



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, September 18, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the September 4, 2019 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Planned Unit Development Master Land Use Plan for a mixed use/rowhouse redevelopment for the property located at 511 Public Avenue
[Attachment](#)
 - 3.b. Consideration of a Zoning Map Amendment from R-4, Moderate-Density Multifamily Residential, to PUD, Planned Unit Development, for the property located at 511 Public Avenue
 - 3.c. Consideration of Planned Unit Development Master Land Use Plan for a mixed use/apartment redevelopment for the property located at 200 West Grand Avenue and 525 Cross Street
[Attachment](#)
 - 3.d. Consideration of a Zoning Map Amendment from CBD-1, Central Business District-Core, to PUD, Planned Unit Development, for the property located at 200 West Grand Avenue and 525 Cross Street
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. 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
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, September 4th, 2019**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00PM. Commissioners Johnson, Weeden, Finnegan, Robson, and Councilor Preuschl were present. Commissioners Ruster, Haynes, and Faragher were absent.

2. MINUTES

a. Consideration of the minutes from the August 21, 2019 Plan Commission meeting

Commissioner Johnson moved to approve the minutes. Commissioner Finnegan seconded the motion. Motion carried, voice vote.

3. REPORTS

a. Consideration of a sidewalk easement over property located at 1750 Branigan Rd

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

Commissioner Johnson moved to approve the sidewalk easement, seconded by Commissioner Robson. Motion carried, voice vote.

b. Consideration of a three-lot Certified Survey Map (CSM) for the properties located at 2956 Milwaukee Rd, 2955 Wyetta Dr, 1875 Branigan Rd

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

Commissioner Johnson moved to approve the CSM, seconded by Commissioner Finnegan. Motion carried, voice vote.

c. Consideration of a one-lot Certified Survey Map (CSM) to combine the properties located 2924 Wyetta Dr and 2951 Kennedy Dr

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

Commissioner Finnegan moved to approve the CSM, seconded by Commissioner Johnson. Motion carried, voice vote.

d. **Consideration of an Extraterritorial two-lot Certified Survey Map (CSM) for the property located at 2820 Prairie Ave and 1659 Huebbe Parkway**

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

Commissioner Johnson moved to approve the CSM, seconded by Commissioner Finnegan. Motion carried, voice vote.

e. **Consideration of an Extraterritorial three-lot Certified Survey Map (CSM) for the property located at Bartells Drive North of Inman Parkway**

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

Commissioner Johnson moved to approve the CSM, seconded by Commissioner Finnegan. Motion carried, voice vote.

4. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen stated that TIF 11 was approved and will go to the Joint Review Board for final action. Ms. Christensen also mentioned that there are two PUD's on the next Plan Commission Agenda for September 18th for 511 Public Ave for town houses, and 200 W Grand for apartment buildings.

5. **ADJOURNMENT**

Motion was made by Commissioner Johnson, seconded by Commissioner Finnegan to adjourn the meeting. Motion passed, voice vote. Meeting adjourned at 7:30pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 18, 2019

Agenda Item: 3(a) & (b)

File Number: PUD-2019-04 & ZMA-2019-06

General Information

Applicant: Hendricks Commercial Properties, LLC

Owner: Hendricks Commercial Properties, LLC

Address/Location: 511 Public Avenue

Applicant's Request/Proposal: Hendricks Commercial Properties, LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the mixed use redevelopment of the vacant parcel located at 511 Public Avenue into fourteen (14) row house units, a small (2,400 SF) commercial building, and an off-street parking lot. The applicant has also submitted an application for a Zoning Map Amendment from R-4, Moderate-Density Multifamily Residential District to PUD District. Although multifamily residential uses are allowed under the current zoning classification, the PUD classification provides flexibility in building placement and commercial uses on the same parcel.

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 (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

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

Staff Analysis

Project Summary: The proposed 3-story row houses in two separate buildings feature small front setbacks with buildings close to the sidewalk, rear-loaded garage parking, and stone/masonry exterior materials. There are six rowhouse units along Pleasant Street with a footprint of 5,510 square feet and eight rowhouse units along Bushnell Street with a footprint of 7,320 square feet. The proposed 1-story, 2,390 square-foot commercial building is located at the corner of Pleasant Street and Public Avenue, and may be subdivided into two commercial spaces. Proposed uses include retail, restaurant, or office. The proposed off-street parking area includes a gated section reserved for access to the row house garages, along with a parking lot that will serve the applicant's other nearby developments. The proposed parking lot includes one driveway on Public

Avenue that will allow the existing bus shelter to remain in its current location.

Existing Site Conditions: The subject property has been vacant and used as a contractor staging area with a gravel surface since the applicant acquired it in 2016 and demolished the former church structure. The site is 1.15 acres in area and includes frontage upon Public Avenue, Pleasant Street (U.S. Hwy 51), and Bushnell Street. The site slopes downward from the NE corner towards the SW corner.

Surrounding Land Use and Zoning: The Ironworks Hotel is located to the west of the subject property, and Hotel Goodwin is located to the south. Both of these hotel properties are zoned Central Business District (CBD). The Scoville Apartments, which is a mid-rise apartment community, lies to the east and is zoned R-4, Moderate-Density Multifamily Residential. To the north is the Beloit College campus, which is zoned Public Lands and Institutions (PLI).

City of Beloit Comprehensive and Strategic Plan: In anticipation of the proposed redevelopment, Planning staff recently submitted an application requesting an amendment to the Downtown Beloit Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan, from *Institutional* to *Planned Mixed Use: Office/Residential above retail*. The Plan Commission previously recommended approval of this amendment, which is scheduled for City Council review on September 17, 2019.

Zoning Ordinance Requirements:

Density/Intensity and Dimensional Standards: The applicant has requested a zero-setback development, which will allow the commercial building to meet the public sidewalk and the row houses to be setback approximately 5 feet. This is consistent with the setbacks, or lack thereof, in the Central Business District. The proposed density is 12 units on 1.15 acres or 10.4 units per acre, which is far less dense than what is allowed in the current R-4 zoning classification (50 units per acre) and a fraction of the density of the adjacent Scoville Apartments (92 units per acre). The proposed rowhouse portion of the development includes approximately 24% of open space, in excess of the 15% required for PUD projects.

Building Design: The proposed commercial building is one story in height and the proposed rowhouse buildings are three stories in height. There is no maximum height in the existing R-4 zoning district or the CBD. The proposed rowhouse buildings include stone/masonry exterior materials, rear-loaded double garages on the first floor, and may include decorative fencing along the street side. The proposed rowhouse buildings include an urban residential design that will be the first of its kind in Beloit, but is sorely needed to absorb the strong demand for centrally located, walkable housing in the City Center. The units are likely to be owner-occupied through a condominium plat and association.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinance, multifamily dwellings must provide at least 1.5 parking stalls per unit and retail stores must provide at least 1 parking stall per 250 square feet, which equates to 10 parking stalls for the proposed development. The proposed rowhouses include attached garages with two stalls, and the proposed parking lot includes at least forty stalls to be shared by all of the applicant's nearby developments.

Review Agent Comments: The review agents have reviewed the proposed PUD and offered the following comments:

- AT&T: There are existing facilities along the North side of Public Avenue. Any relocation will be compensable.
- Alliant Energy: The gas meter must be at least three feet from all operational windows. The electric service may require new pedestals in the terrace area.

- **Charter:** Service will come from the street side and may be congested with the other utilities. New pedestals may need to be installed. There is an existing fiber optic cable along the North side of Public Avenue. Any relocation will be compensable.
- **Fire Department:** The FDC connection shall be located on the street side in the agreed upon location, and an approved device or system shall be used to open the rear driveway gate. The final site plan shall include a fire truck pumping pad in the approved location in the Northwest corner of the parking lot.
- **Engineering:** The developer will need to comply with DNR water quality standards. Sidewalks shall be located 12 inches from the lot line. All public sidewalks, whether existing or new, shall meet ADA and PROWAG standards.
- **Public Works:** The dumpsters serving the retail building will be serviced by a private hauler. The City is expected to service the rowhouse units, and the final design shall accommodate the City's trucks.

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

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**
The proposed PUD includes exceptional urban design in the form of mixed uses and building placement that could not be accomplished in the existing R-4 district.
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 Beloit's bustling downtown district.
3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**
As a redevelopment site, the properties are already served with the necessary utilities and facilities. Any relocation/replacement costs will be borne by the developer.
4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**
The proposed development is consistent with the Comprehensive Plan's recommendations to redevelop the site as a mixed use project with both residential and retail components that are compatible with the existing downtown fabric.
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 pivotal site that is strategically located between downtown and the Beloit College campus. The PUD will allow the buildings to be closer to the sidewalk with parking to the rear, which enhances walkability and is consistent with contemporary urban design principles.

Zoning Map Amendment 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 PUD is compatible with the adjacent high-density residential uses to the east and the commercial uses to the south and west.

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

The proposed PUD is a logical transition between the institutional district encompassing the Beloit College campus, the multifamily district to the east, and the Central Business District to the west and south.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is suitable for the uses permitted in the R-4 district, but application of those standards would result in a design similar to Scoville Apartments instead of the more urban PUD.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property is located on the edge of the Central Business District, which has seen dramatic investment and revitalization over the past decade. As a dense, walkable district with lots of new stores & restaurants and thousands of recently created jobs, housing is in strong demand.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the property located at 511 Public Avenue, subject to the following conditions:

1. This approval authorizes the mixed use redevelopment of the vacant parcel located at 511 Public Avenue into fourteen (14) row house units, a small (2,400 SF) commercial building, and an off-street parking lot as shown on the attached PUD Plan.
2. The permitted uses shall include up to fourteen (14) dwelling units (owner-occupied or rental), along with retail sales & service in the commercial building. The maximum building coverage shall be 20,000 square feet. The minimum building setback shall be zero, and the maximum building height shall be four stories. The commercial building may have up to two wall signs of 40 square feet each.
3. The applicant has the option of subdividing the parking lot parcel from the mixed use parcel via 2-Lot Certified Survey Map (CSM) in the future.
4. If the dwelling units are to be owner-occupied, a Condominium Plat is required.
5. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans. The plans shall address all of the Review Agent’s comments and concerns before approval.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-4, Moderate-Density Multifamily Residential District to PUD, Planned Unit Development District, for the property located at 511 Public Avenue.

ATTACHMENTS: Location Map, PUD - Master Land Use Plan, Building Renderings, Application, Public Notice, and Mailing List.

Location & Zoning Map

Mixed Use Redevelopment

PUD-2019-04/ZMA-2019-06



1 inch = 122 feet

0 15 30 60 90 Feet

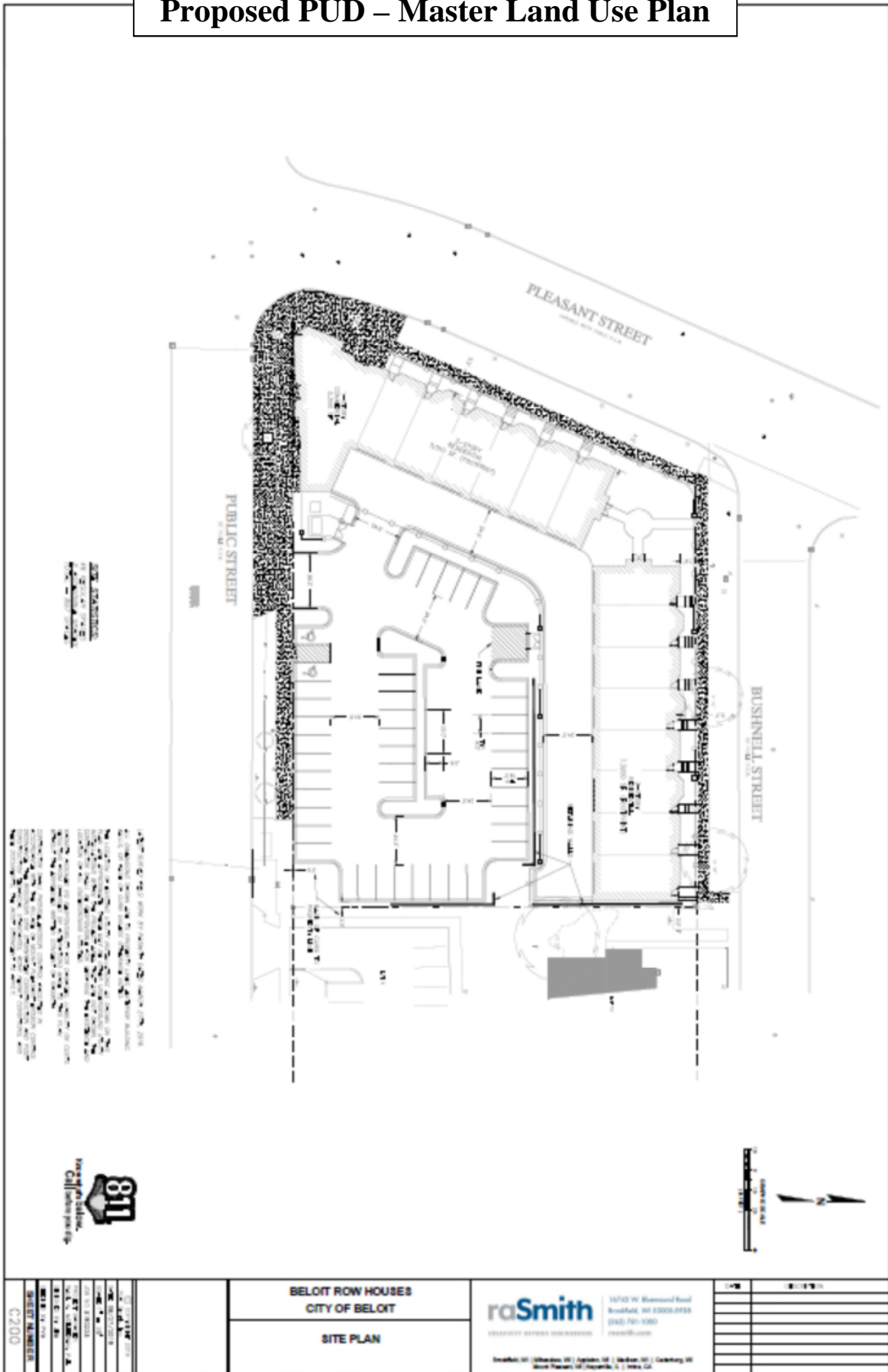
Legend

-  Parcel Poly
-  City Limits

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

PLANNING & BUILDING SERVICES DIVISION

Proposed PUD – Master Land Use Plan





PLEASANT STREET ELEVATION

Beloit Row Houses - Mixed Use Development

511 Public Ave. Beloit WI 53511

ZONING AMENDMENT SUBMITTAL



PLEASANT ST - FRONT ELEVATION

8/22/17



PLEASANT ST - BACK ELEVATION

8/22/17



PLEASANT ST - SIDE ELEVATION

8/22/17



COMMERCIAL BLDG SIDE ELEVATION

8/22/17



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-2019-04

1. Address of subject property: 511 Public Ave. Beloit, WI 53511
2. Legal description: 'Lots 1, 2, 3, 4, 15, 16, 17 and the West 5.94 feet of Lots 5 & 14, Block 58 of the Original Plat of the City of Beloit, in the City of Beloit, Rock County, Wisconsin.'
3. Area of parcel in square feet or acres: 50,683 sf = 1.163 acre
4. Tax Parcel Number(s): 13530967
5. Owner of record: Hendricks Commercial Properties, LLC Phone: _____
525 Third Street, Suite 300 Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: Hendricks Commercial Properties, LLC
525 3rd Street, Suite 300 Beloit, Wisconsin 53511
(Address) (City) (State) (Zip)
(608) 362-8981 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: _____
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n) R-4 Zoning District.
9. A Preapplication Conference was held on: 5/30/19.
10. All the proposed use(s) for this property will be:
Principal use(s): restuarant, assembly, business, general retail, residential apartment & condo
Secondary use(s): parking
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations.
Current zoning R-4 would prohibit mixed use commercial. Current zoning would also require increased setbacks.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development.
Our proposal would create an exciting mix of residential and commercial. By respecting the street edge, the design seeks to extend the downtown and employ traditional neighborhood design features not allowed under R-4.

→ 0/0 or Condo
→ Possible 2-lot CSM


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

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

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

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

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

 / Kyle Gapson, Vice President / 8/16/2019
 (Signature of Owner) (Print name) (Date)

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

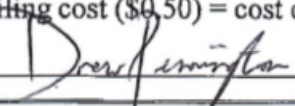
In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

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

To be completed by Planning Staff

Filing fee: \$200.00 Amount paid: \$200.00 Meeting date: Sept. 18, 2019

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

Application accepted by:  Date: 8/22/19

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

September 6, 2019

To Whom It May Concern:

Hendricks Commercial Properties, LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the mixed use redevelopment of the vacant parcel located at:

511 Public Avenue.

The applicant's proposed redevelopment includes fourteen (14) row house units in two buildings, a small (2,400 SF) commercial building, and an off-street parking lot in the rear. A copy of the PUD - Master Land Use Plan is attached to this report.

The applicant is seeking approval of a PUD in order to provide flexibility in building location, and to allow more than one principal building on a zoning lot. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and design standards than conventional zoning districts. The applicant has also submitted an application for a Zoning Map Amendment to rezone the subject property from R-4, Moderate-Density Multifamily Residential to PUD.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, September 18, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

City Council: Monday, October 7, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

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

SUDS OHANAHANS REAL ESTATE
1804 HENDERSON AVE
BELOIT, WI 53511

KELLEY PROPERTIES LLC
531 E GRAND AVE
BELOIT, WI 53511

ALAN J & CYNTHIA J REHBEIN
604 PLEASANT ST UNIT 340
BELOIT, WI 53511

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

HERITAGE VIEW LLC
525 THIRD ST STE 300
BELOIT, WI 53511-6225

KAREN KNOX
604 PLEASANT ST UNIT 360
BELOIT, WI 53511

HENDRICKS COMMERCIAL
PROPERTIES LLC
525 THIRD ST STE 300
BELOIT, WI 53511-6225

JEROME C KINDER REVOCABLE TRUST
604 PLEASANT ST UNIT 230
BELOIT, WI 53511

LINDSAY A PEARMAN
604 PLEASANT ST UNIT 370
BELOIT, WI 53511

ARNOLD BELOIT COMPANY LLC
1835 N FREEMONT
CHICAGO, IL 60614

PAMELA M PIER
604 PLEASANT ST UNIT 240
BELOIT, WI 53511

ANNA GABRIELE IRREVOCABLE TRUST
PETER GABRIELE TRUSTEE
313 OAK LEAF
SOUTH BELOIT, IL 61080

RICHARD W DEXTER
604 PLEASANT ST UNIT 250
BELOIT, WI 53511

THE FLYING PIG TREAT SHOPS INC
431 E GRAND AVE
BELOIT, WI 53511

RICHARD M & LORI STAR REV TRUST
4675 SOMERSET CT
BROOKFIELD, WI 53045

HANSEN-GRAVITT FUNERAL HOME INC
424 PROSPECT ST
BELOIT, WI 53511

MARIANNA T PORTER
604 PLEASANT ST UNIT 270
BELOIT, WI 53511

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

MARY JO PATCH TRUST AGREEMENT
604 PLEASANT ST UNIT 310
BELOIT, WI 53511

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

DENNIS L & KAREN H MORRIS
604 PLEASANT ST UNIT 320
BELOIT, WI 53511

CITY OF BELOIT
100 STATE ST
BELOIT, WI 53511

JUDITH A WARNER
161 FLAMINGO DR
BELLEAIR, FL 33756



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: September 18, 2019

Agenda Item: 3(c) & (d)

File Number: PUD-2019-05 & ZMA-2019-07

General Information

Applicant: Hendricks Commercial Properties, LLC

Owner: Hendricks Commercial Properties, LLC

Address/Location: 200 W. Grand Avenue & 525 Cross Street

Applicant's Request/Proposal: Hendricks Commercial Properties, LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the phased mixed use redevelopment of the former Kerry production site located at 200 W. Grand Avenue and 525 Cross Street into three buildings totaling up to 174 dwelling units, limited first floor commercial uses, and an off-street parking lot. The applicant has also submitted an application for a Zoning Map Amendment from CBD-1, Central Business District to PUD District. Although upper floor multifamily residential uses are allowed under the current zoning classification, the PUD classification provides flexibility in building placement site design.

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 (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final (Site) 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 is no longer pursuing adaptive use and remodeling of the original structure, and has hired a contractor to demolish the structure to prepare the site for future building activity. The first proposed 4-story building in this PUD includes up to 54 units and is located near the intersection of W. Grand Avenue and Fourth Street. The building will include indoor parking, a rental office, and limited commercial uses on the first floor. The proposed building includes permitted uses in the Central Business District. The subject properties will need to be consolidated into one zoning lot for this project. In addition, existing sewer mains that conflict with the proposed building location will need to be relocated. The proposed parking lot includes one driveway on W. Grand Avenue, which will also lead to the covered parking entrance. 15

Existing Site Conditions: The subject property has been vacant and in various stages of demolition since the applicant acquired it in 2014. The site has an extensive industrial history, and operated as a production plant for Kerry Foods until it was sold to a metal salvaging company in 2011. The site is 3.21 acres in area and includes frontage upon W. Grand Avenue, Broad Street, the bike path, and the Rock River.

Surrounding Land Use and Zoning: The bike path and a historic church are located to the west of the subject property and are zoned PLI, Public Lands & Institutions. The Central Business District (CBD) extends to the North and East of the subject property and includes a mixture of commercial uses and public parking areas.

City of Beloit Comprehensive and Strategic Plan: In anticipation of the proposed redevelopment, Planning staff recently submitted an application requesting an amendment to the Downtown Beloit Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan, from *Production* to *Planned Mixed Use: Office/Residential above retail*. The Plan Commission previously recommended approval of this amendment, which is scheduled for City Council review on September 17, 2019.

Zoning Ordinance Requirements:

Density/Intensity and Dimensional Standards: The applicant has requested a zero-setback development, which will allow the building to be located near the sidewalk with surface parking in the rear. This is consistent with the setbacks, or lack thereof, in the Central Business District. The proposed density is 174 units on 3.21 acres or 54.2 units per acre. There is no maximum density in the CBD. The proposed development includes open space in excess of the 15% required for PUD projects.

Building Design: The proposed buildings are four (4) stories in height, and include an industrial-inspired design including masonry exteriors, large windows, loft-style units, and legacy signage. This project is the first significant addition of market-rate rental housing in downtown Beloit since the Phoenix building opened in 2013.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinance, off-street parking is not required in the CBD, which is designed to promote walkability and to direct vehicles to municipal parking lots. However, the applicant is voluntarily providing first-floor covered parking for about half of the proposed dwelling units, and a large off-street parking lot for a total of at least two hundred (200) parking stalls.

Review Agent Comments: The review agents have reviewed the proposed PUD and offered the following comments:

- AT&T: There are existing facilities on the property. Any relocation will be compensable.
- Alliant Energy: The first two buildings will require relocation of existing electrical cables at the developer's cost.
- Fire Department: Due to the proposed population density and limited access due to the river and bluff, a second means of access is requested. Note: Planning staff and the Fire Inspector met with the applicant, who has agreed to incorporate a pedestrian plaza or walkway that will double as a fire lane between buildings one and two into the final design.
- Engineering: The developer will need to comply with DNR water quality standards. All public sidewalks, whether existing or new, shall meet ADA and PROWAG standards. Utility easements and a Development Agreement are required for the utility main relocations. Detailed utility comments have been shared with the design team for incorporation into the site plan submittal.

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

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

The proposed PUD includes exceptional urban design and constructing three separate buildings provides better utilization of a site with limited street frontage. An equivalent number of units in only one building would require a high-rise tower with extensive surface parking.

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 Beloit's bustling downtown district.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

As a redevelopment site, the properties are already served with the necessary utilities and facilities. Any relocation/replacement costs will be borne by the developer.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The proposed development is consistent with the Comprehensive Plan's recommendations to redevelop the site as a mixed use project with both residential and retail components that are compatible with the existing downtown fabric. The proposed development will create much-needed housing for the nearby Ironworks District.

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 pivotal site that is located within walking distance of Ironworks, downtown Beloit restaurants and shops, the Transit Center, and is located on the bike path with river views. The proposed development is the exact type of housing that will attract young professionals to live in the City of Beloit.

Zoning Map Amendment 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 PUD is compatible with the adjacent institutional and commercial uses.

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

The proposed PUD is consistent with both the permitted uses and design principles in the CBD.

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

The subject property is suitable for the uses allowed in the CBD, but an equivalent amount of dwelling units and floor space would require a high-rise tower.

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

The subject property is located on the edge of the Central Business District, which has seen dramatic investment and revitalization over the past decade. As a dense, walkable district with lots of new stores & restaurants and thousands of recently created jobs, housing is in strong demand.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the properties located at 200 W. Grand Avenue and 525 Cross Street, subject to the following conditions:

1. This approval authorizes the phased mixed use redevelopment of the former production site located at 200 W. Grand Avenue and 525 Cross Street into three buildings totaling up to 174 dwelling units, limited first floor commercial uses, and an off-street parking lot as shown on the attached PUD Plan.
2. The permitted uses shall include up to two hundred (200) dwelling units, along with first floor uses that are permitted in the CBD. The maximum building coverage shall be fifty percent (50%) of the area of the zoning lot. The minimum building setback shall be zero, and the maximum building height shall be four stories. Each building may have up to one wall sign of 80 square feet each.
3. Prior to site plan approval, the applicant shall administratively combine the subject properties into one parcel. A Certified Survey Map (CSM) to clean-up the legal description is recommended, but not required.
4. The Final (Site) Plan shall include a fire lane disguised as a pedestrian walkway or plaza between the buildings along Broad Street as required by the Fire Department.
5. The buildings shall have individual street addresses to be assigned by the City Assessor.
6. If any of the proposed buildings will be constructed in the floodplain, they shall be elevated in compliance with the floodplain ordinance.
7. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans. The plans shall address all of the Review Agent’s comments and concerns before approval.
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.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

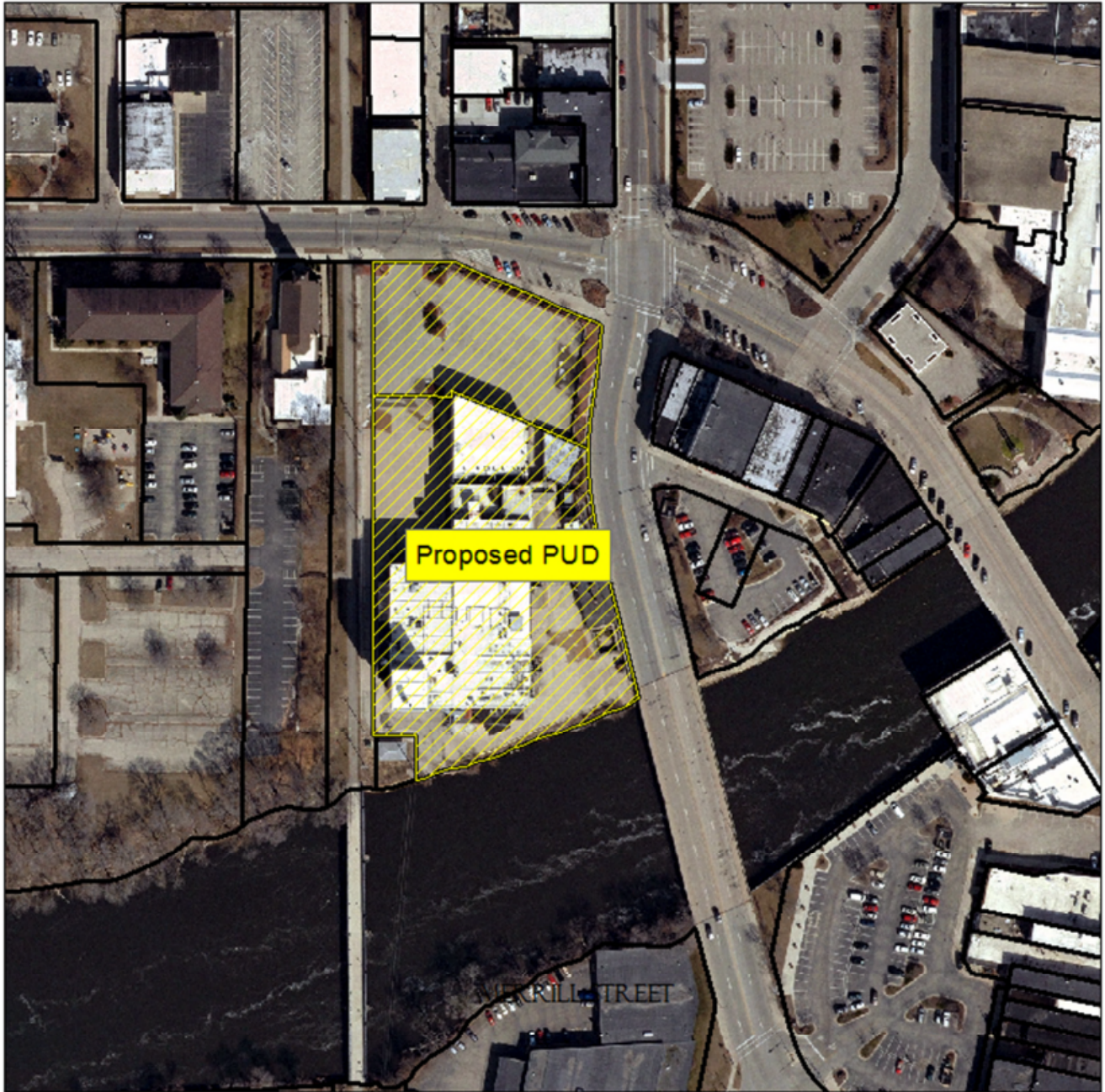
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from CBD-1, Central Business District - Core to PUD, Planned Unit Development District, for the properties located at 200 W. Grand Avenue and 525 Cross Street.

ATTACHMENTS: Location Map, PUD - Master Land Use Plan, Building Renderings, Application, Public Notice, and Mailing List.

Location & Zoning Map

Mixed Use Redevelopment

PUD-2019-05/ZMA-2019-07



1 inch = 160 feet

0 20 40 80 120 Feet

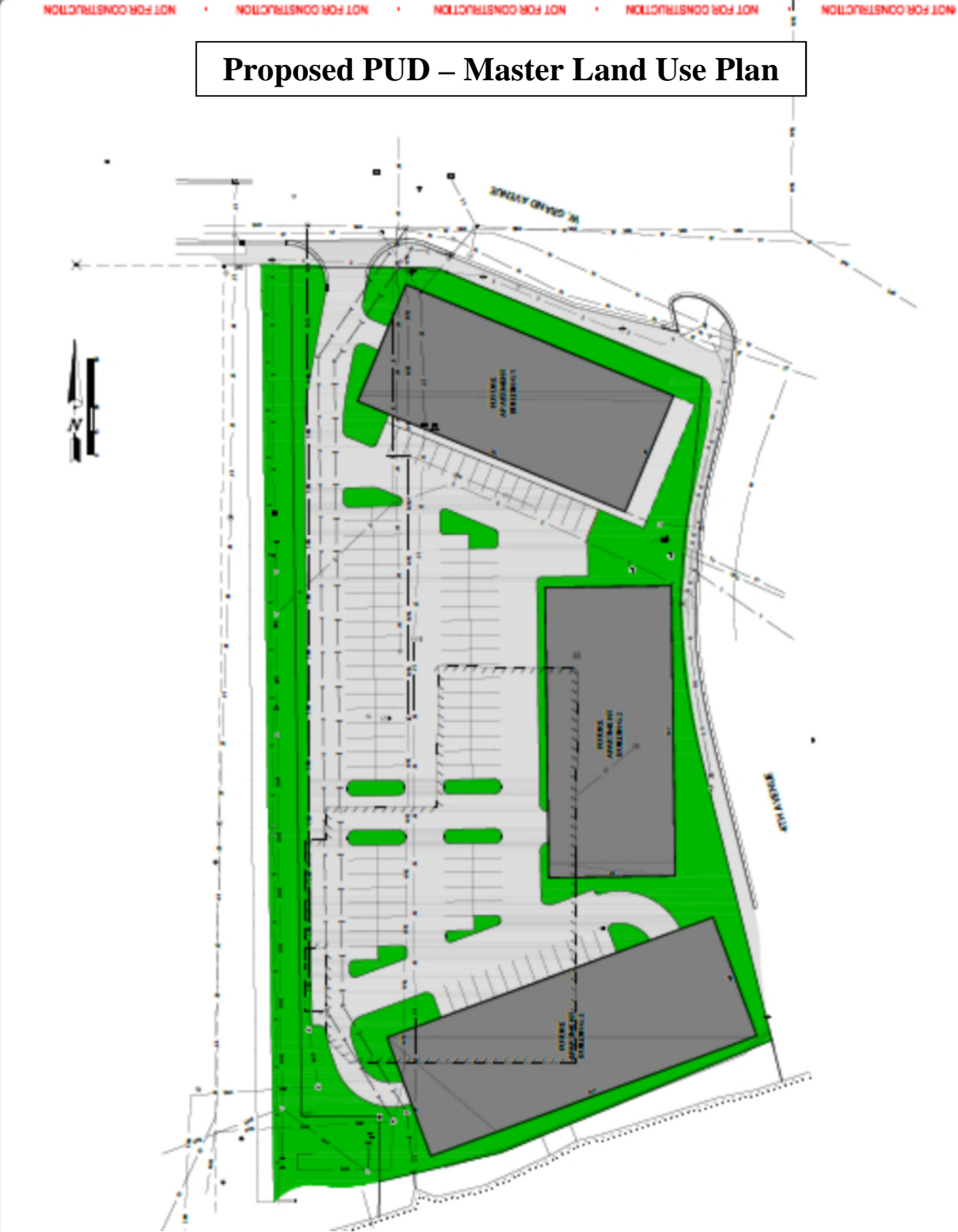
Legend

-  Parcel Poly
-  City Limits

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

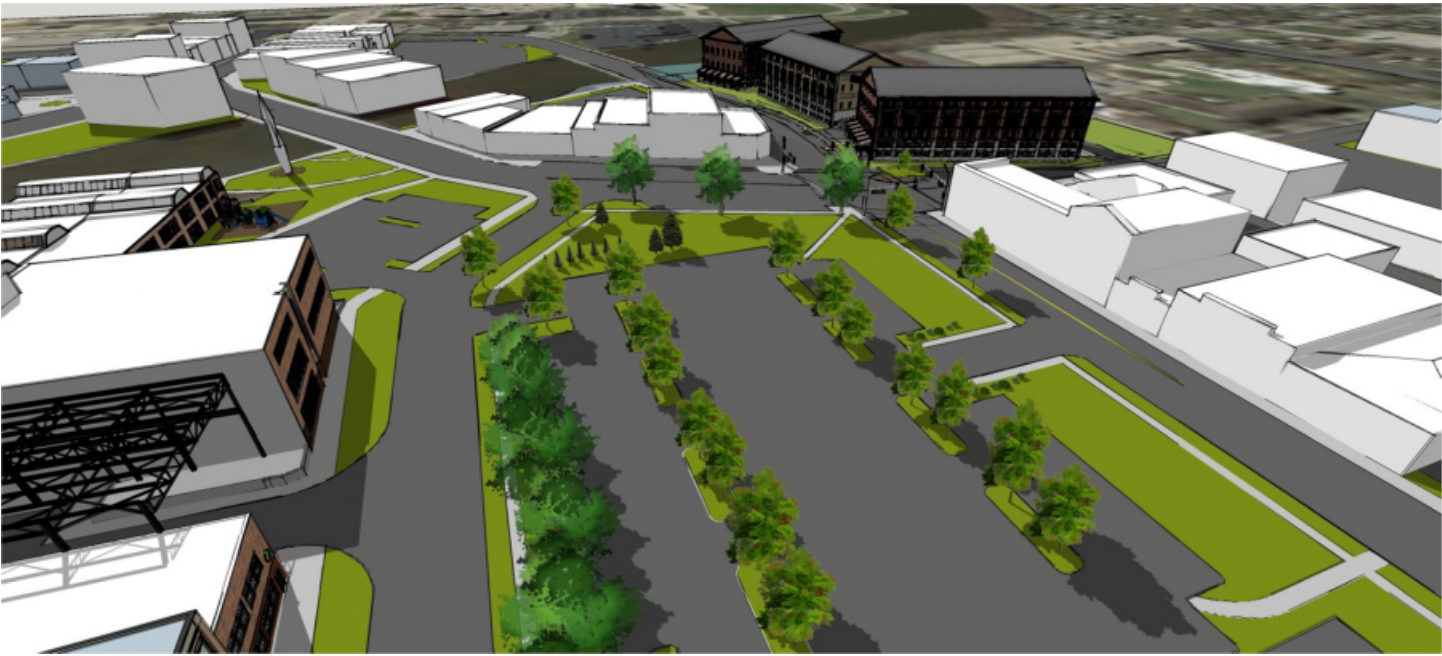
PLANNING & BUILDING SERVICES DIVISION

Proposed PUD – Master Land Use Plan



 Ballerman engineers, surveyors, planners 1335 S. KANAWAY STREET SUITE 200 WEST PALM BEACH, FL 33411 561.840.1234 www.ballerman.com	SHEET NO. 05 DATE: 05/20/19	200 W GRAND APARTMENTS CITY OF BELLEVUE ROCK COUNTY, WISCONSIN 200 W GRAND APARTMENTS 200 W GRAND APARTMENTS	CONCEPT PLAN	SHEET NO. 05 DATE: 05/20/19
	200 W GRAND APARTMENTS CITY OF BELLEVUE ROCK COUNTY, WISCONSIN 200 W GRAND APARTMENTS 200 W GRAND APARTMENTS	SHEET NO. 05 DATE: 05/20/19	CONCEPT PLAN	SHEET NO. 05 DATE: 05/20/19





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-2019-05

1. Address of subject property: 200 West Grand Avenue Beoit Wi 53511
2. Legal description: CSM V 22 p. 371-373 lots 1&2
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 3.2 acres
4. Tax Parcel Number(s): 13530068;13530070
5. Owner of record: 200 West Grand Avenue LLC Phone: 608.449.9627
525 Third Street - Beloit - Wi 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: Hendricks Commercial Properties
same
(Address) (City) (State) (Zip)
608.247.1192 / dan.barkes@hendricksgroup.net
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: vacant building (to be demolished)
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**
Master Land Use Plan: in a(n) Central Business Zoning District.
9. A Preapplication Conference was held on: August 8, 2019.
10. All the proposed use(s) for this property will be:
Principal use(s): Apartment buildings (three seperate buildings). First floor parking in all buildings
Secondary use(s): building no. 1 will have a rental office and commercial space
11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. This proposed development will provide
three seperate apartment buildings as opposed to one building. indoor parking will be
provide on the first floor, in addition to lot parking.
12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. As Beloit continues with its renaissance along
the banks of the Rock River, this project addressed the growing need for housing in the
City Center.

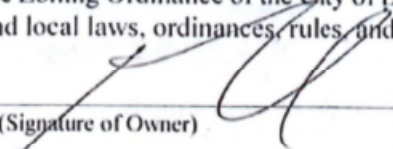
13. Project timetable: Start date: September 2019 Completion date: October 2020

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

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

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

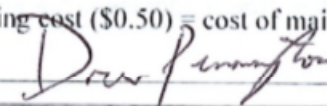
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

 / Robert Gerbitz / 8/21/19
 (Signature of Owner) (Print name) (Date)

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

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

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

To be completed by Planning Staff		
Filing fee: <u>\$200.00</u>	Amount paid: <u>\$200.-</u>	Meeting date: <u>Sept. 18, 2019</u>
No. of notices: _____	x mailing cost (\$0.50) =	cost of mailing notices: \$ _____
Application accepted by: 	Date: <u>AUG 23 2019</u>	

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

September 6, 2019

To Whom It May Concern:

Hendricks Commercial Properties, LLC has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the phased mixed use redevelopment of the former Kerry production site located at:

200 W. Grand Avenue and 525 Cross Street.

The applicant's proposed redevelopment includes the demolition of the existing structure followed by construction of three new buildings totaling up to 174 dwelling units, limited first floor commercial uses, and an off-street parking lot. A copy of the PUD - Master Land Use Plan is attached to this notice.

The applicant is seeking approval of a PUD in order to provide flexibility in building location, and to allow more than one principal building on a zoning lot. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and design than conventional zoning districts. The applicant has also submitted an application for a Zoning Map Amendment to rezone the subject properties from CBD-1, Central Business District to PUD.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, September 18, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

City Council: Monday, October 7, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

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

Jagger Bay Properties LLC
141 Roosevelt Ave
Beloit, WI 53511

St Pauls Episcopal Church
212 W Grand Ave
Beloit, WI 53511

Richard & Karen Nohr Family Trust
620 Cross
St Beloit, WI 53511

Hendricks Commercial Properties
525 Third St Ste 300
Beloit, WI 53511

Musa Dabeca
4742 N Oakley Blvd
Chicago, IL 60625

Peter V Gabriele Property Trust
547 E Grand Ave
Beloit, WI 53511

Lisa Isackson
5174 Cheney Dr
South Beloit, IL 61080

Dante Development LLC
110 W Grand Ave
Beloit, WI 53511

Arn Properties LLC
P.O. Box 80
Afton, WI 53501

Juana Palomares-Martinez
114 W Grand Ave
Beloit, WI 53511

Brittan House Beloit Sro Limited
Partnership
520 W Grand Ave
Beloit, WI 53511

Hart Kruse Boutelle Inc
120 W Grand Ave
Beloit, WI 53511

Thomas Ruckert
2440 S Clover Ln
Beloit, WI 53511

FPS Rental Inc
P.O. Box 41
Beloit, WI 53511

John & Mary Varney
12249 W St Lawrence Rd
Beloit, WI 53511

200 West Grand Avenue
525 Third St Ste 300
Beloit, WI 53511

St Vincent Depaul Society Store Inc
1702 W Grand Ave
Beloit, WI 53511

United Supply LLC
1521 Randolph Rd Ste A
Janesville, WI 53545

Richard & Karen Nohr Family Trust
620 Cross St
Beloit, WI 53511

Rosalind Spodek
75 Columbia Ave
Cedarhurst, NY 11516

Masonic Temple
Attn: Trustees Morningstar
229 W Grand Ave
Beloit, WI 53511