an existing building while also adding up to six units of housing in the future.

STAFF RECOMMENDATION:

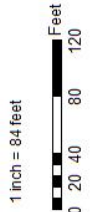
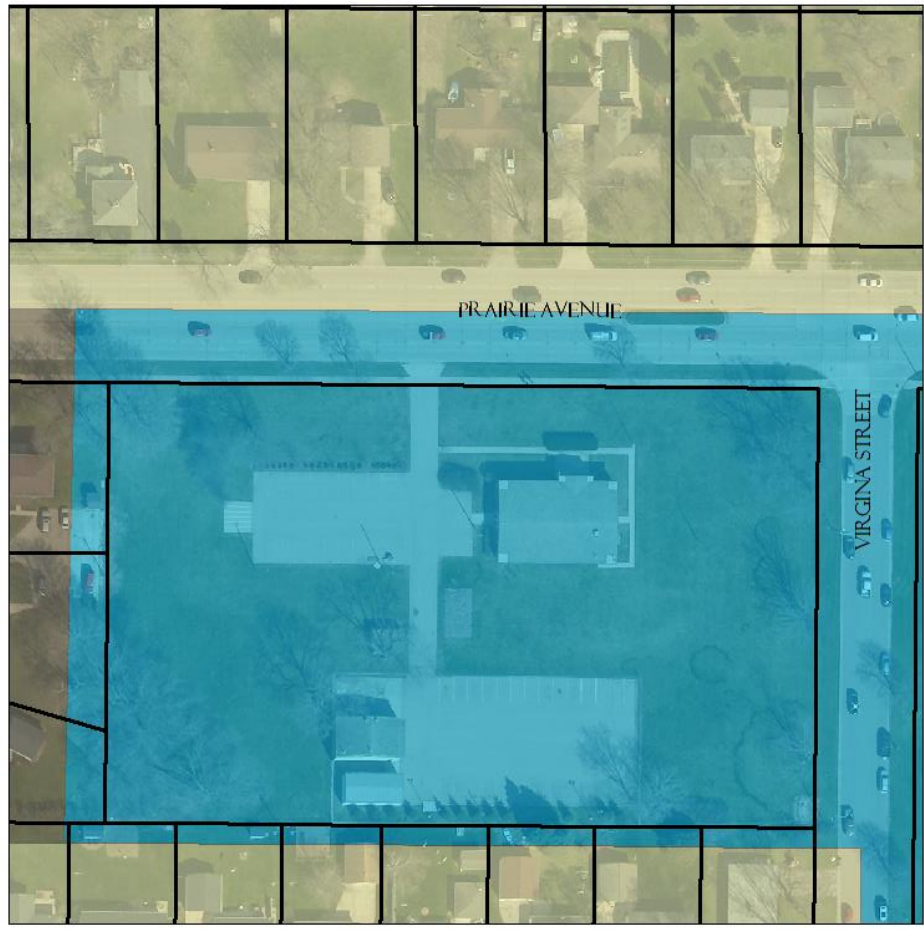
The Planning & Building Services Division recommends approval of a Comprehensive Plan Amendment to change the future land use classification from Two-Family/Townhouse Residential to Planned Mixed Use, for the property located at 2426 Prairie Avenue.

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

Location & Zoning Map

RPB-2019-05

2426 Prairie Avenue



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

PLANNING & BUILDING SERVICES DIVISION

Legend

Zoning Classification

<all other values>

REGULATION CLASSIFICATION

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

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



Municipal Boundaries

- City of Beloit/Town of Tuxtle
- Boundary Adjustment Area
- Interstate Highway
- County Highways
- Existing Roads
- Potential Future Major Collector/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories

- 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

Legend:

- 1. Single Family - Urban (green shaded land use)
- 2. Two-family/Townhouse
- 3. Mixed Residential
- 4. Institutional and Community Services
- 5. Neighborhood Commercial
- 6. Neighborhood Commercial
- 7. Parks and Open Space

Scale: 0 0.25 0.5 1 Miles

Map Information:
 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-2019-05

1. Applicant's Name: AARON NILSON
901 Elmwood Ave Beloit WI 53511
(Address) (City) (State) (Zip)
(608) 312.4343 (815) 222-8283 anilson.aaron@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: _____

4. The following Map Amendment is requested:

Map No. & Title: #10 Future Land Use

Address of Affected Property: 2426 Prairie Ave

Tax Parcel Number(s): 12410900

Owner of record: Sarris Phone: _____

(Address) (City) (State) (Zip)

Proposed Amendment: From Two-Family to Mixed Use

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: Commercial Offer to Purchase

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.

_____ (Signature of Owner)	/	_____ (Print name)	/	_____ (Date)
<i>Aaron Nilson</i>	/	Aaron Nilson	/	4/12/19
_____ (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

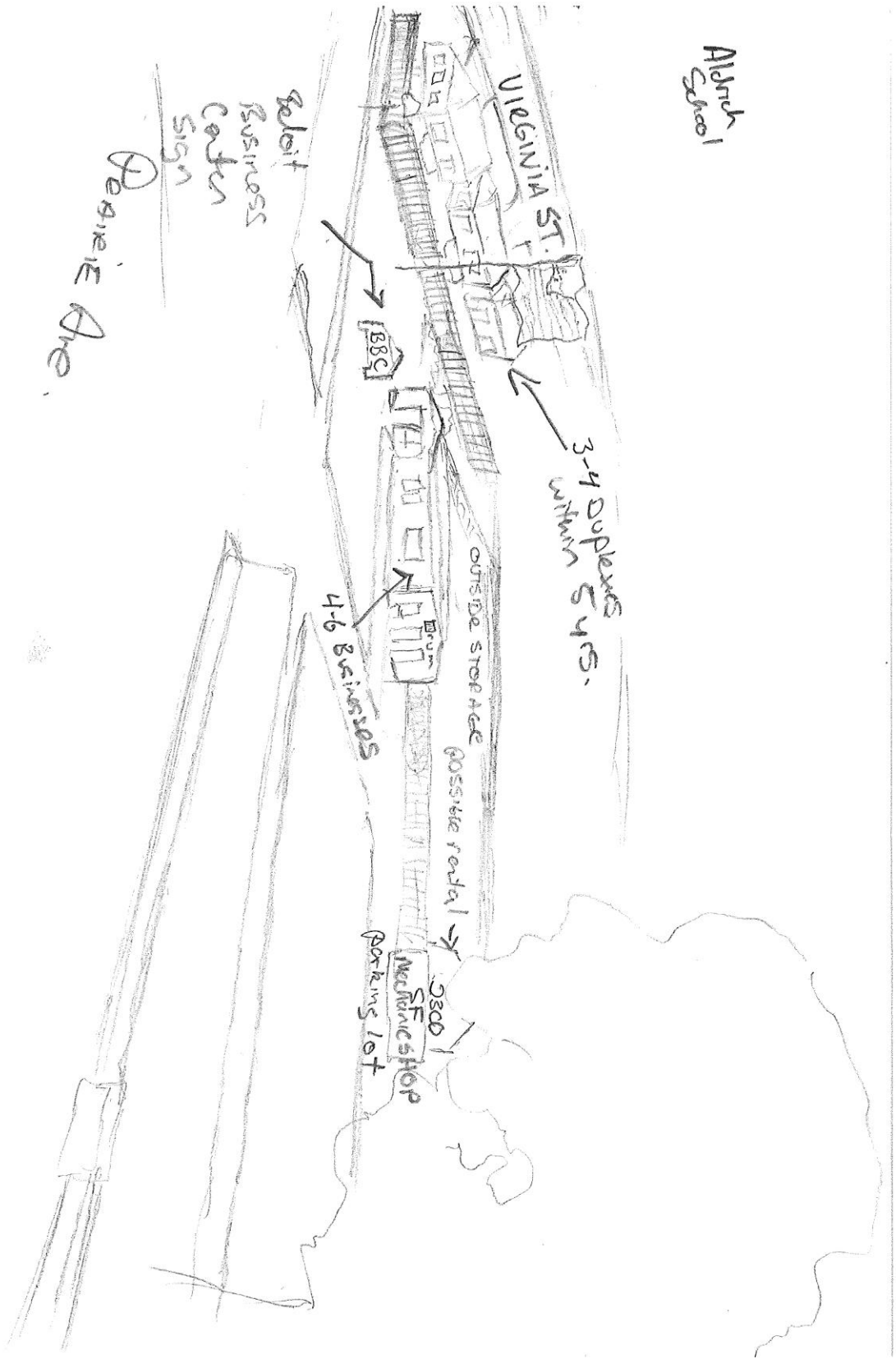
Filing Fee: \$275.00 Amount Paid: 275.00 Meeting Date: May 8th

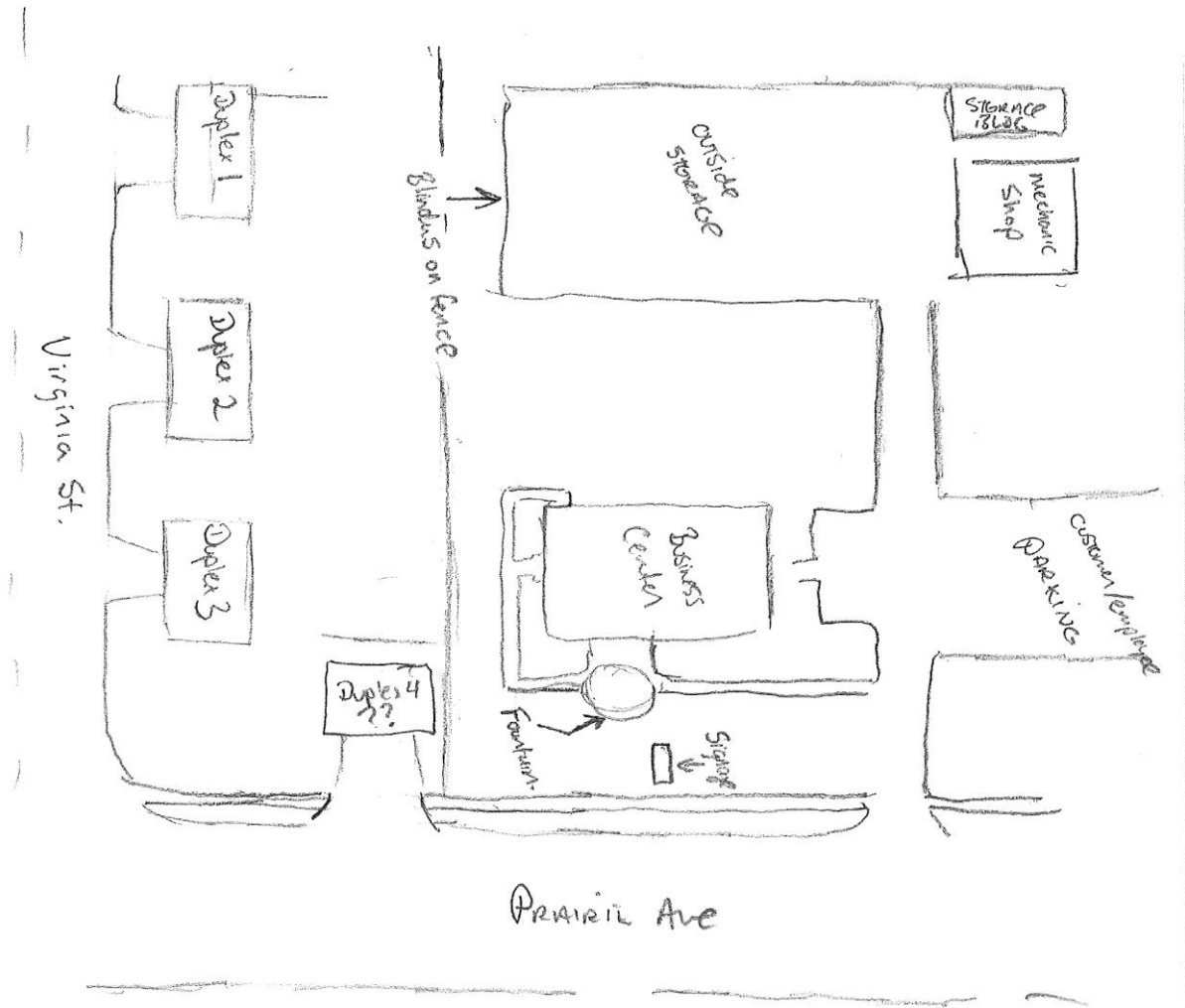
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: Melony Lottmann Date: 4/12/2019

Date Notice Published: _____ Date Notice Mailed: _____

Proposed PUD – Master Land Use Plan







April 12, 2019

City of Beloit, Council Members, Zoning Department, City of Beloit Residents:

My name is Aaron Nilson, I am the owner of "Aurum Contracting, PipeTrain Consulting, A-Train Properties, and The Nilson Corporation," currently located in the Township of Beloit. I am a Beloit native born at our very own "Beloit Memorial Hospital." I currently reside in South Beloit with my wife and 3 children. I am a two tour Naval Veteran in "Operation Iraqi Freedom" and "Operation Enduring Freedom."

I am writing this letter with the intention of clarifying my reasons for submitting an application to "re-zone" 2426 Prairie Avenue, Beloit, WI. I am proposing the change to "PUD" zoning. My intention is to keep the existing structures on the premises and utilize them to build a "Business Center" with 4-6 businesses using the property to operate business daily. The construction needed to convert the property to a multi-business center is minimal and will take approximately 30-60 days to occupy the premises. The structures in the rear of the building, or the storage area, can be used as a mechanic shop, outside storage, etc.

The acreage south of the building could potentially be used to build duplexes, which is part of the 5-year vision as my company grows.

The center will be dedicated to the veterans who served out of 2426 Prairie Avenue. when it was a reserve center during the "Gulf War." My plan is to commemorate those vets with a plaque located on the property.

Prairie Avenue is a high traffic road in the city limits, and I am very enthusiastic about the idea of my companies being located within the city. As a business owner it is my opinion that the city of Beloit needs more buildings for businesses to occupy and thrive. The economic impact of fulfilling this vision is vast and I believe we would be doing a disservice to our community by ignoring the potential that exists on this parcel within the city limits. If given the opportunity I will fulfill this vision.

Kind Regards,

Aaron Nilson
815.222.8283

901 Elmwood Avenue, Beloit, WI 53511; Phone (608) 312-4343 Fax 608.312.4334

NOTICE TO THE PUBLIC

April 24, 2019

To Whom It May Concern:

Aaron Nilson 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*.

The request is for the primary use of the existing building being utilized for a home improvement contractor business with additional tenant office space, mechanic shop, outdoor storage, and in the future duplexes. 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, May 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 (Public Hearing): Monday, June 17, 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 rottmanh@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

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

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

Peter Herreid
Div. of Intergovernmental Relations
Department of Administration
peter.herreid@wisconsin.gov

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

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

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

Nick Dimassis
Beloit Public Library Director
ndimassis@beloitlibrary.org

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

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

Brad Austin
Corporate Contractors Inc.
3800 Gateway Blvd #200
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 4.b.

File Number: PUD-2019-02

General Information

Applicant: Aaron Nilson of Aurum Contracting

Owner: Andrew Sarris (Note: Applicant Provided Copy of Accepted Offer to Purchase)

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

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 a proposed redevelopment that includes utilizing the existing building for a contractor office, with additional tenant office space, mechanic shop, outdoor storage, and in the future duplexes along Virginia Street. The applicant is seeking approval of a PUD in order to combine multiple land uses on one site.

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 final plan is reviewed and approved by staff.

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 applicant has submitted a PUD – Master Land Use Plan for proposed redevelopment that includes utilizing the existing building for a contractor office, with additional tenant office space, mechanic shop, outdoor storage, and in the future duplexes along Virginia Street. The applicant is seeking approval of a PUD in order to combine multiple land uses on one site.

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 and has a signed offer to purchase. In January of 2019, the City Council denied the property owner proposed project for Multi-Family Residential.

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 Aldrich Intimidate School that is zoned PLI, Public Land and Institutions.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Two-Family/Townhouse Residential; the plan also states PUD zoning can be another avenue to achieve the goal of increasing Two-Family Residential housing options within the City. Although this request includes Two-Family Residential Units, staff directed the applicant to apply for a Zoning Map Amendment and a Comprehensive Plan Amendment because of the other purposed land uses for the site. This request supports Strategic Goals #3 by creating residential and economic growth.

Zoning Ordinance Requirements:

Allowed Uses: The permitted uses within the PUD would include: a contractor office, limited vehicle service for contracting company only, Two-family Residential, and C-1, Office District, zoning uses.

Density/Intensity and Dimensional Standards: The proposed PUD at this time does not include any new structures; there is an existing 3,850 square foot office building with two accessory structures towards the rear yard setback. All current structures are in compliance with current zoning requirements. All future construction must maintain a minimum of 30 feet from the PUD district boundaries. All new Two-Family Residential Development is subject to the R-2, Two-Family Zoning, District development standards with access only allowed on Virginia Street, with a maximum number of three duplexes. The PUD must maintain 15% of the gross land area as open space; mature trees on site must be preserved to the maximum extent possible or replaced on site elsewhere.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinance, Office and Sales (Personal Service-oriented) must provide at least 1 parking stall per 250 square feet, which equates to 16 parking stalls for the proposed development. The site currently exceeds the minimum number of parking spaces.

Other Requirements: The site is adjacent to residential zoning districts along the north and west property lines. The rear parking area and accessory structure will need to have a privacy fence that is at least six feet in height. The current fence can be modified to keep the commercial land uses separated from these residential land uses. The business hours may only operate between 7 AM and 7 PM each day to prevent disruption to the adjacent residences.

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 subject property is a former military site and not suitable for most Public Land and Institutional uses such as schools or churches. The proposed PUD is a creative way to utilize the current site amenities, combine multiple land uses, and add additional housing to the city.

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 the existing Prairie Avenue 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. In order to develop the duplexes, a water main will need to be constructed in the Virginia Street right-of-way. Any relocation/replacement costs will be borne by the applicant.
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 Comprehensive Plan's Future Land Use Map recommends Two-Family/Townhouse Residential; the plan also states PUD zoning can be another avenue to achieve the goal of increasing Two-Family Residential housing options within the City. The purposed PUD fosters residential and economic growth. There is a request to modify the Future Land Use Map of the Comprehensive Plan to Planned Mixed Use.
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 a property that has been vacant for some time into a Planned Mixed Use that will comply with all of the City's current site, building, lighting, and landscaping standards.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the property located at 2426 Prairie Avenue, subject to the following conditions:

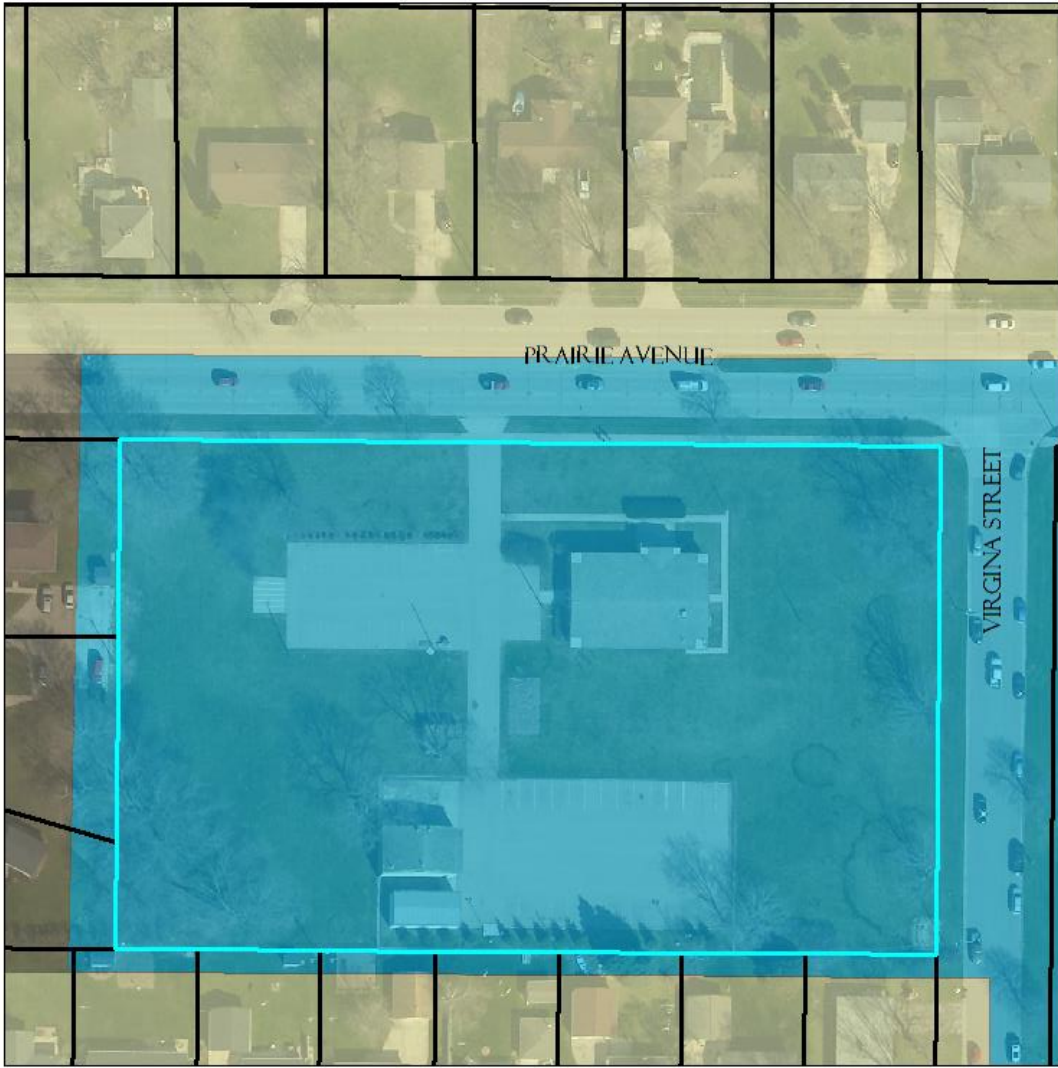
1. This approval authorizes said land uses: contractor office, limited vehicle service for contracting company only, Two-family Residential, and C-1 Office District, zoning uses.
2. All new Two-Family Residential Development must maintain a minimum of 30 feet from the PUD district boundaries in addition to the R-2, Two-Family Zoning, District development standards, and height requirements. The maximum building coverage is the current commercial footprint plus three duplexes with access only allowed on Virginia Street.
3. No additional commercial development can occur without a PUD amendment.
4. The PUD must maintain 15% of the gross land area as open space; mature trees on site must be preserved to the maximum extent possible or replaced on site elsewhere.
5. The access road from Prairie Avenue must remain obstruction free to provide adequate turn around access for emergency services. No additional access points will be granted along Prairie Avenue.
6. The rear parking area and accessory structure must be screened and barbed wire removed by August 1, 2019. The existing fence can be modified with privacy slats or removed to install a privacy fence.
7. The Business hours may only operate between 7 AM and 7 PM each day to prevent disruption to the adjacent residences.
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.

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

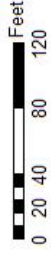
Location & Zoning Map

PUD-2019-02

2426 Prairie Avenue



1 inch = 84 feet



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

PLANNING & BUILDING SERVICES DIVISION

Legend

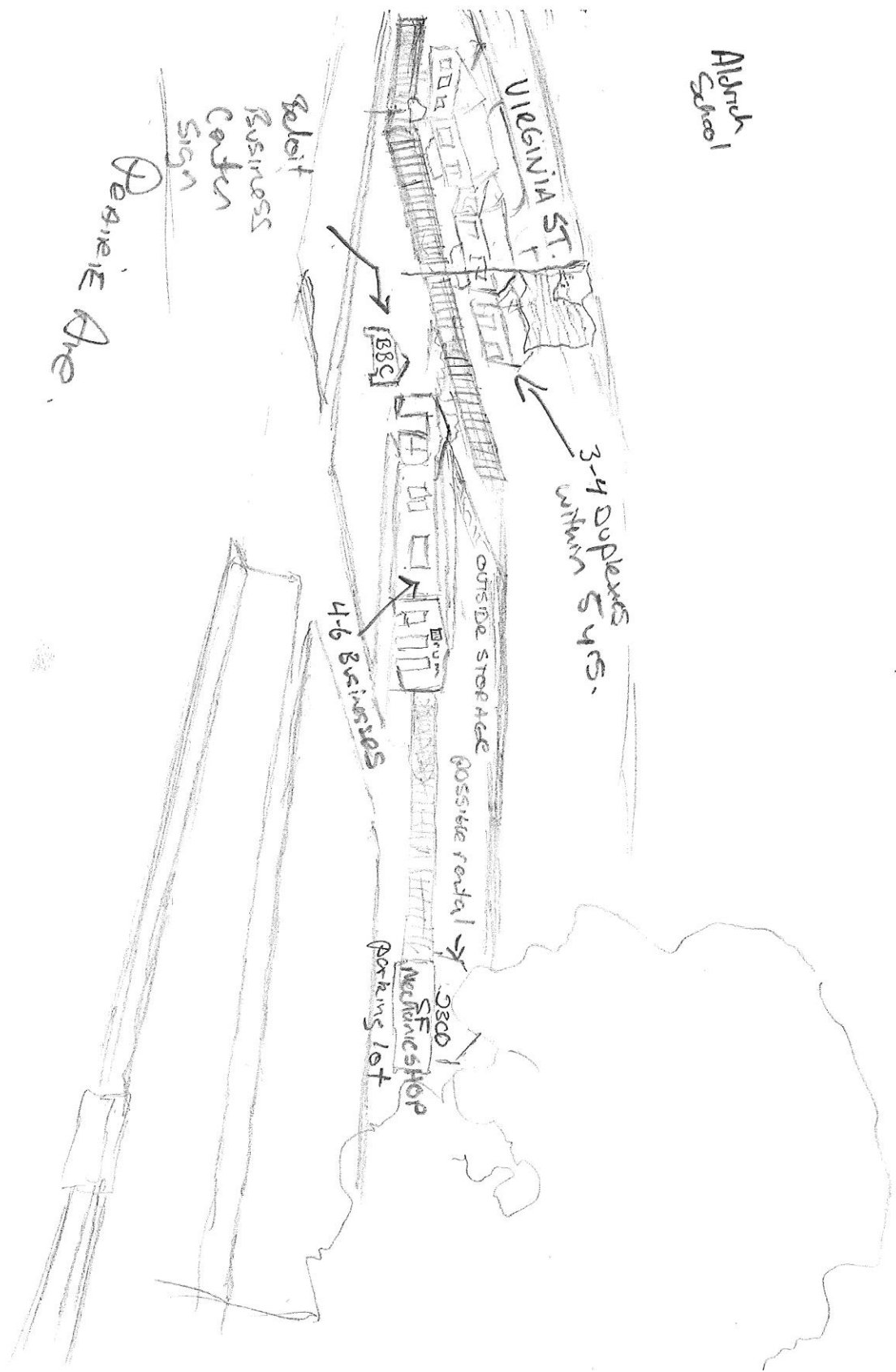
Zoning Classification

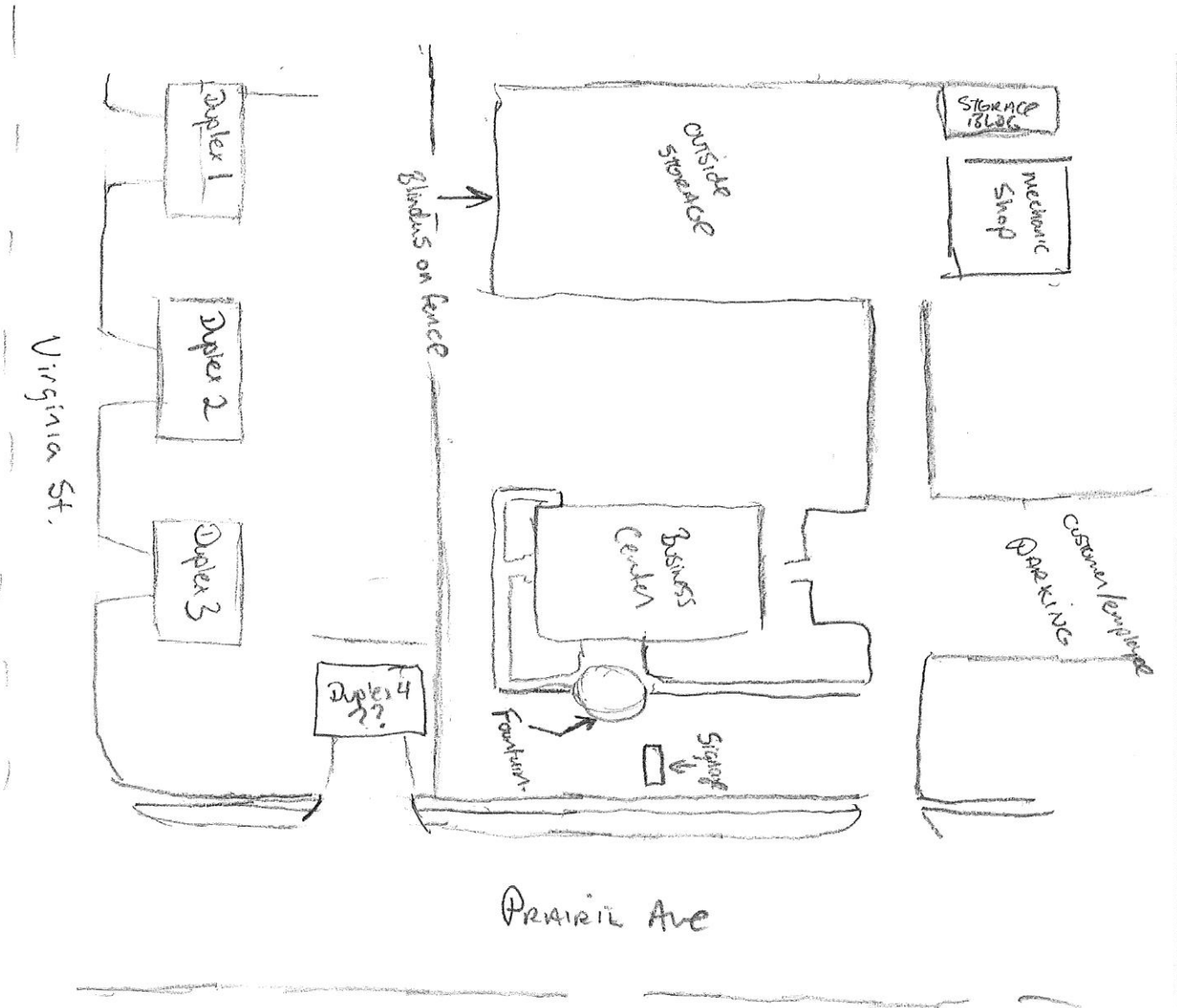
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REGULATION CLASSIFICATION

- C-1
- C-2
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- CBD-1
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- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

Proposed PUD – Master Land Use Plan







April 12, 2019

City of Beloit, Council Members, Zoning Department, City of Beloit Residents:

My name is Aaron Nilson, I am the owner of "Aurum Contracting, PipeTrain Consulting, A-Train Properties, and The Nilson Corporation," currently located in the Township of Beloit. I am a Beloit native born at our very own "Beloit Memorial Hospital." I currently reside in South Beloit with my wife and 3 children. I am a two tour Naval Veteran in "Operation Iraqi Freedom" and "Operation Enduring Freedom."

I am writing this letter with the intention of clarifying my reasons for submitting an application to "re-zone" 2426 Prairie Avenue, Beloit, WI. I am proposing the change to "PUD" zoning. My intention is to keep the existing structures on the premises and utilize them to build a "Business Center" with 4-6 businesses using the property to operate business daily. The construction needed to convert the property to a multi-business center is minimal and will take approximately 30-60 days to occupy the premises. The structures in the rear of the building, or the storage area, can be used as a mechanic shop, outside storage, etc.

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The center will be dedicated to the veterans who served out of 2426 Prairie Avenue. when it was a reserve center during the "Gulf War." My plan is to commemorate those vets with a plaque located on the property.

Prairie Avenue is a high traffic road in the city limits, and I am very enthusiastic about the idea of my companies being located within the city. As a business owner it is my opinion that the city of Beloit needs more buildings for businesses to occupy and thrive. The economic impact of fulfilling this vision is vast and I believe we would be doing a disservice to our community by ignoring the potential that exists on this parcel within the city limits. If given the opportunity I will fulfill this vision.

Kind Regards,

Aaron Nilson
815.222.8283

901 Elmwood Avenue, Beloit, WI 53511; Phone (608) 312-4343 Fax 608.312.4334

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-2019-02

1. Address of subject property: 2426 PRAIRIE Ave Beloit, WI 53511

2. Legal description: 12410900
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 3.56

4. Tax Parcel Number(s): _____

5. Owner of record: _____ Phone: _____

6. Applicant's Name: AARON NILSON
(Address) (City) (State) (Zip)

901 Elmwood Ave Beloit WI 53511
(Address) (City) (State) (Zip)

(608) 312-4343 / (815) 222-8283 / anilson.aaron@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: VACANT AT THIS TIME

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) PLI Zoning District.

9. A Preapplication Conference was held on: 4/9/19

10. All the proposed use(s) for this property will be:
Principal use(s): PRIMARY OFFICE LOCATION FOR AURUM CONTRACTING
Secondary use(s): BUSINESS CENTER - 4-6 BUSINESSES

11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. The current zoning of PLI
I AM PROPOSING ZONING THAT WOULD ALLOW FOR MULTIPLE
BUSINESSES TO OCCUPY THE PREMISES AND CONDUCT DAILY
CLERICAL WORK IN THE MAIN STRUCTURE AND STOP WORK IN THE BUILDING
WESTWARDLY ON THE PROPERTY.

12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. Structurally nothing would change,
by utilizing the current layout and buildings the City of Beloit could
POTENTIALLY HAVE AN ADDITIONAL 4-6 BUSINESSES THRIVING IN THE CITY
AT A HIGH VISIBILITY LOCATION WITH PLENTY OF PARKING AND EASY ACCESS.

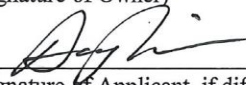
13. Project timetable: Start date: _____ Completion date: _____

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

- () Owner
- () Leasehold, length of lease: _____
- (X) Contractual, nature of contract: Letter of Intent & Offer to Purchase
- () 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 of Owner)	(Print name)	(Date)
	Aaron Nilsson	4/12/2019
(Signature of Applicant, if different)	(Print name)	(Date)



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

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

To be completed by Planning Staff

Filing fee: \$200.00 Amount paid: \$200.00 Meeting date: May 8th

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

Application accepted by: Arlony Ertmann Date: 4/12/2019

NOTICE TO THE PUBLIC

April 24, 2019

To Whom It May Concern:

Aaron Nilsen has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the redevelopment for the subject property:

2426 Prairie Avenue.

The applicant is seeking approval of a PUD in order to combine multiple land uses. The primary use of the existing building would be utilized for a home improvement contractor business with additional tenant office space, mechanic shop, outdoor storage, and in the future duplexes along the south of the property. The subject parcel is zoned PLI, Public Lands and Institutions. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification to PUD, Planned Unit Development. A copy of the proposed plan is attached.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, May 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, July 1, 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 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.

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2414 SUNSHINE LN
BELOIT WI 53511

WAYNE SNOW
2405 PRAIRIE AVE
BELOIT WI 535112624



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 4.c.

File Number: ZMA-2019-05

General Information

Applicant: Aaron Nilson of Aurum Contracting

Owner: Andrew Sarris (Note: Applicant Provided Copy of Accepted Offer to Purchase)

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

Applicant's Request/Proposal: The applicant is requesting a Zoning Map Amendment from PLI, Public Lands and Institutions to PUD, Planned Unit Development District, for the property located 2426 Prairie Avenue.

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 final plan is reviewed and approved by staff.

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 applicant has submitted a PUD – Master Land Use Plan for proposed redevelopment that includes utilizing the existing building for a contractor office, with additional tenant office space, mechanic shop, outdoor storage, and in the future, duplexes along Virginia Street. The applicant is seeking approval of a PUD in order to combine multiple land uses on one site.

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 and has a signed offer to purchase. In January of 2019, the City Council denied the property owner's proposed project for Multi-Family Residential.

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 Aldrich Intermediate School that is zoned PLI, Public Land and Institutions.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Two-Family/Townhouse Residential; the plan also states PUD zoning can be another avenue to achieve the goal of increasing Two-Family Residential housing options within the City. Although this request includes Two-Family Residential Units, staff directed the applicant to apply for a Zoning Map Amendment and a Comprehensive Plan Amendment because of the other purposed land uses for the site. This request supports Strategic Goals #3 by creating residential and 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 Mixed Use PUD is consistent with land uses along along Prairie Avenue. There is a mix of commercial, residential, and institutional land uses along this corridor. The PUD will redevelop a property that has sat vacant for some time. Staff is recommending conditions of approval to address hours of operation, outdoor storage, and phasing of development.
2. **The zoning classification of property within the general area of the subject property.**
The proposed Mixed Use PUD is a special purpose zoning district that permits greater flexibility of land use and site design than conventional zoning districts.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is not suitable for the uses that are permitted in the existing zoning classification. A former military site is not suitable for institutional uses such as a school or church.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
This area of the city is fully developed. Reconstruction of Prairie Avenue will start this summer.

STAFF RECOMMENDATION:

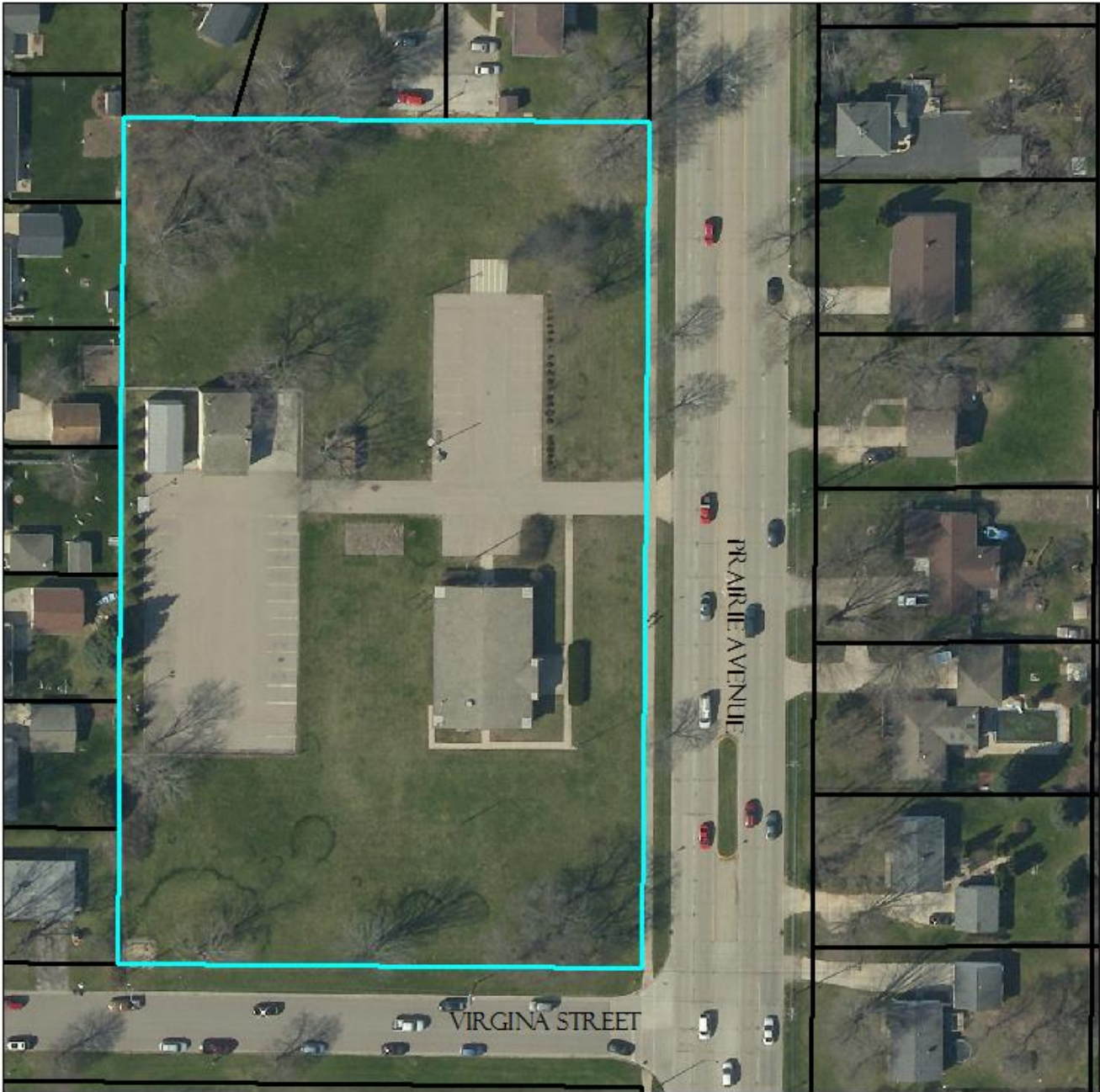
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions to PUD, Planned Unit Development District, for the property located at 2426 Prairie Avenue.

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

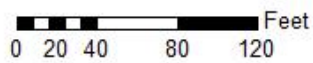
Location Map

2426 Prairie Avenue

ZMA-2019-05



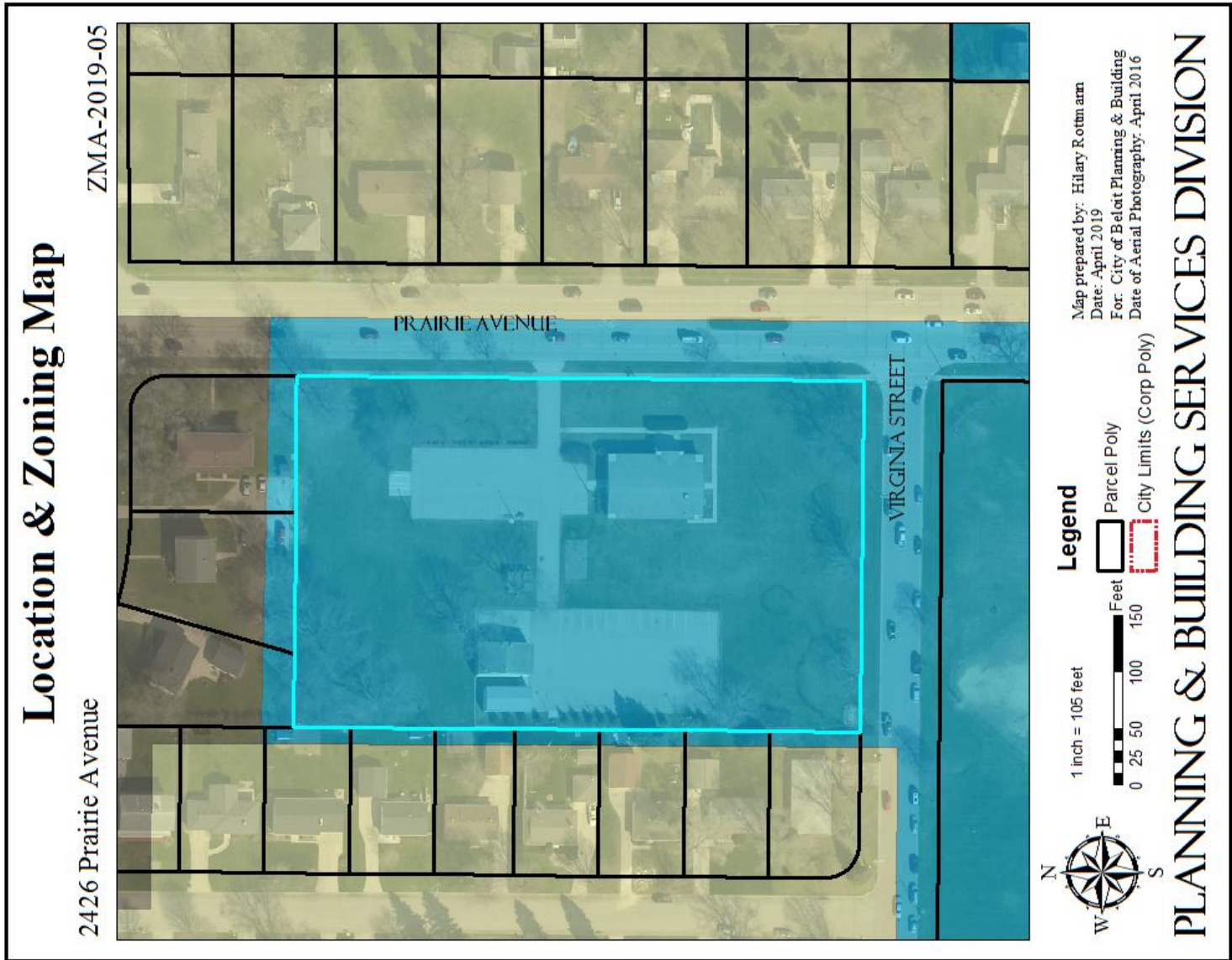
1 inch = 84 feet



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

PLANNING & BUILDING SERVICES DIVISION

- Legend**
- Zoning Classification**
- <all other values>
- REGULATIONCLASSIFICATION**
- C-1
 - C-2
 - C-3
 - CBD-1
 - CBD-2
 - DH
 - M-1
 - M-2
 - MRO
 - PLI
 - PUD
 - R-1A
 - R-1B
 - R-2
 - R-3
 - R-4
 - Parcel Poly
 - City Limits (Corp Poly)



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-2019-05

1. Address of subject property: 2426 PRAIRIE AVE. BELOIT, WI

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: 3.56 acres.

3. Tax Parcel Number(s): 12410900

4. Owner of record: Andrew SARRIS Phone: _____

4201 Greenwood St. Skokie IL 60076
(Address) (City) (State) (Zip)

5. Applicant's Name: Aaron Nilson

901 Elmwood Ave Beloit WI 53511
(Address) (City) (State) (Zip)

(608) 312-4343 (815) 222-8283 /
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: PLI to: PUD

All existing uses on this property are: CURRENTLY THE PROPERTY IS

SITTING VACANT

7. All the proposed uses for this property are:

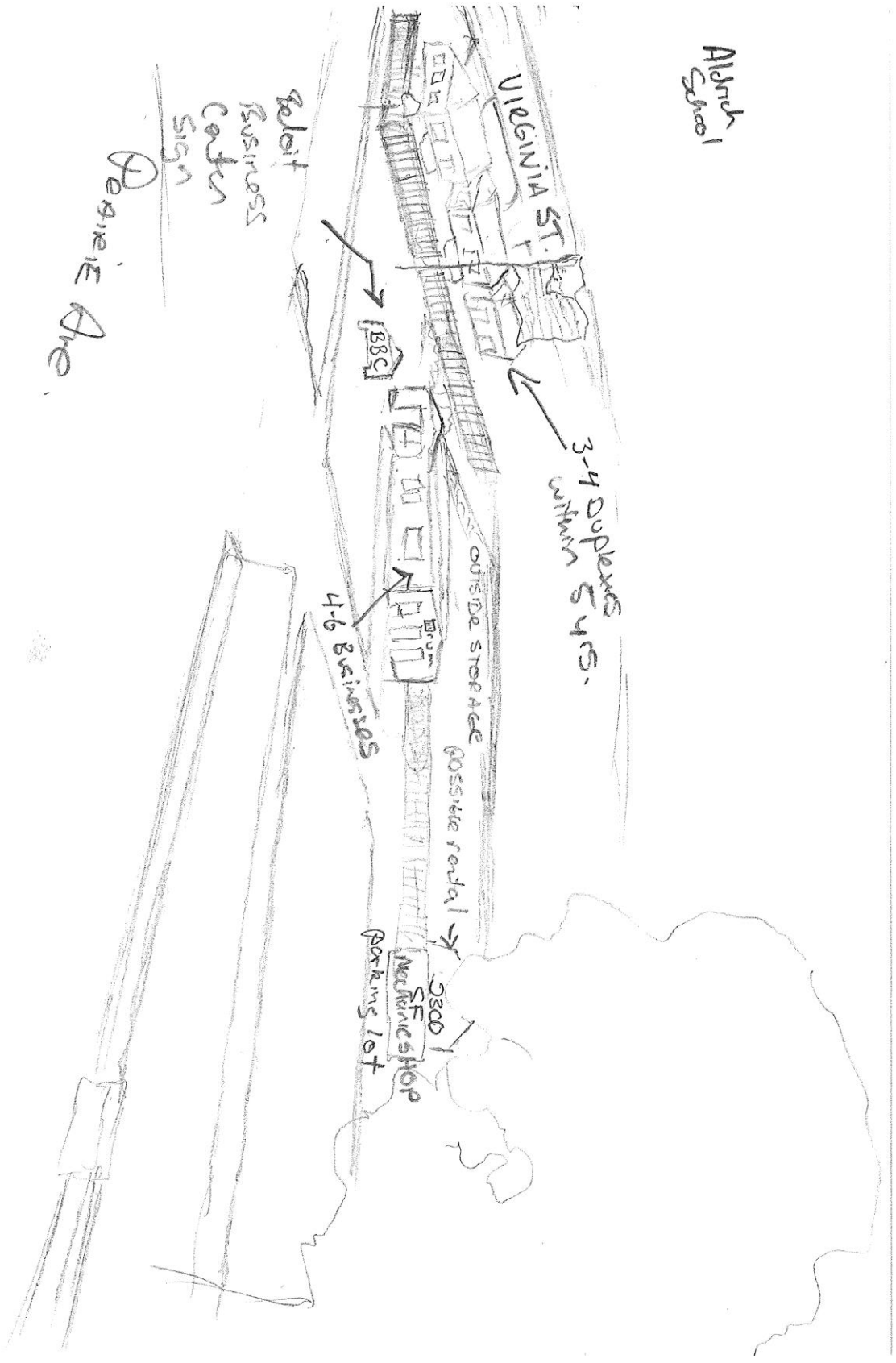
Principal use(s): Office Location for Aurum Contracting

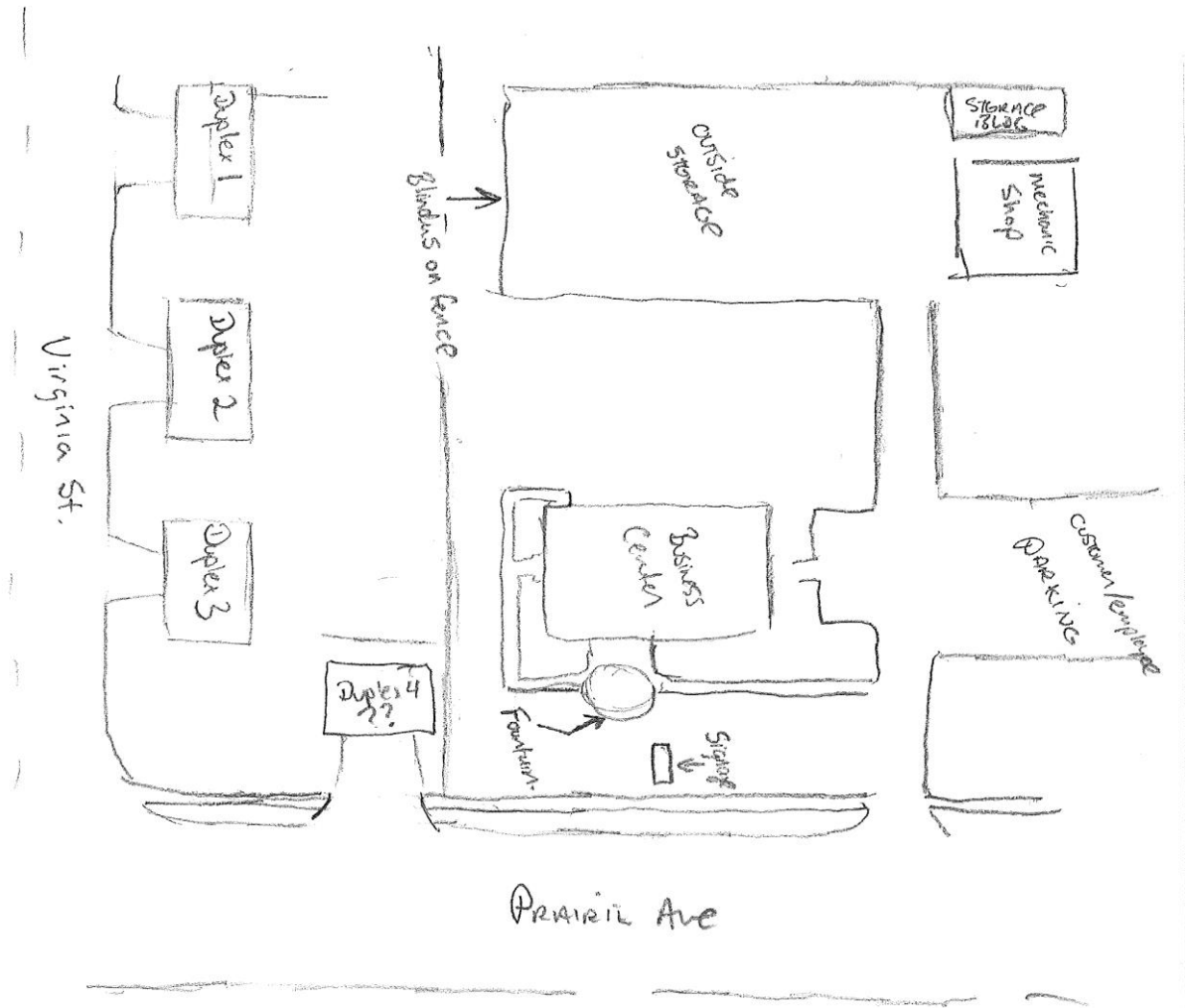
Secondary use(s): Business Center 4-6 Businesses located

Under the same roof. There is also a possibility of
utilizing the building in the back of the property as a shop/mechanic

* Accessory use(s): _____

Proposed PUD – Master Land Use Plan







April 12, 2019

City of Beloit, Council Members, Zoning Department, City of Beloit Residents:

My name is Aaron Nilson, I am the owner of "Aurum Contracting, PipeTrain Consulting, A-Train Properties, and The Nilson Corporation," currently located in the Township of Beloit. I am a Beloit native born at our very own "Beloit Memorial Hospital." I currently reside in South Beloit with my wife and 3 children. I am a two tour Naval Veteran in "Operation Iraqi Freedom" and "Operation Enduring Freedom."

I am writing this letter with the intention of clarifying my reasons for submitting an application to "re-zone" 2426 Prairie Avenue, Beloit, WI. I am proposing the change to "PUD" zoning. My intention is to keep the existing structures on the premises and utilize them to build a "Business Center" with 4-6 businesses using the property to operate business daily. The construction needed to convert the property to a multi-business center is minimal and will take approximately 30-60 days to occupy the premises. The structures in the rear of the building, or the storage area, can be used as a mechanic shop, outside storage, etc.

The acreage south of the building could potentially be used to build duplexes, which is part of the 5-year vision as my company grows.

The center will be dedicated to the veterans who served out of 2426 Prairie Avenue. when it was a reserve center during the "Gulf War." My plan is to commemorate those vets with a plaque located on the property.

Prairie Avenue is a high traffic road in the city limits, and I am very enthusiastic about the idea of my companies being located within the city. As a business owner it is my opinion that the city of Beloit needs more buildings for businesses to occupy and thrive. The economic impact of fulfilling this vision is vast and I believe we would be doing a disservice to our community by ignoring the potential that exists on this parcel within the city limits. If given the opportunity I will fulfill this vision.

Kind Regards,

Aaron Nilson
815.222.8283

901 Elmwood Avenue, Beloit, WI 53511; Phone (608) 312-4343 Fax 608.312.4334

NOTICE TO THE PUBLIC

April 24, 2019

To Whom It May Concern:

Aaron Nilsen has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the redevelopment for the subject property:

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REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 4(d)

File Number: CU-2019-01

General Information

Applicant: Jody Miller, on behalf of Dwight Miller and Waylon Daniel (DBA Daniel's Auto Detailing & Repair)

Owner: Joel & Charlotte Vandenberg

Address/Location: 2034 Liberty Avenue

Applicant's Request: The applicant has applied for a Conditional Use Permit (CUP) to allow a limited vehicle service use in a C-2, Neighborhood Commercial District, for the property located at 2034 Liberty Avenue.

Background

In December 2018, Planning staff initiated enforcement action against the owner of 2034 Liberty Avenue after discovering an unlawful auto repair shop in the rear storage area of the building on the subject property. The business is operated by Waylon Daniel DBA Daniel's Auto Detailing & Repair. Mr. Daniel is a subtenant of Dwight Miller, who operates Roc City Art Complex (salon & tattoo) in the main commercial building on the subject property. Both Mr. Daniel and Mr. Miller are ineligible to apply for the CUP due to delinquent debts owed to the City of Beloit. A limited vehicle service use is one in which services are provided to vehicles while the owner waits in the car or nearby while the service is performed (e.g. quick lubes and tire shops). Both Mr. Daniel and Mr. Miller have been notified that full-scale auto repair is prohibited on the subject property. If the requested CUP is approved, the applicant will be required to bring the building and site into compliance with applicable building, zoning, and fire codes. This will include reducing the scope of the work, as full auto repair is prohibited in C-2 districts. Planning staff issued a first (\$187) citation to the property owner on March 6, 2019 when this CUP application (submitted on January 7, 2019) was repeatedly stalled due to delinquencies yet the repair shop continued to operate throughout January, February, and March 2019. The application was transferred into Jody Miller's name on April 12, 2019. Additional citations are being withheld during processing of this CUP application.

Staff Analysis

Existing Conditions: The subject property is ½ acre in area and includes a 4,165 square-foot retail building and a 3,500 square-foot storage warehouse, along with parking areas that are both gravel and asphalt. The property was previously occupied by Custom Bookbinding, and the warehouse was used for storage/distribution functions. The rear storage warehouse is the location of the vehicle repair shop. There is a driveway on Liberty Avenue/State Highway 81 that serves the property, which is located within an unimproved public right-of-way as shown on the attached map.

Surrounding Land Use and Zoning: There is an R-2, Two-Family Residential District to the west and south of the subject property, along with single-family dwellings. There is a commercial use (zoned C-2) to the west of the subject property along Liberty Avenue and a two-family use (zoned C-2) to the east along Liberty Avenue.

There is a nonconforming outdoor storage yard to the southeast of the subject property.

Vehicle Repair Definitions: There are two categories of vehicle repair in the City of Beloit Zoning Ordinance: limited vehicle service (where services are provided to vehicles while the owner waits) and vehicle repair (full-scale auto repair). The applicant initially planned to operate a full-scale vehicle repair operation at this location, but has been advised by Planning staff that vehicle repair is prohibited in the C-2 district. Only limited vehicle service uses are allowed, and must be authorized by a Conditional Use Permit. The Beloit Fire Department has inspected the interior of the subject property on numerous occasions, and has expressed concern that full-scale repair is still occurring within the building. The Fire Department's photos taken April 22, 2019 are attached, which show the interior conditions of the operation including engine overhaul work.

Site Improvements Needed: Planning staff has advised the applicants and the property owner that several areas of the property must be brought up to code if the CUP is to be issued and used. There are several areas of the site that are gravel, which is problematic given increased vehicle traffic and outdoor storage of vehicles. All gravel areas, including both private property and the unimproved right-of-way, need to be paved with asphalt or concrete. In addition, the existing privacy fence along the western property line is damaged/destroyed and must be repaired or replaced in a workmanlike manner. The applicants and owner were advised of this in January 2019, yet the fence remains in a state of disrepair. The sign along Liberty Avenue is technically an "abandoned sign" because it advertises a business that no longer operates. Therefore, it must be removed, professionally covered, or changed to advertise one of the existing businesses.

Building Improvements Needed: Building Inspection and Fire Department staff have advised the applicant that several building alterations are needed in order to legally occupy the rear storage warehouse as a limited vehicle repair shop. A new fire wall barrier must be constructed to create a fire barrier between the shop and the retail uses in the front building. The owner has applied for a permit for this work, but as of this writing no work has started. In addition, the Water Resources Division has advised that the floor drain may need to be connected to the sanitary sewer, as a recent dye test revealed that the floor drain doesn't reach any storm or sanitary sewers and likely just enters the ground.

Outdoor Vehicle Storage: On March 25, 2019, Code Enforcement issued a Notice of Violation to remove all of the unlicensed and/or junk vehicles from the property. The compliance deadline has passed. As of this writing, 20 vehicles remain on the property, half of which are unlicensed.

Review Agent Comments: The City Engineer has agreed with Planning staff regarding the need to pave all gravel areas of the site, including the unimproved right-of-way. The Water Resources Director provided the comments above regarding the need for a new floor drain connection. The Fire Department has expressed concerns that full-scale auto repair is occurring, and that a fire wall has not been constructed. No other comments or concerns were submitted by the review agents.

City of Beloit Comprehensive Plan: The City's Future Land Use Map (Map #10 of the Comprehensive Plan) recommends Neighborhood Commercial uses and C-2 zoning for the subject property.

Public Notices and Comment:

The attached notice was sent to nearby property owners and published/posted publicly. Planning staff has been contacted by one nearby property owner who requested that the privacy fence be repaired or replaced.

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;

- If the applicant is willing to reduce the scope of the operation to limited vehicle service and to make all of the site & building improvements recommended below and to operate subject to limited hours, noise, and outdoor storage restrictions, then the use will not be detrimental to the public. The requirements to install a fire-rated wall and to replace the floor drain are directly tied to public health & safety.
- 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 site is directly adjacent to single-family properties, which increases the potential for land use conflicts relating to noise, odor, lights, dust, etc. If the applicant is willing to operate in accordance with the conditions outlined below, then land use compatibility may be achievable. The current conditions are not acceptable.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
- In its current condition, the limited vehicle service use includes excessive unlicensed and inoperable vehicles that may have a negative impact upon property values. The staff-recommended conditions below are intended to address these and other issues.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
- The adjacent properties are already developed.
- 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;*
- In order to become a legitimate vehicle service operation, the site and building must be improved and brought up to code. For example, all gravel areas must be paved to control dust and the long-damaged fence shall be repaired or replaced to reduce unsightliness. The abandoned sign must be covered or replaced to avoid confusion and blight. The current conditions are not acceptable.
- 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;*
- In order to protect the groundwater supply, the existing floor drain must be connected to the sanitary sewer line as requested by the Water Resources Division.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
- The site has adequate parking, but all of it must be paved with asphalt or concrete.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- If the CUP is approved, Planning staff will need to monitor the site closely to ensure that all conditions are met.

Staff Concerns: Planning staff is recommending several conditions of approval below to address all of the outstanding violations on the property, and to ensure that the property operates as a limited vehicle service use without negatively impacting nearby properties. However, it is noteworthy that the proposed conditions below will require a significant investment on the part of the owner and/or applicants, which is concerning given the issues with delinquent debts owed to the City that have delayed this application, evidence showing a lack of correction of known violations, and a lack of clarity in terms of financial responsibility for the improvements between the owner and applicant. If the applicant cannot agree to comply with all of the conditions and required improvements by the recommended deadlines, then staff recommends denial of the requested CUP.

STAFF RECOMMENDATION:

If the applicant can demonstrate a willingness and resources to comply with the conditions below, the Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a limited vehicle service use in a C-2, Neighborhood Commercial District, for the property located at 2034 Liberty Avenue, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes a limited vehicle service business in the existing 3,500 square-foot storage warehouse on the subject property, subject to the conditions below. Full-scale auto repair is prohibited. Customers must wait on site while repairs are made.
2. All gravel areas on the subject property and the adjacent unimproved right-of-way on which the driveway is located shall be paved to the City Engineer's standards with asphalt or concrete to control dust by July 1, 2019.
3. The limited vehicle service business may only operate between 7 AM and 7 PM each day to prevent disruption to the adjacent residences.
4. No vehicles, regardless of condition or registration status, may be parked outside on the subject property after hours to prevent blight. This prohibition excludes the applicant's personal vehicles and vehicles belonging to customers at the Roc City Art Complex.
5. If the above conditions are not met, additional citations for the existing open zoning violation shall be issued to the property owner of record.
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.

Code Requirements:

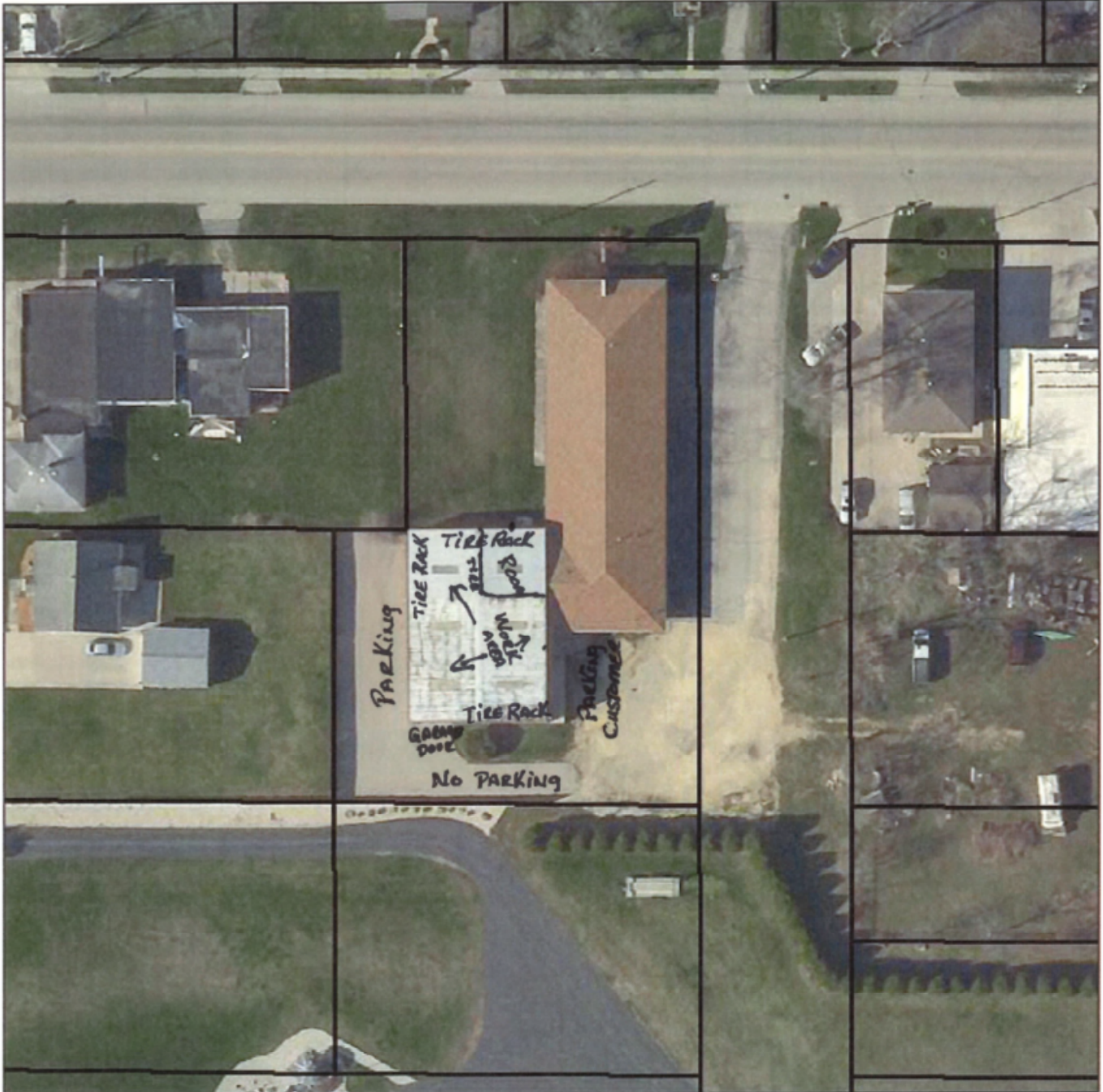
In addition to the above permit conditions, the following provisions of existing City Ordinances shall apply:

1. As required by the Property Maintenance Code, the existing privacy fence along the western boundary shall be repaired or replaced to prevent unsightliness by June 1, 2019.
2. As required by the Sign Ordinance, the abandoned sign along Liberty Avenue shall be professionally covered or replaced to reflect the current businesses to avoid public confusion by July 1, 2019.
3. As required by the Building Code, a fire-rated wall shall be constructed as directed by the Building Official and Fire Inspector to promote fire safety by July 1, 2019.
4. As required by the Wastewater Treatment Ordinance, all floor drains in the shop shall have an approved oil interceptor installed and shall be connected to the sanitary sewer to prevent groundwater contamination by July 1, 2019.
5. As required by the Zoning Ordinance, no junk, equipment, tires, trailers, or other unsightly items may be stored outside at any time to prevent blight.

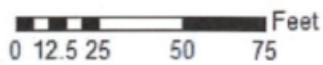
ATTACHMENTS: Location & Zoning Map, Photos, Application, and Public Notice.

Location & Zoning Map

2034 Liberty Avenue



1 inch = 53 feet



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

PLANNING & BUILDING SERVICES DIVISION

Photos







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-2019-01

1. Address of subject property: 2034 LIBERTY AVE.

2. Legal description: _____

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

Property dimensions are: 70 feet by 50 feet = 0.08 Acres square feet.

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

3. Tax Parcel Number(s): 80-0523881 13480880

4. Owner of record: _____ Phone: _____

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: Dwight J. Seay Miller

1804 Glen Ave Beloit WI 53511
(Address) (City) (State) (Zip)

608-2950086 1(608)208-6213 1 dwightemillerj@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: _____

7. THE FOLLOWING ACTION IS REQUESTED:

A Conditional Use Permit for: Daniel's Auto Detailing + Repair
in a(n) C-2 Zoning District.

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

Principal use: DETAILING VEHICLES - WINDOW TINTING

Secondary use: TIRE REPAIR + BRAKE JOBS

Accessory use: _____

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

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

- () Owner
- () Leasehold, length of lease: month to month
- () 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.

Joel Vandenberg / Joel Vandenberg / 12-14-18
 (Signature of Owner) (Print name) (Date)

Jody Miller / Jody Miller / 14 12-19
 (Signature of Applicant, if different) (Print name) (Date)

Dwight E. Miller, Jr. / Dwight E. Miller, Jr. / 4/15/19

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: \$275.⁰⁰ Meeting date: May 8, 2019

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

Application accepted by: Drew Pennington Date: 4/16/19

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

April 24, 2019

To Whom It May Concern:

Jody Miller, on behalf of Dwight Miller and Waylon Daniel, has filed an application for a Conditional Use Permit to allow a limited vehicle service use in a C-2, Neighborhood Commercial District, for the property located at:

2034 Liberty Avenue.

In December 2018, Planning staff initiated enforcement action against the owner of 2034 Liberty Avenue after discovering an unlawful auto repair shop in the rear storage area of the building on the subject property. The business is operated by Waylon Daniel DBA Daniel's Auto Detailing & Repair. Mr. Daniel is a subtenant of Dwight Miller, who operates Roc City Art Complex (salon & tattoo) in the main commercial building on the subject property. A limited vehicle service use is one in which services are provided to vehicles while the owner waits in the car or nearby while the service is performed (e.g. quick lubes and tire shops). If the requested CUP is approved, the applicant will be required to bring the building and site into compliance with applicable building, zoning, and fire codes.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, May 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, May 20, 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 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 PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 5(a)

File Number: VA-2019-01

General Information

Applicant: School District of Beloit

Owner: City of Beloit

Address/Location: 1200 Block of Fourth Street (from Middle Street to North Street)

Applicant's Request: Vacation of Public Street (Right-of-Way)

Staff Analysis

Overview: The City has received a petition from the School District of Beloit to vacate the 1200 Block of Fourth Street (from Middle Street to North Street) adjacent to Beloit Memorial High School. As required by Wisconsin Statutes, the City Council has adopted a Resolution which sets a date for a public hearing for this vacation request of June 3, 2019.

Background: The proposed area to be vacated has been administratively closed to traffic on trial basis since the beginning of the 2018-2019 school year. This petition would permanently close the 1200 Block of Fourth Street to traffic. The Petition for Vacation, proposed Plat of Vacation, and map are attached to this report.

Safety Enhancements: The proposed area to be vacated is 0.9 acres and is currently improved with roadway, curb & gutter, terrace, sidewalks, and utilities. As has been highly publicized, this area will eventually be redesigned into more of a plaza and pedestrian zone, but will retain an emergency access lane. The intent is to improve student safety, and to transform the space into a more cohesive campus.

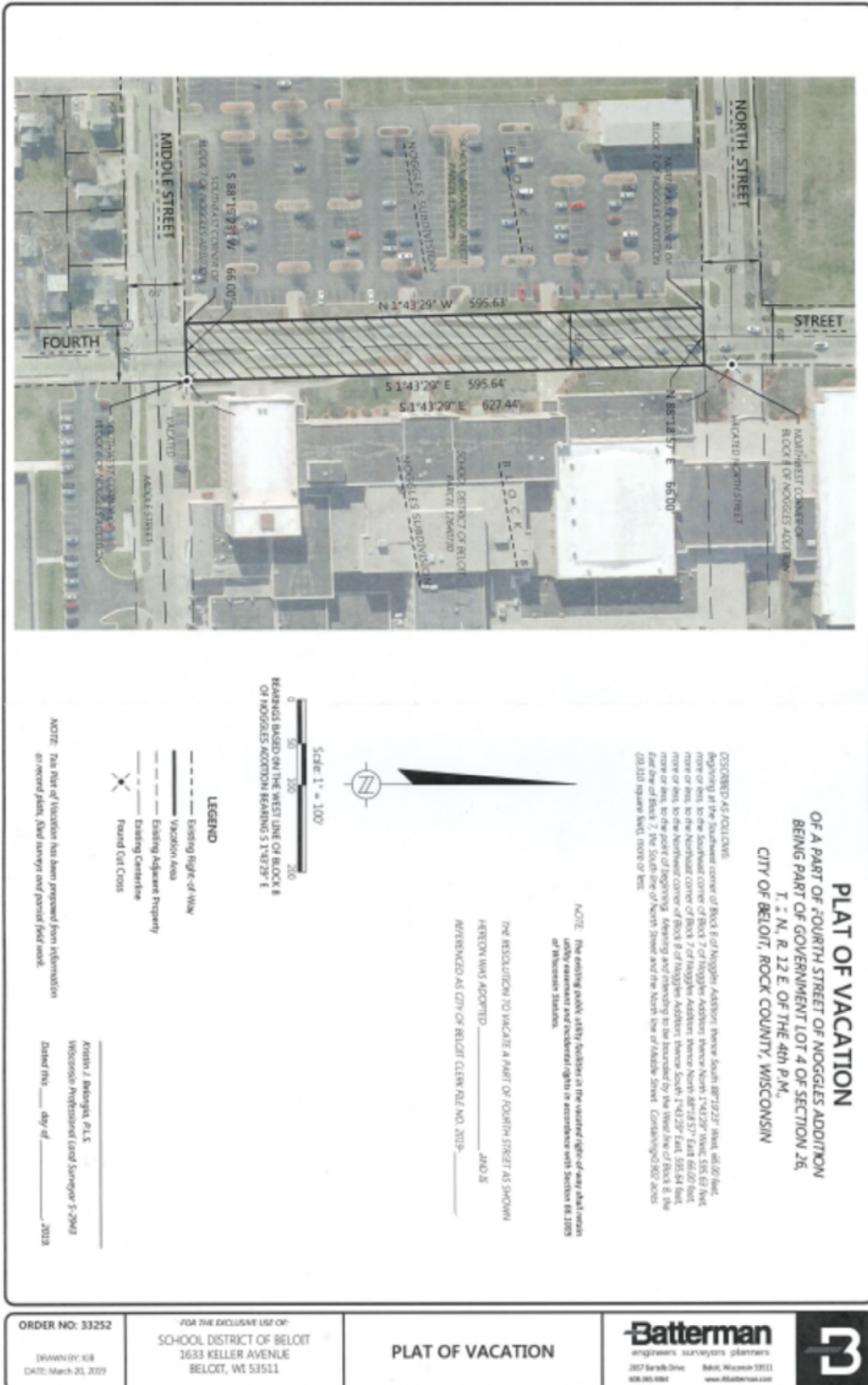
Other Comments: If approved, the vacated area will be equally divided between and attached to both adjacent school-owned parcels, subject to easements to allow utilities and emergency access. The Review Agents have requested a blanked utility easement for all of the existing utilities in the area to be vacated. A separate agreement relating to emergency access is being negotiated between the City and the School District. All required Public Notices have been distributed and published and the Lis Pendens was recorded with the Rock County Register of Deeds on April 11, 2019.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the vacation of the 1200 Block of Fourth Street (from Middle Street to North Street) as described in the attached Plat of Vacation, returning the entire right-of-way to the adjacent property owner.

ATTACHMENTS: Plat of Vacation, Petition, Public Hearing Resolution, & Public Notice.

Plat of Vacation



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: Fourth Street

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: 1225 Fourth Street (Site Address)	<i>Robert J. Belongia, Dir. of Bus. Services on behalf of the School District of Beloit</i>	4/2/2019
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: Kristin J. Belongia (Batterman)

Address of contact person: 2857 Bartells Drive, Beloit, WI 53511

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

Signature of contact person: *Kristin Belongia*

To be completed by Planning Staff		CC Ref. : April 15, 2019
Filing fee: \$75.00	Amount paid: <u>\$75.00</u>	PC : May 8, 2019
Application accepted by: <u><i>Drew Pennington</i></u>		CC : June 3, 2019
Date: <u>4/1/19</u>		



RESOLUTION 2019-045

RESOLUTION ACCEPTING THE INTRODUCTION OF AND REFERRING FOR PUBLIC HEARING AND PROCEEDINGS A RESOLUTION REGARDING THE VACATION OF A PORTION OF THE 1200 BLOCK OF FOURTH STREET IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

WHEREAS, the School District of Beloit has requested that the City of Beloit vacate a portion of the 1200 block of Fourth Street in the City of Beloit, Wisconsin due to safety concerns. The property is described as follows and shown on Exhibit A, attached hereto and incorporated herein by reference:

BEING PART OF GOVERNMENT LOT 4 OF SECTION 26, T. 1 N., R. 12 E. OF THE 4th P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

Beginning at the Southwest corner of Block 8 of Noggles Addition; thence South 88°19'23" West, 66.00 feet, more or less, to the Southeast corner of Block 7 of Noggles Addition; thence North 1°43'29" West, 595.63 feet, more or less, to the Northeast corner of Block 7 of Noggles Addition; thence North 88° 18'57" East, 66,00 feet, more or less, to the Northwest corner of Block 8 of Noggles Addition; thence South 1° 43'29" East, 595.64 feet, more or less, to the point of beginning. Meaning and intending to be bounded by the West line of Block 8, the East line of Block 7, the South line of North Street and the North line of Middle Street. Containing 0.902 acres (39,310 square feet), more or less.

WHEREAS, §66.1003(4), Wis. Stats. authorizes the City Council to initiate proceedings to abandon, vacate and discontinue a public right-of-way in accordance with the requirements of the statute; and

WHEREAS such proceedings under §66.1003(4), Wis. Stats., are initiated by the introduction of a resolution declaring that since the public interest requires it, a particular public way is abandoned, vacated and discontinued; and

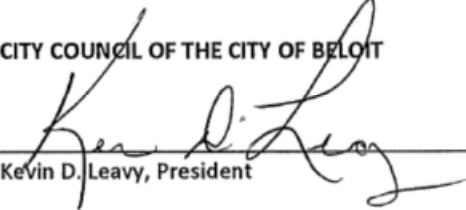
WHEREAS, the City of Beloit has determined pursuant to §66.1003, Wis. Stats., that the public interest requires that a portion of the 1200 block of Fourth Street, City of Beloit, Rock County, Wisconsin be abandoned, vacated and discontinued as a public street and the same is set forth and shown on the Plat of Vacation attached hereto and incorporated by reference herein; and

WHEREAS, a public hearing must be held on the proposed vacation of this right-of-way in accordance with §66.1003(4)(b), Wis. Stats.

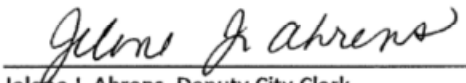
NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Beloit that the public interest requires that a portion of the 1200 block of Fourth Street be abandoned, vacated and discontinued as a public street and that the attached resolution is hereby accepted, subject to necessary amendments required due to information learned during the public review process; and

BE IT FURTHER RESOLVED that the attached resolution is hereby referred for public hearing on June 3, 2019 at 7:00 p.m. and further proceedings as required by Wis. Stats. §66.1003(4).

Adopted this 15th day of April, 2019.

CITY COUNCIL OF THE CITY OF BELOIT

Kevin D. Leavy, President

Attest:


Jelene J. Ahrens, Deputy City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

April 24, 2019

To Whom It May Concern:

The Planning & Building Services Division has received a petition from the School District of Beloit to vacate the 1200 Block of Fourth Street (from Middle Street to North Street) adjacent to Beloit Memorial High School. The proposed area to be vacated has been administratively closed to traffic on trial basis since the beginning of the 2018-2019 school year. This petition would permanently close the 1200 Block of Fourth Street to traffic. The proposed area to be vacated is 0.9 acres and is currently improved with roadway, curb & gutter, terrace, sidewalks, and utilities. As has been highly publicized, this area will eventually be redesigned into more of a plaza and pedestrian zone, but will retain an emergency access lane. If approved, the vacated area will be equally divided between and attached to both adjacent school-owned parcels, subject to easements. The proposed Plat of Vacation is attached.

This proposed vacation will be considered during the following meetings:

City Plan Commission: Wednesday, May 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 (Public Hearing): Monday, June 3, 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 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 PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 5(b)

File Number: RPB-2019-06

General Information

Applicant: City of Beloit Engineering Division

Owner: School District of Beloit

Address/Location: Northeast Corner of Sixth Street and Middle Street (addressed as 1224 Fourth Street)

Applicant's Request: Acquisition of Property for Public Right-of-Way

Staff Analysis

Overview: The Engineering Division has proposed the acquisition of approximately 917 square feet of property owned by the School District of Beloit for right-of-way purposes at the Northeast corner of Sixth Street and Middle Street. The School District has agreed to donate the land to the City to allow the construction of a right turn lane on Middle Street at Sixth Street.

Fourth Street Vacation: This request is related to the proposed vacation of the 1200 block of Fourth Street adjacent to Beloit Memorial High School. A Traffic Impact Analysis for the proposed street closure recommended several improvements to maintain traffic flow and safety, including a right turn lane at Middle Street and Sixth Street. The proposed vacation of the 1200 block of Fourth Street is being reviewed on the same schedule as this request. If this request is approved, the project will be completed this summer.

Legal Description: An exhibit showing the area to be acquired is attached to this report. The land is part of Lot 18, Block 6 of Noggle's Addition, which is attached to a large district-owned parcel known as 1224 Fourth Street.

Other Comments: The acquisition of additional land at the Northeast corner of Sixth Street and North Street is currently being negotiated between the City and the School District.

STAFF RECOMMENDATION:

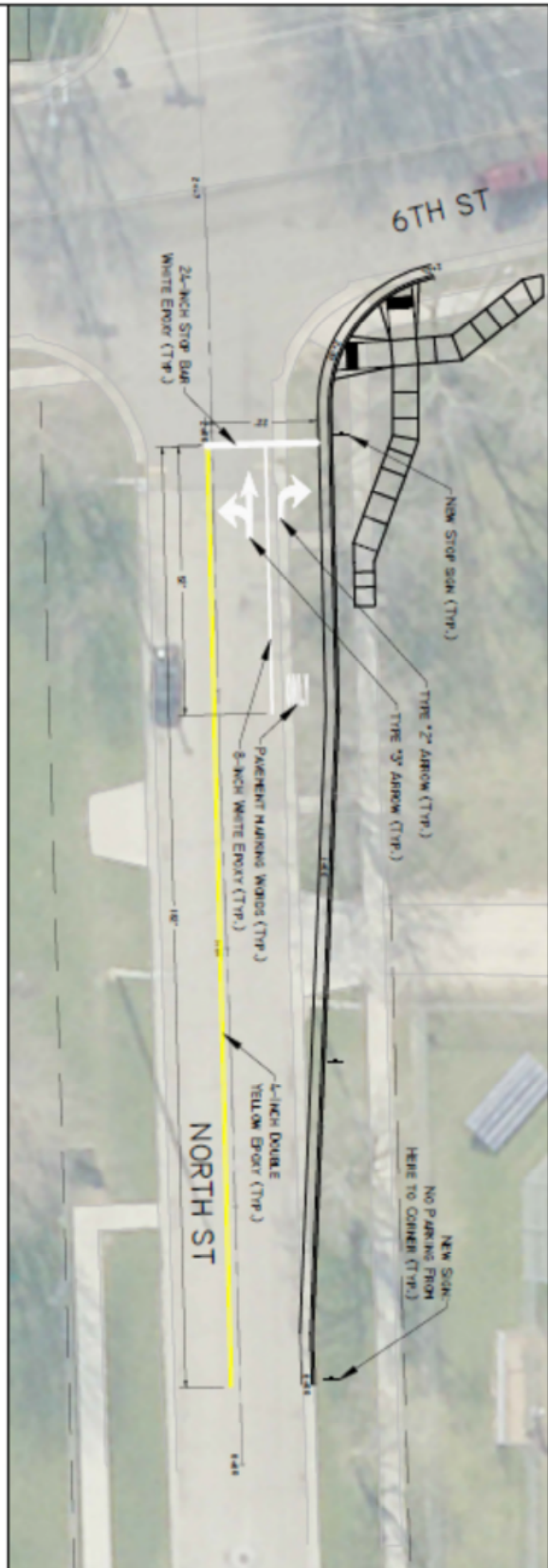
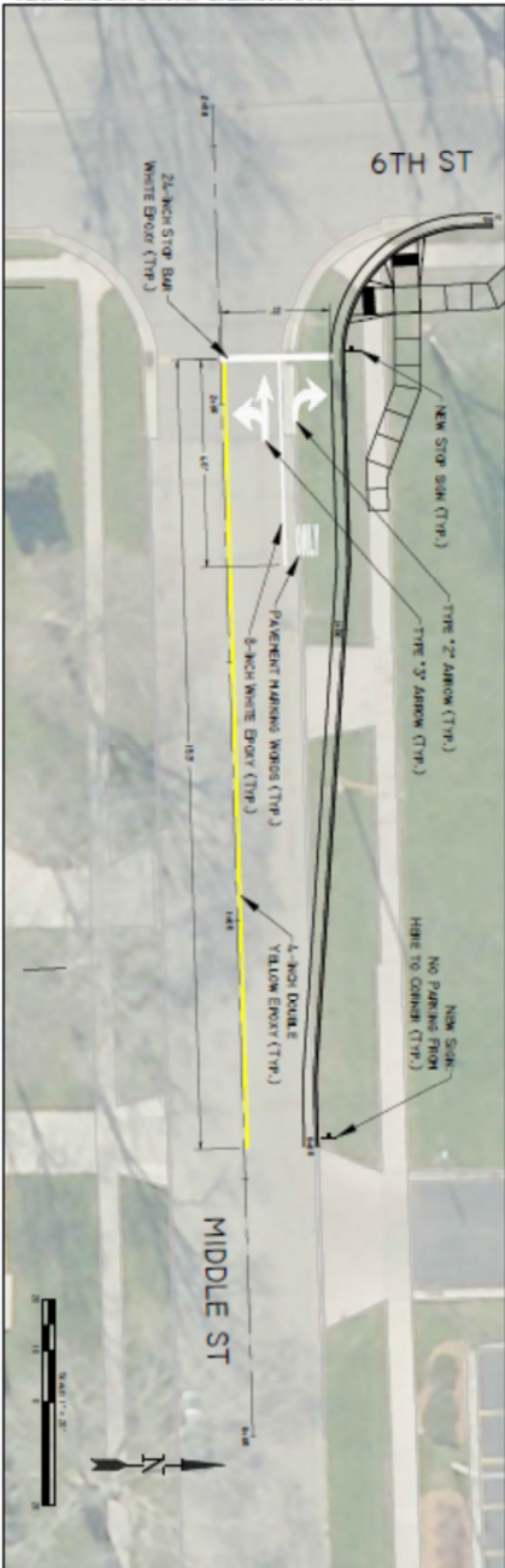
The Planning & Building Services Division recommends **approval** of the acquisition of approximately 917 square feet of property owned by the School District of Beloit for right-of-way purposes at the Northeast corner of Sixth Street and Middle Street, which is part of the property located at 1224 Fourth Street.

ATTACHMENTS: Location Map, Turn Lane Exhibit, and Engineer's Letter to SDB

Location Map



SHEET	<table border="1"> <tr> <td>APPROVED BY</td> <td>N.A.T.</td> <td>DATE</td> <td>2/8/2019</td> </tr> <tr> <td>CHECKED BY</td> <td>J.R.D.</td> <td>DATE</td> <td>2/8/2019</td> </tr> <tr> <td>DESIGNED BY</td> <td>4444</td> <td>DATE</td> <td>4444</td> </tr> </table>	APPROVED BY	N.A.T.	DATE	2/8/2019	CHECKED BY	J.R.D.	DATE	2/8/2019	DESIGNED BY	4444	DATE	4444	ID: C-19-02 6TH ST TURN LANES RIGHT OF WAY ACQUISITION OVERVIEW		
	APPROVED BY	N.A.T.	DATE	2/8/2019												
	CHECKED BY	J.R.D.	DATE	2/8/2019												
DESIGNED BY	4444	DATE	4444													
CITY OF Beloit WISCONSIN																
CITY OF Beloit WISCONSIN																



SHEET 22	DESIGNED BY: JH	DATE: 3/1/20
	CHECKED BY: JH	DATE: 3/1/20
	ISSUED BY: JH	DATE: 3/1/20

ID: C19-02

SIXTH STREET TURN LANES
PAVEMENT MARKING



PUBLIC WORKS DEPARTMENT

March 14, 2019

Mr. Sean Winters
Director of Facilities
1633 Keeler Avenue
Beloit, WI 53511

Reference: 4th Street Vacation and Right-of-Way needs

Dear Mr. Winters:

In an effort to continue the on-going partnership between the School District of Beloit and the City of Beloit, I wanted to reach out to you regarding the vacation of 4th Street in front of Beloit Memorial High School. Based upon previous conversations with City staff, you mentioned that the School District would graciously donate the land required for turn lanes. The City is officially requesting the donation of land for the construction of the turn lanes at 6th/Middle and 6th/North.

As you are aware, the School District contracted with TADI to complete a Traffic Impact Analysis (TIA) for the campus area, early in 2018. A supplemental analysis was requested by the City looking at specific changes relating to the closure of 4th Street. After careful consideration of pedestrian safety, vehicular flow and travel patterns in the area, the School District and City mutually agreed to temporarily close 4th Street before the 2018-2019 school year with a plan to consider the permanent closure/vacation in the summer of 2019.

As the School District proceeds with the request for a permanent vacation, one of the improvements mentioned in the TIA was to add right turn lanes at the intersections of 6th/Middle and 6th/North. The City will require additional land currently owned by the School District in order to construct the right turn lanes, solely at the City's expense. Please contact Drew Pennington to initiate the vacation process. City staff looks forward to meeting with you soon to discuss the permanent vacation process and transfer of Right-of-Way to the City.

Sincerely,



Jason Dupuis, P.E.
Assistant City Engineer
City of Beloit-Engineering



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: May 8, 2019

Agenda Item: 5(c)

File Number: CSM-2019-03

General Information

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

Owner: ABC Supply Company

Address/Location: 3 ABC Drive (formerly 555 Lawton Ave) and 1132 Prince Hall Drive

Applicant's Request: The applicant has proposed a 1-Lot Certified Survey Map (CSM) for the properties located at 3 ABC Drive and 1132 Prince Hall Drive.

Staff Analysis

Background Info: The intent of the proposed CSM is to combine these parcels as a condition of Conditional Use Permit (CUP) approval. A CUP to allow the construction of a 4-story office building on the subject property was approved by the City Council on April 16, 2018. Site Plans for this office redevelopment project are still under review, and a Development Agreement for new infrastructure is being negotiated. In addition, discussions are underway regarding possible vacation of ABC Drive and Lawton Ave as public streets.

Proposed Land Division: Proposed Lot 1 is 5.5 acres in area and includes frontage on Lawton Avenue and Prince Hall Drive. Lot 1 includes both the office building site and an existing industrial building that will be demolished in the future for off-street parking. Please note that the proposed CSM includes numerous utility easements for existing and proposed utilities. The parcel addressed as 1132 Prince Hall Drive consists of vacated right-of-way that was used as an off-street parking lot for the prior office building before demolition.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends General Industrial uses for the subject properties and the entire campus. This request supports Strategic Goal #3 by creating economic growth.

Review Agent Comments: The Assessor's Office has requested that the final CSM include the small sliver of Lot 5 located between proposed Lot 1 and ABC Drive to ensure that the new lot has frontage upon ABC Drive where it is addressed. This will also ensure that the

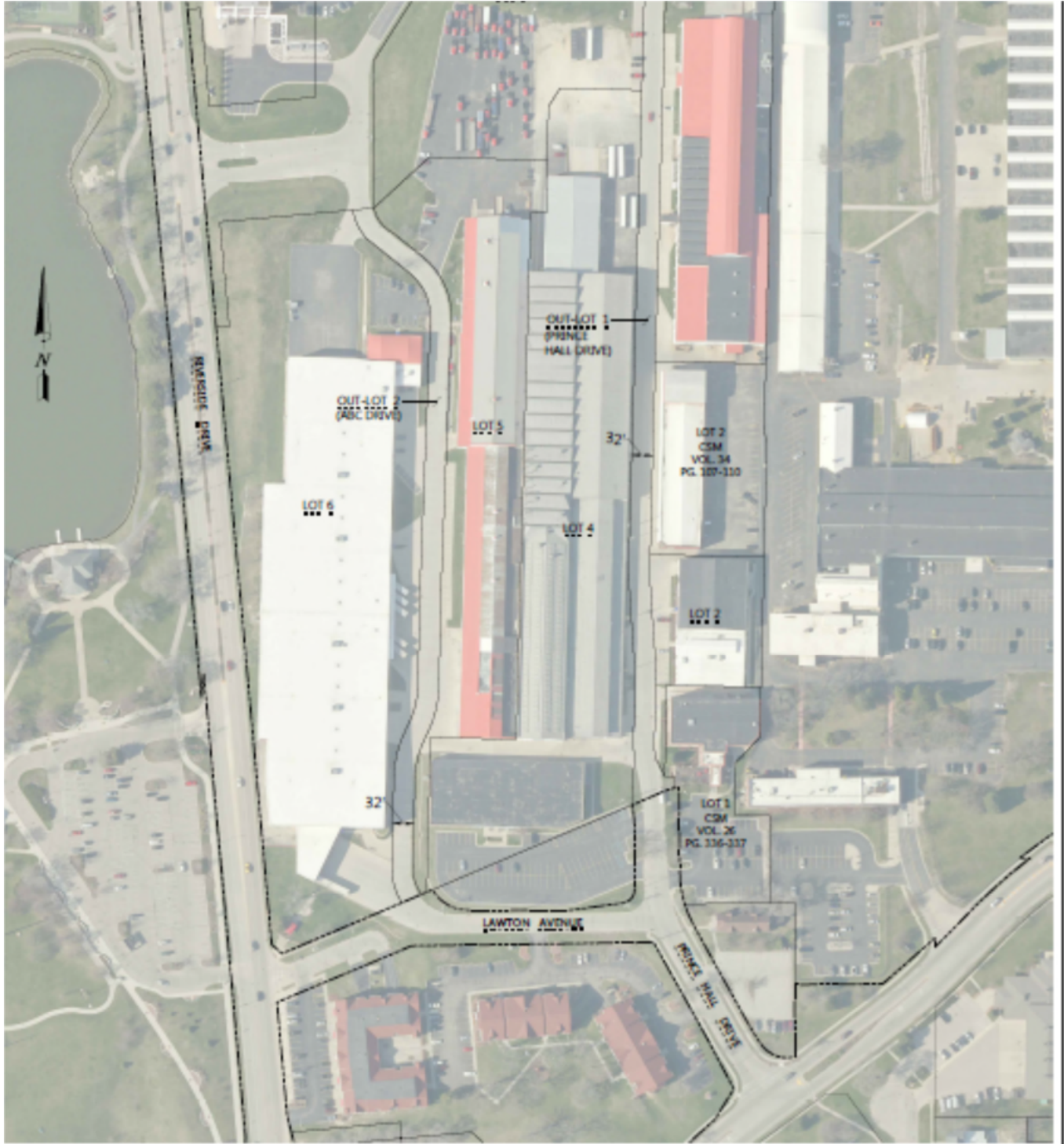
loading docks for ABC's proposed office building access ABC Drive through Lot 1, not another parcel. The other Review Agents have not submitted any comments.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached 1-Lot Certified Survey Map (CSM) for the properties located at 3 ABC Drive and 1132 Prince Hall Drive in the City of Beloit, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.
2. A Site Plan must be approved for Lot 1 prior to Planning Staff signing the Certified Survey Map. The final CSM shall include direct frontage upon ABC Drive.
3. A Development Agreement will be required before installation of public infrastructure.

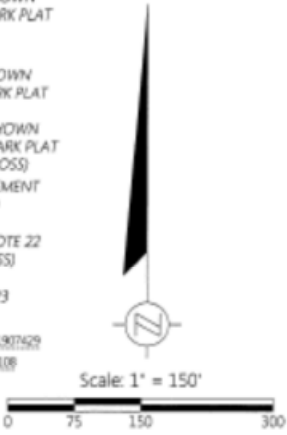
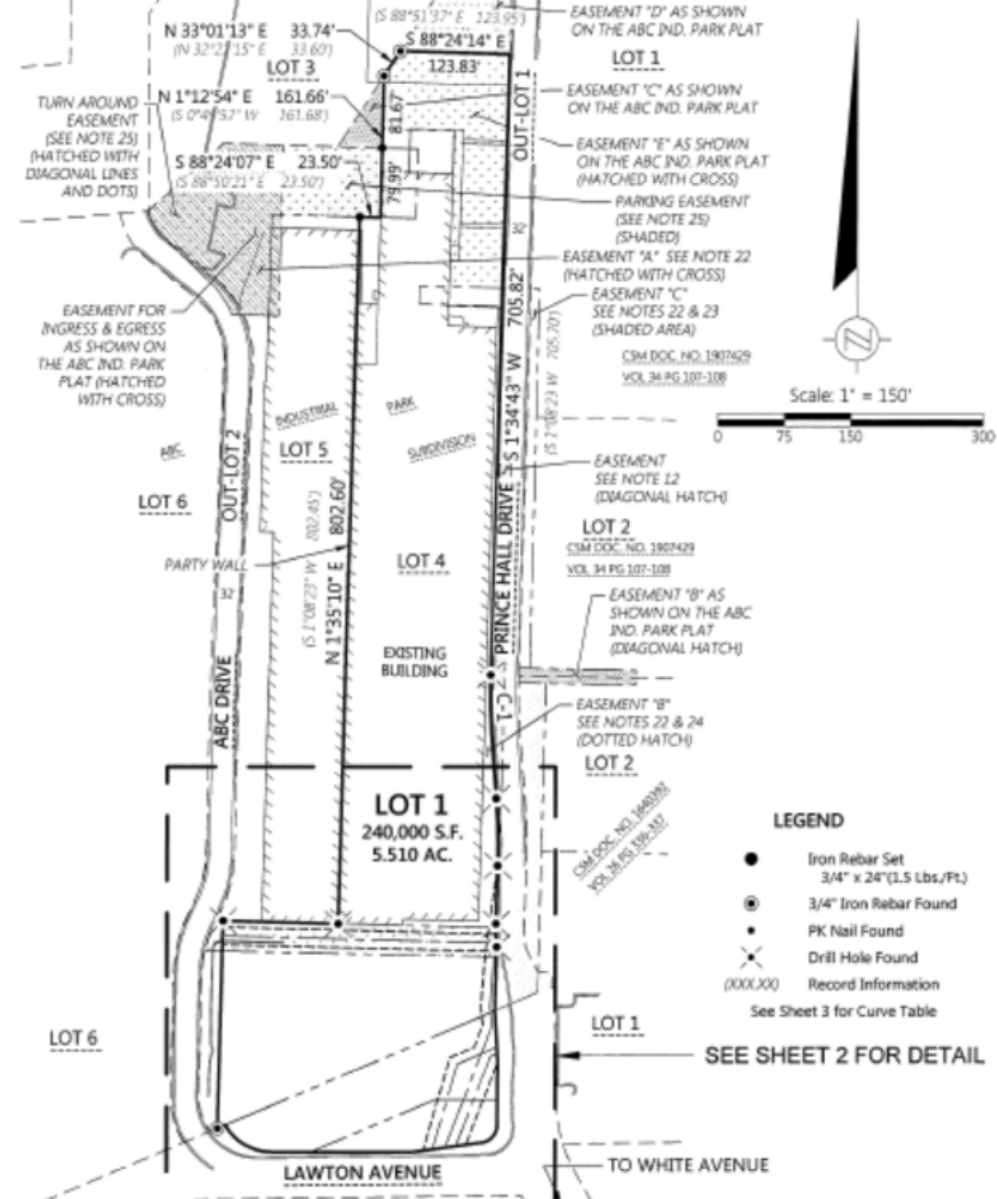
ATTACHMENTS: Site Overview, Preliminary Certified Survey Map, Application, and Resolution



SHEET NO. 1 OF 1	PREPARED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	ABC CAMPUS EXIST MAP	THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	DATE: [Date] TIME: [Time]	
	Batterman engineers surveyors planners				
	2007 Benefits Drive 408.501.4884				
	Raleigh, Minnesota 55422 www.batterman.com				
	2017 Benefits Drive 408.501.4884				

PRELIMINARY CERTIFIED SURVEY MAP

LOT 4 OF ABC INDUSTRIAL PARK SUBDIVISION, PART OF
VACATED LAWTON AVENUE, AND PART OF VACATED OUT-LOT C
OF CERTIFIED SURVEY MAP DOCUMENT NO. 1250451, BEING
PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 AND PART
OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T. 1 N., R. 12 E.,
OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN



- LEGEND**
- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Pt.)
 - ⊙ 3/4" Iron Rebar Found
 - PK Nail Found
 - ⊗ Drill Hole Found
 - (XXX,XX) Record Information
- See Sheet 3 for Curve Table

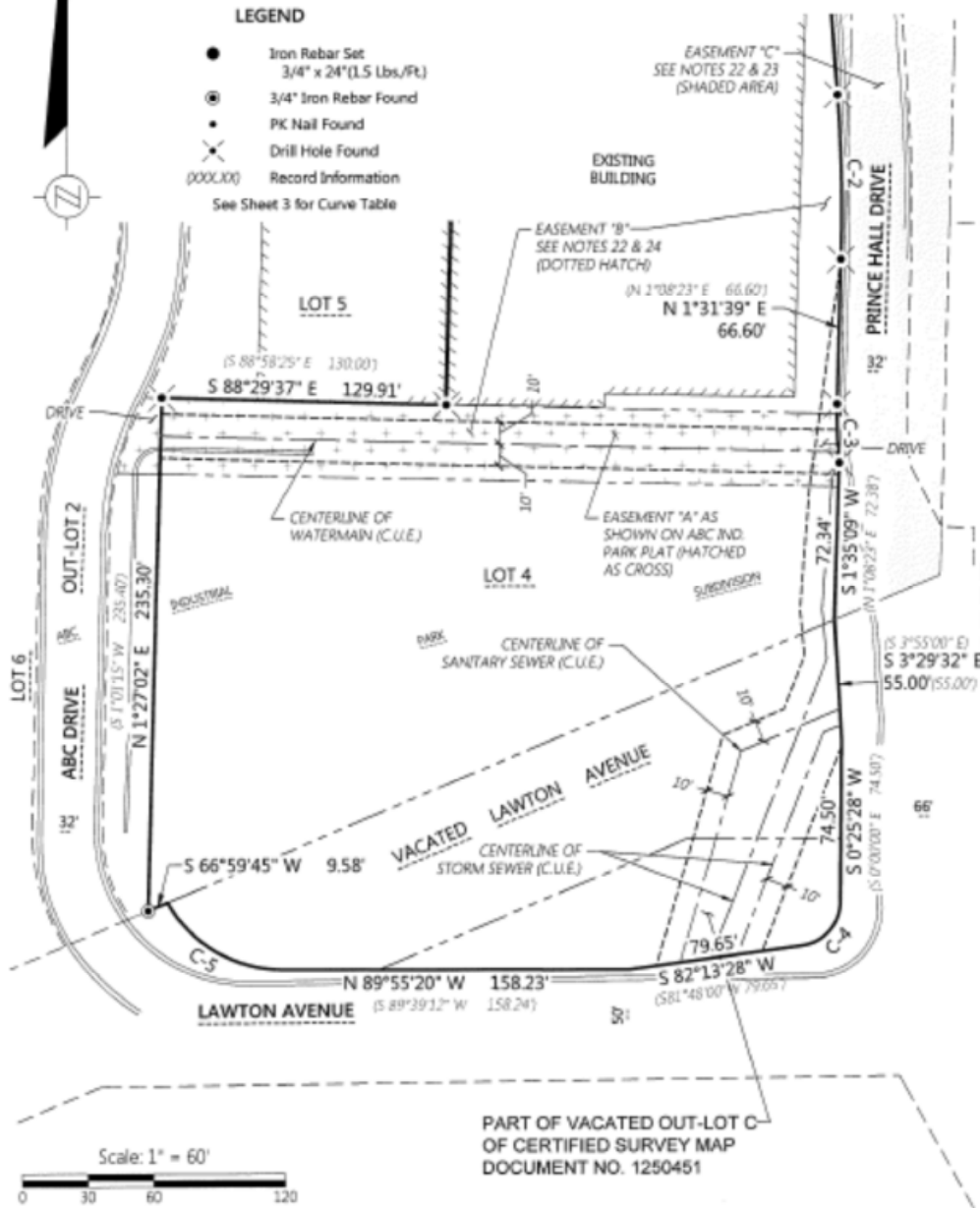
SEE SHEET 2 FOR DETAIL

<p>ORDER NO: 33220 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: DGM DATE: 04/13/2019</p>	<p>FOR THE EXCLUSIVE USE OF: ABC SUPPLY CO. ONE ABC PARKWAY BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Baraboo Drive Beloit, Wisconsin 53511 608.305.4484 www.batterman.com</p>
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File Name: J:\33220-33299\33220 - ABC Supply - CSM 3 ABC Drive\PRELIM DRAWING FILES

PRELIMINARY CERTIFIED SURVEY MAP

LOT 4 OF ABC INDUSTRIAL PARK SUBDIVISION, PART OF
VACATED LAWTON AVENUE, AND PART OF VACATED OUT-LOT C
OF CERTIFIED SURVEY MAP DOCUMENT NO. 1250451, BEING
PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 AND PART
OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T. 1 N., R. 12 E.,
OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN



ORDER NO: 33220 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: DGM SHEET: 2 OF 3	FOR THE EXCLUSIVE USE OF: ABC SUPPLY CO. ONE ABC PARKWAY БЕЛОИТ, WI 53511	Batterman engineers surveyors planners 2857 Baraboo Drive Beloit, Wisconsin 53511 608.365.4464 www.batterman.com	
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File Name: r:\11200-11200\33220 - ABC Supply - CSM 3 ABC (PDR)\11200-DRAWING FILES

PRELIMINARY CERTIFIED SURVEY MAP

LOT 4 OF ABC INDUSTRIAL PARK SUBDIVISION, PART OF
VACATED LAWTON AVENUE, AND PART OF VACATED OUT-LOT C
OF CERTIFIED SURVEY MAP DOCUMENT NO. 1250451, BEING
PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 AND PART
OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T. 1 N., R. 12 E.,
OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	5°47'57"	751.50'	76.06'	N 01°19'15" W	76.03'
C-2	5°49'42"	743.50'	75.63'	N 01°19'43" W	75.60'
C-3	7°34'27"	201.50'	26.64'	N 02°13'22" W	26.62'
C-4	81°48'00"	20.25'	28.91'	N 41°19'28" E	26.52'
C-5	60°20'41"	60.50'	63.72'	S 59°44'59" E	60.82'

RECORD CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	(5°48'53")	(751.50')	(76.27')	(N 4°40'30" W)	(76.24')
C-2	(5°48'53")	(743.50')	(75.45')	(N 1°46'03.5" W)	(76.42')
C-3	(7°34'22")	(201.50')	(26.63')	(N 2°38'48" W)	(26.61')
C-4	(81°48'00")	(20.25')	(28.91')	(S 40°54'00" W)	(26.52')
C-5	(60°20'19")	(60.50')	(63.71')	(N 60°10'17" W)	(60.81')

EASEMENT NOTES:

12. Easement Agreement by and between Riverside Industrial Complex Limited Partnership and City of Beloit, a Wisconsin municipal corporation recorded on August 12, 2014, as Document No. 2009176.
22. Easements as set forth on Certified Survey Map recorded on January 29, 1997, in Volume 20 of Certified Survey Maps, on Pages 20 to 24, as Document No. 1319641. Said Certified Survey Map also indicates party walls.
23. Easement Agreement by and between Water Tower Industrial Properties, Inc. and Riverside Industrial Complex Limited Partnership recorded on February 18, 1997, as Document No. 1321149.
24. Easement Agreement by and between Riverside Industrial Complex Limited Partnership and Water Tower Industrial Properties, Inc. recorded on February 18, 1997, as Document No. 1321150.
25. Easement Agreement by and between Water Tower Industrial Properties, Inc. and Riverside Industrial Complex Limited Partnership recorded on February 18, 1997, as Document No. 1321151.

CITY OF БЕЛОIT UTILITY EASEMENT PROVISIONS

THE CITY OF БЕЛОIT, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL EASEMENTS DESIGNATED "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND UTILITY FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE CITY OF БЕЛОIT, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY OF БЕЛОIT IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED, FOLLOWING SUCH WORK, TO BACKFILL AND MOUND ALL TRENCHES CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

ORDER NO: 33220 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: DGM SHEET: 3 OF 3	FOR THE EXCLUSIVE USE OF: ABC SUPPLY CO. ONE ABC PARKWAY БЕЛОIT, WI 53511	Batterman engineers surveyors planners <small>2817 Barabk Drive Beloit, Wisconsin 53511 608.305.4464 www.batterman.com</small>
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File Name: J:\2100-1132\1132-ABC Supply - CSM 3 ABC Drive\REP\JOB DRAWING FILES

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-2019-03

1. Address of property: 3 ABC Drive 1132 Prince Hill Dr.
2. Tax Parcel Number(s): 12560007 and 13680483
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the SW/NW Quarter of Section 25/36, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: ABC Supply Company (Dan Baroni) Phone: 608-207-0128
One ABC Parkway Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. (Kristin Belongia) Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 (Combination) lot(s).
7. Total area of land included in this map: 240,000 square feet (5.510 acres)
8. Total area of land remaining in parent parcel: 0
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: M-2
11. Is the proposed use permitted in this zoning district: By Conditional Use Permit

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 2/17/19 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.

Kristin Belongia / Kristin Belongia / 4/15/19
(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.</u>
Scheduled meeting date: <u>May 8, 2019</u>	
Application accepted by: <u>Draw Pennings</u>	Date: <u>4/15/19</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
3 ABC DRIVE AND 1132 PRINCE HALL DRIVE**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the properties located at 3 ABC Drive and 1132 Prince Hall Drive, containing 5.510 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

LOT 4 OF ABC INDUSTRIAL PARK SUBDIVISION, PART OF VACATED LAWTON AVENUE, AND PART OF VACATED OUT-LOT C OF CERTIFIED SURVEY MAP DOCUMENT NO. 1250451, BEING PART OF THE SW ¼ OF THE SW ¼ OF SECTION 25 AND PART OF THE NW ¼ OF THE NW ¼ OF SECTION 36, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the properties located at 3 ABC Drive and 1132 Prince Hall Drive, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.
2. A Site Plan must be approved for Lot 1 prior to Planning Staff signing the Certified Survey Map. The final CSM shall include direct frontage upon ABC Drive.
3. A Development Agreement will be required before installation of public infrastructure.

Adopted this 8th day of May, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director