



PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 23, 2021

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the June 9, 2021 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS

There will be a five minute time limit on all presentations. Please avoid repetition and limit your comments to the subject matter being considered.

 - 3.a. Consideration of a Resolution approving a Preliminary Plat called Elmwood Commons Plat 1 for the property located at 2545 Kadlec Drive
[Attachment](#)
 - 3.b. Consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to PLI, Public Lands and Institutions District, for the property located at 901 Harrison Avenue
[Attachment](#)
 - 3.c. Consideration of a Zoning Map Amendment from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2021 E Ridge Road
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 9024 S Suburban Drive in the Town of Turtle
[Attachment](#)
 - 4.b. Consideration of an Ordinance to create sections 30.31(3)(d) and (e) of the Code of General Ordinances for the City of Beloit relating to sign area bonuses for on-premise signs
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Conditional Use Permit for 550 W Grand Avenue
Natural Gas Easement for 1901 Gateway Boulevard

Sign Ordinance Exceptions for Jiffy Lube and Mavis Tires and Brakes

6. ADJOURNMENT

The Plan Commission will adjourn to a workshop to discuss the City of Beloit's Outdoor Sign Regulations

** 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.

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 9, 2021**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Toral, Robson, Ramsden, Ruster, Anderson, Finnegan, and Councilor Preuschl were present.

2. MINUTES

2.a. Consideration of the minutes of the May 19, 2021 Plan Commission meeting and amended minutes for the May 5, 2021 Plan Commission Meeting

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes. Motion carried, roll call vote (7-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution approving a Comprehensive Plan Amendment for the property located at 2030 Porter Avenue in the City of Beloit and two vacant lots located immediately to the south of 2030 Porter Avenue in the Town of Beloit

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

Commissioner Ramsden asked if there was a list of neighbors nearby that got notified. Ms. Christensen stated that neighbors do not get notified until the rezoning happens; the Comprehensive Plan process does not require the neighbors to be notified. Commissioner Ramsden stated if neighbors would be opposed at what point would they get a chance to put their input about the zoning change. Ms. Christensen stated that for the rezoning itself, they would be individually notified if they own property within 150 feet of the property, and staff would also notify the Town Clerk.

Commissioner Toral asked if there is going to be noise pollution or industrial emissions that might affect the neighbors nearby. Ms. Christensen stated she did not think so, as this is an industrial service use that would not typically have emissions.

Commissioner Weeden opened the public hearing and closed the public hearing.

Commissioner Anderson stated if Phase One is allowed by right, and it is only the parking lot that is in the Town, why would they be required to annex the properties into the City of Beloit. Ms. Christensen stated that the applicant has already

requested to be annexed in, and if they want to come into the City they must meet the Comprehensive Plan and City staff was guiding them.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the Comprehensive Plan amendment. Motion carried, roll call vote (7-0).

3.b. **Consideration of a Conditional Use Permit to allow indoor sales of alcohol for the property located at 550 W Grand Ave**

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

Councilor Preuschl stated that he was hoping the Police Department was there so he could discuss their memo.

Commissioner Weeden stated how many other issues start there at the laundromat and end up somewhere else. Ms. Christensen stated that the nearby residents indicated that there are a number of issues at this site, including loitering and possible drug deals.

Commissioner Weeden opened the public hearing.

David Allen, owner of Beloit Auction and Realty, 534 W Grand Avenue, stated he is opposed to the Conditional Use Permit. He also submitted an e-mail opposed to the conditional use permit.

Megge Casique, representing Youth2Youth, indicated that her family still lives in that area. She does not support the sale of alcohol at this location because it would lower property values and raise concerns to neighbors and kids that are walking around in that area.

Commissioner Weeden closed the public hearing.

Commissioner Anderson asked if the development met rules for a Conditional Use to be able to sell liquor, why would Plan Commission recommend denial. Also, why wouldn't we just let the Alcohol Committee make this decision? Ms. Christensen explained that the City had developed a Neighborhood Revitalization Strategy Area for the Hackett and Merrill neighborhoods, and staff believes that adding liquor sales to these neighborhoods could be detrimental to the neighborhoods. The City feels that this use would have a negative impact on the neighborhood unless someone had plans to upgrade the site. However, that is not the case with this owner. Commissioner Anderson stated he thought it should be left up to the Alcohol Committee to decide.

Motion made by Commissioner Ramsden to deny the conditional use permit based on facts presented in the staff report, seconded by Commissioner Robson. Motion to deny was approved, roll call vote (7-0).

4. REPORTS

4.a. **Consideration of an Extraterritorial one-lot Certified Survey Map for the property located 6208 W. Beloit-Newark Road in the Town of Beloit**

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

Motion was made by Commissioner Robson, seconded by Commissioner Anderson to approve the Extraterritorial one-lot CSM. Motion carried, roll call vote (7-0).

4.b. **Consideration of proposed Natural Gas Easement for the City-owned property located 1901 Gateway Blvd (Christensen)**

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

Commissioner Toral asked what the City of Beloit planned to do when natural gas could no longer be expanded in relation to the goal to be carbon neutral by 2040. Ms. Christensen stated that he should reach out to City Council so that they could include something in their strategic plan related to this issue or the Department of Public Works to see if that is something they are looking into. It is not something to be considered by this board. Ms. Christensen indicated that the item before the Commission was to allow natural gas within an easement on City-owned property. The City itself does not approve natural gas expansions.

Motion was made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Natural Gas Easement. Motion carried, roll call vote (7-0).

4.c. **Consideration of an Ordinance to create sections 30.31 (3)(d) and (e) of the Code General Ordinances for the City of Beloit relating to sign area bonus for on-premise signs**

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

Commissioner Weeden asked Ms. Christensen if they could amend the ordinance in Section 1 on line three to say “90% of the difference between the sign area of the freestanding primary sign and the maximum sign area allowed in section 30.35 may be applied to one or more secondary wall signs” and in section 2, add the same language. Commissioners suggested evaluating whether this number should be smaller. Ms. Christensen indicated that staff could evaluate different percentages that could be used.

Commissioner Robson indicated that it seems like the intent of the bonus system is to allow larger signs. Ms. Christensen explained that the bonuses are allowed only for higher quality signs or if the buildings are set back a larger distance.

Commissioner Anderson asked if that distance bonus would apply to Mavis. Ms. Christensen said that it would not, as written, because the property is setback from the frontage road is still part of the right-of-way. Therefore, the building is not setback that far.

Ms. Christensen asked if there was anything else the Commissioners wanted to suggest adding to the ordinance. No additional guidance was received from the Commission.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to lay over the item. Motion carried, roll call vote (7-0).

Commissioner Robson indicated that she felt that related to this item is the need to discuss as a Commission the Sign Ordinance. She indicated that she would like an item added to the agenda to allow for the discussion of the Sign Ordinance. Ms. Christensen indicated that she and the Chairman would discuss adding this item when they set the next agenda. She indicated that we would not want to add a discussion item unless we think we will have adequate time for a discussion.

Commission Toral said that he would also like to discuss allowing native grasses.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen provided the following updates: City Council approved the Zoning Map Amendment for 1945 Prairie and the transitional living ordinance. There will be virtual training for boards, committees and commissions at 4:00 PM on June 16. The next Plan Commission meeting is scheduled for June 23, 2021.

6. ADJOURNMENT

Motion made by Commissioner Ruster, and seconded by Commissioner Robson to adjourn. Motion carried, roll call vote (7-0). Meeting was adjourned at 8:10 PM.

Timothy Weeden, Chairman

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 23, 2021

Agenda Item: 3.a.

File Number: PS-2021-03

General Information

Applicant/Owner: NG Kadlec Land, LLC

Address/Location: 2545 Kadlec Drive

Applicant's Request: Preliminary Subdivision Plat (9 lots)

Staff Analysis

Proposed Lots: NG Kadlec Land, LLC has submitted the attached Preliminary Plat of Elmwood Commons Plat 1 for the vacant 2.8-acre parcel located at 2545 Kadlec Drive. As shown on the attachment, the developer is proposing the subdivision of this parcel into 9 lots, at least one of which will be reserved for stormwater detention (drainage). The other lots will become buildable single-family lots on which the developer will likely construct single-family homes. This parcel is zoned R-1A, Single-Family Residential, and was improved with infrastructure approximately 15 years ago. Kadlec Drive is improved to the southern end of the subject property, and there is a gravel emergency access connection to Elaine Drive.

The proposed plat includes utility easements between several of the lots, and each lot is already served with water and sewer laterals. The proposed buildable lots are approximately 81.4 feet wide by 164 feet deep (0.31 acre) and the parcel is relatively flat and self-contained for drainage. The minimum lot width in the R-1A district is 70 feet, and the minimum lot area is 8,750 square feet. All of the proposed lots exceed these minimums. This land is located in the Beloit School District.

Platting Process: Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. The Plan Commission may approve, conditionally approve, or reject any preliminary plat.

Surrounding Uses: There are single- and two-family dwellings to the east of the subject property with both R-1A and R-2, Two-Family Residential, zoning classifications. There is a newly constructed multifamily residential apartment community to the west of the subject property with Planned Unit Development, PUD, zoning. There is also a vacant 4.8-acre parcel with single-family zoning to the west of the subject property. There is a vacant lot zoned R-3, Low-Density Multifamily Residential to the north, and two vacant parcels totaling 16 acres zoned R-2 to the south of the subject property extending down to Elmwood Avenue.

Proposed Public Improvements: The existing street already includes curb and gutter, lights, water, and sewer mains. However, the City Engineer has determined that stormwater discharge from the proposed lots cannot exceed the current level (which is zero), and therefore on-site detention is required. The City Engineer has also determined that proposed Out-Lot 1 alone does not provide sufficient stormwater detention, and therefore the developer has been given several options to achieve the required detention levels. Because a resolution to this issue has not been agreed upon, staff is recommending a condition to require resolution of this issue before the final plat is reviewed by Plan Commission. A Development Agreement will be required for these and other public improvements such as concrete sidewalks.

As mentioned above, Kadlec Drive does not currently extend all the way to Elmwood Avenue. Therefore, all of

the traffic traveling to/from the apartment complexes along Kadlec Drive must use West Hart Rd or Post Road through the adjacent neighborhood to the east. However, the developer does not own the land along Elmwood Avenue, so the City is not able to require the developer to dedicate land which he does not own for a new public street connection to Elmwood Avenue. As mentioned above, there is a gravel emergency access connection to Elaine Drive at the southern end of Kadlec Drive over previously dedicated right-of-way. The City Engineer is not requiring the off-site improvement of Elaine Drive into a fully improved street connection to Robinson Drive at this time.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the City's Comprehensive Plan recommends Planned Neighborhood uses of the subject property. The proposed subdivision plat is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of the Preliminary Plat of Elmwood Commons Plat 1 for the vacant 2.8-acre parcel located at 2545 Kadlec Drive, based on its consistency with the Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance, subject to the following conditions:

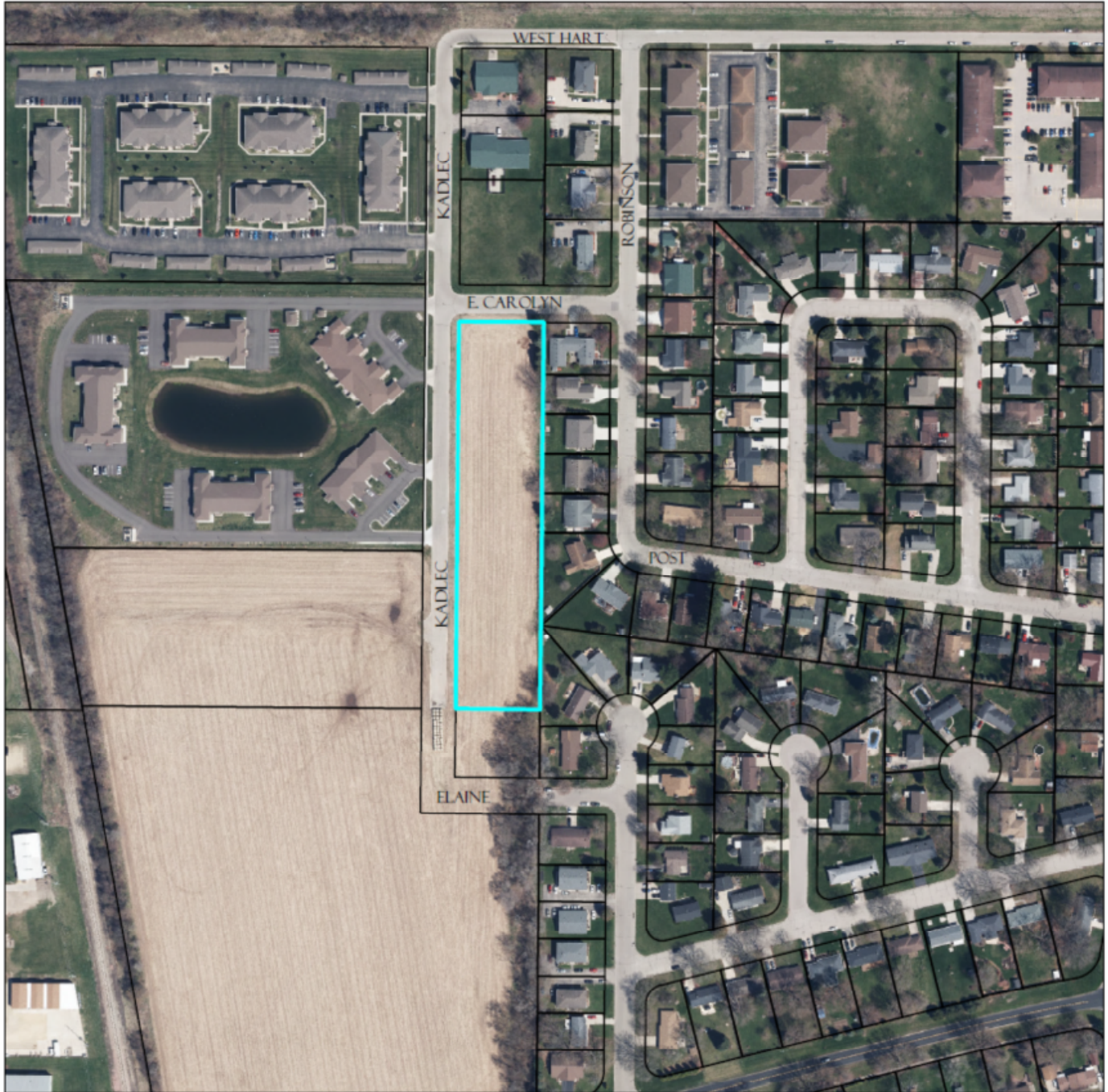
1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. A draft of any proposed restrictive covenants shall be submitted with the Final Plat.
3. The Final Plat shall include a designated area for a cluster mailbox delivery system.
4. Prior to Plan Commission review of the Final Plat, the City Engineer shall approve the proposed layout of the stormwater detention facilities, with detailed engineering plans to follow along with any necessary drainage easements on the Final Plat.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning and Building Services may approve minor changes administratively.

ATTACHMENTS: Location & Zoning Map, Preliminary Plat, Application, Public Notice, and Resolution.

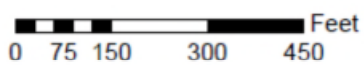
Location & Zoning Map

Elmwood Commons Plat No. 1

PS-2021-03



1 inch = 277 feet



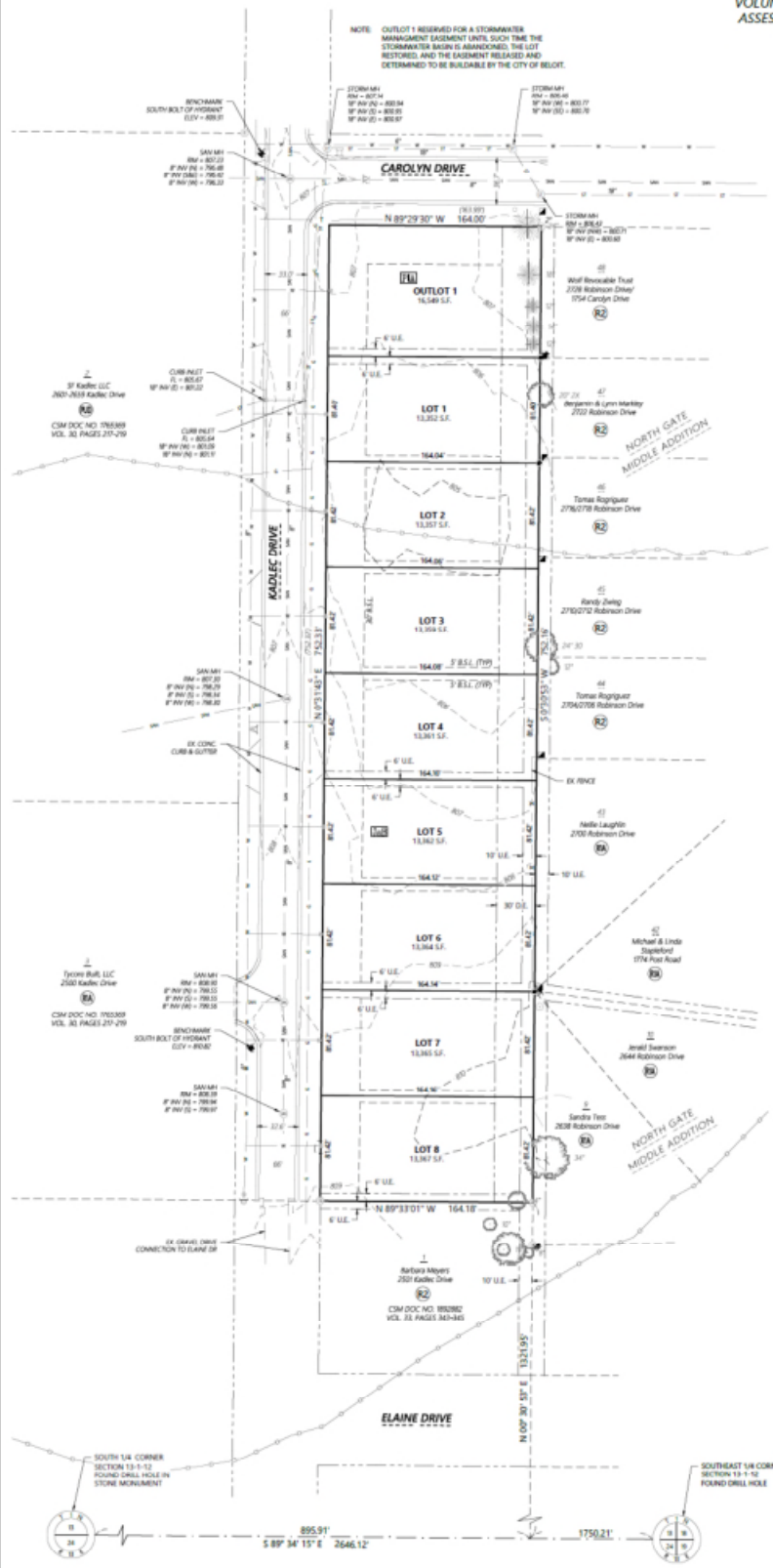
Map prepared by: Drew Pennington, AICP
Date: June 2021
For: City of Beloit Planning & Building
Date of Aerial Photography: 2020

PLANNING & BUILDING SERVICES DIVISION

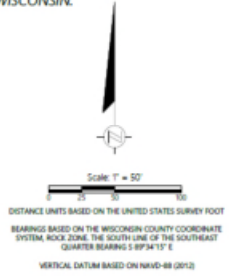
PRELIMINARY PLAT OF ELMWOOD COMMONS PLAT 1

LOT 4 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1765369, RECORDED IN VOLUME 30 ON PAGES 217-219, ALSO BEING PART OF OUTLOT 13-12 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELoit, BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T. 1 N., R. 13 E., OF THE 4TH P.M., CITY OF BELoit, ROCK COUNTY, WISCONSIN.

NOTE: OUTLOT 1 RESERVED FOR A STORMWATER MANAGEMENT BASIN AS ABANDONED, THE LOT RESTORED, AND THE EASEMENT RELEASED AND DETERMINED TO BE BUILDABLE BY THE CITY OF BELoit.



- LEGEND**
- Round Iron Bar Set
 - 1 1/4" x 3/4" (x 17 lbs) (10 lbs) Iron Rebar Set at all other (50 lbs. unless otherwise noted) corners
 - 1/4" x 2 1/2" (10 lbs) (10 lbs)
 - 1/4" Iron Rebar Found
 - Iron Pipe Found
 - Existing Section Line
 - - - Existing Adjacent Property
 - - - Existing Right-of-Way
 - - - Existing Boundary Line
 - - - Existing Soil Line
 - - - Existing Easement
 - - - Existing Utility Easement
 - - - Existing Building Footprint
 - - - Existing Zoning
 - - - Existing Condemned Tree
 - - - Existing Tree Stump
 - - - Existing Telephone Pedestal
 - - - Existing Telephone
 - - - Existing Electric Pedestal
 - - - Existing Light Pole
 - - - Existing Storm Manhole
 - - - Existing Curb Inlet
 - - - Existing Storm Sewer
 - - - Existing Sanitary Manhole
 - - - Existing Sanitary Sewer
 - - - Existing Gas Main
 - - - Existing Watermain
 - - - Existing Water Valve
 - - - Existing Fire Hydrant
 - - - Benchmark
 - - - Record Information



SITE SOILS	
PIA	PLAND SILT LOAM, TILL SUBSTRATUM (0-2% SLOPES)
JaB	JASPER LOAM (2-6% SLOPES)

SITE SUMMARY	
TOTAL LAND AREA	2.834 ACRES
EXISTING ZONING	R-1A (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT AREA (WIDTH)	8,750 SF (70 FEET)
TOTAL LOTS PROPOSED	8 SINGLE FAMILY LOTS
BUILDING SETBACK	30' FRONT; 30' REAR; 5' SIDEYARD



<p>1 of 1 TON EBHMS</p>	<p>ORDER NO: 33869 BOOK: SEE FILE FIELD CREW: JT DRAWN BY: CM DATE: June 17, 2021</p>	<p>FOR THE EXCLUSIVE USE OF: NG KADLEC LAND, LLC 430 EAST GRAND AVENUE, SUITE 103 BELOIT, WI 53511</p>	<p>ELMWOOD COMMONS PLAT 1</p>	<p>Batterman engineers surveyors planners</p>	<p>2857 Battelle Drive Beloit, Wisconsin 53511 608.365.4284 www.rtbatterman.com</p>
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CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Application for Review of a Preliminary Subdivision Plat

(Please Type or Print)

File Number: _____

1. Proposed subdivision name: Elmwood Commons Plat No. 1
2. Address of property: 2545 Kadlec Drive
3. Tax Parcel Number(s): 11331010
4. Property is located in (circle one): City of Beloit or Town of: Turtle: Beloit: Rock or LaPrairie
In the SE Quarter of Section 13, Township 1 North, Range 13 East of the 4th P.M.
5. Owner of record: NG Kadlec Land, LLC Phone: 815-904-4011 (Zach Knutson)
430 East Grand Avenue, Suite 103 Beloit, WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: (same)

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

(Office Phone #) (Cell Phone #) (E-mail Address)
7. The present zoning classification is: R-1A
8. All existing uses on the property are: Vacant for new development.
9. Proposed future zoning classification(s) is (are): R-1A (same)
10. Proposed future uses of the property are: Single family residential.
11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist;** as required for all major subdivision plats by section 12.02(1).
 - Pre-application meeting;** a pre-application meeting was held on March 18th, 2021 with City of Beloit Staff as per section 12.02(2).
 - Site Assessment Report;** if required as per section 12.02(5) of the Subdivision Ordinance.
 - Concept Plan;** as required by section 12.02(6) of the Subdivision Ordinance.
 - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
 - Preliminary Plat Map;** 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Zach Knutson / Zach Knutson / 5/27/21
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least **30 days** prior to the Plan Commission meeting date.

Review fee: \$500 plus \$15 per lot Amount paid: _____

Scheduled meeting date: _____

Application accepted by: _____ Date: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 3, 2021

To Whom It May Concern:

NG Kadlec Land, LLC has submitted the attached Preliminary Plat of Elmwood Commons Plat No. 1 for the vacant 2.8-acre parcel located at 2545 Kadlec Drive. As shown on the attachment, the developer is proposing the subdivision of this parcel into 9 lots, one of which (proposed Lot 1) will be reserved for stormwater management. The other 8 lots will become buildable single-family lots on which the developer will likely construct single-family homes.

This parcel is zoned R-1A, Single-Family Residential, and was improved with infrastructure approximately 15 years ago. Kadlec Drive is improved to the southern end of the subject property, and there is a gravel emergency access connection to Elaine Drive.

The following public hearing will be held regarding this proposed Preliminary Plat:

City of Beloit Plan Commission: Wednesday, June 23, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission meetings may be limited.**

RESOLUTION
APPROVING THE PRELIMINARY PLAT OF ELMWOOD COMMONS PLAT 1
FOR THE PROPERTY LOCATED AT 2545 KADLEC DRIVE

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on June 23, 2021 regarding the Preliminary Plat of Elmwood Commons Plat No. 1 for the property located at 2545 Kadlec Drive in the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the attached Preliminary Plat of Elmwood Commons Plat No. 1, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. A draft of any proposed restrictive covenants shall be submitted with the Final Plat.
3. The Final Plat shall include a designated area for a cluster mailbox delivery system.
4. Prior to Plan Commission review of the Final Plat, the City Engineer shall approve the proposed layout of the stormwater detention facilities, with detailed engineering plans to follow along with any necessary drainage easements on the Final Plat.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 23rd day of June, 2021.

Plan Commission

Timothy Weeden, Chairperson

ATTEST:

Julie Christensen
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 23, 2021

Agenda Item: 3.b.

File Number: ZMA-2021-06

General Information

Applicant: Justin and Andrea Fjalstad

Owner: Atonement Lutheran Church

Address/Location: 901 Harrison Avenue

Applicant's Request: Rezoning from R-1B, Single-Family Residential, to PLI, Public Lands & Institutions

Staff Analysis

Project Summary: Justin and Andrea Fjalstad have submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands and Institutions District, for the former Atonement Lutheran Church property located at 901 Harrison Avenue.

Request Details: The church on the subject property ceased operations in fall 2020, and has been listed for sale. The applicants have made an offer to purchase the subject property that is contingent upon the requested rezoning action. Because the property is zoned Single-Family Residential, most institutional uses would require a Conditional Use Permit (CUP). The structure is too large to be converted into a single-family dwelling. The applicants intend to continue using the subject property as an institution of to-be-determined type (e.g. day care), and are seeking PLI zoning to clarify the exact types of institutional uses that may be established. PLI is a special purpose zoning classification that is intended to accommodate public and quasi-public uses such as schools, religious institutions, day care centers, libraries, etc. The subject property is 0.65 acre in area and includes the approximately 14,000 square-foot church building and off-street parking lot.

Surrounding Uses: The subject property is surrounded by low-density residential uses within a large R-1B, Single-Family Residential, zoning district. The subject property (0.65 acre) anchors the southwest corner of the block, which happens to be Block 15 of the Original Plat. The "Five Points" commercial district anchors the opposite (northeast) corner of the same block, with the remainder of the block occupied by residential dwellings.

City of Beloit Comprehensive Plan: The Comprehensive Plan recommends Single-Family Residential-Urban uses for the subject property. This designation includes small public and institutional uses. Therefore, this proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

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

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

PLI is a special purpose zoning district that allows public and institutional uses that, by their nature, are intended to be embedded within established neighborhoods. The applicant has not settled on a final use, but the PLI zoning classification includes a concise list of permitted and conditional uses.

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

The proposed PLI, Public Lands and Institutions, classification is consistent with the surrounding single-family zoning district.

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

The subject property is not suitable for conversion to a single-family dwelling under the current single-family zoning, due to the size of the building and large surface parking lot. Although some institutional uses may be allowed with a Conditional Use Permit (CUP), the applicant does not have a tenant at this time and is therefore unable to provide operational details required for a CUP review. Rezoning the subject property to PLI and an established list of uses gives the applicant their desired certainty.

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

The subject property is located in an established residential neighborhood on the edge of the College-Park Historic District. Because the surrounding area is fully built-out, there have not been any significant rezoning actions in the general area during the past five years.

STAFF RECOMMENDATION:

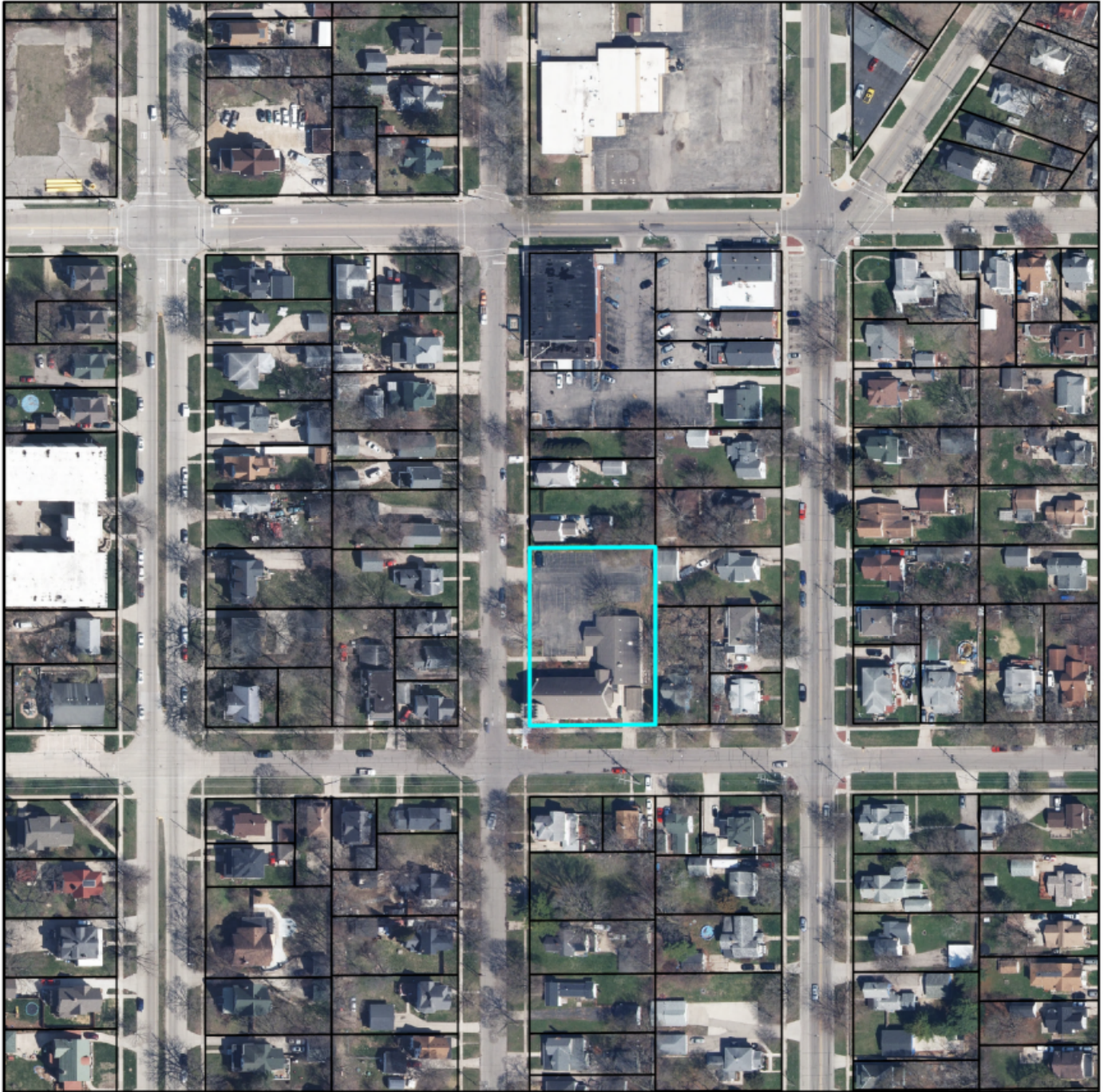
The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District. to PLI, Public Lands and Institutions District, for the former Atonement Lutheran Church property located at 901 Harrison Avenue.

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

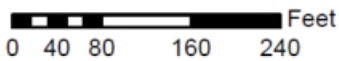
Location & Zoning Map

901 Harrison Avenue

ZMA-2021-06



1 inch = 160 feet



Map prepared by: Drew Pennington, AICP
Date: June 2021
For: City of Beloit Planning & Building
Date of Aerial Photography: 2020

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

MAY 17 REC'D

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-201-06

1. Address of subject property: 901 HARRISON AVE

2. Legal description: Lot: ^{4, 15}16 Block: _____ Subdivision: 104 - SOUTH CENTRAL
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

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

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

3. Tax Parcel Number(s): 206 131080266

4. Owner of record: SOUTH CENTRAL SYNOD OF WISCONSIN Phone: 608-438-5358 - JANE

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: JUSTIN AND ANDREA FJALSTAD

(Address)

(City)

(State)

(Zip)

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: R-1B to: PLI

All existing uses on this property are: RELIGIOUS ASSEMBLY

(CHURCH)

7. All the proposed uses for this property are:

Principal use(s): DAY CARE

Secondary use(s): _____

Accessory use(s): _____

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

- () Owner
- () Leasehold, Length of lease: _____
- Contractual, Nature of contract: ACCEPTED OFFER CONTINGENT ON REZONING
- () Other, explain: _____

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

Name(s): JUSTIN AND ANDREA FJALSTAD Phone: 608-290-7541
5536 E. COLLEY RD BELOIT WI 53511
(Address) (City) (State) (Zip)

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

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

Jane Cahill Wolfgram JANE Cahill Wolfgram 5/14/21
(Signature of Owner) VP South-Central Synod of WI (Print name) (Date)

Justin Fjalstad JUSTIN FJALSTAD 5-14-21
(Signature of Applicant, if different) (Print name) (Date)
Andrea Fjalstad ANDREA FJALSTAD 5-14-21
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: <u>\$275.00</u>	Amount Paid: <u>\$275.⁰⁰</u> Meeting Date: <u>June 23, 2021</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Parnell</u>	Date: <u>5/17/21</u>
Date Notice Published: _____	Date Notice Mailed: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 2, 2021

To Whom It May Concern:

Justin & Andrea Fjalstad have submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the former Atonement Lutheran Church property located at **901 Harrison Avenue**. The applicants have made an offer to purchase the subject property that is contingent upon the requested rezoning action. The applicants intend to continue using the subject property as an institutional use, and are seeking PLI zoning to clarify the exact types of institutional uses that may be established. PLI is a special purpose zoning classification that is intended to accommodate major public and quasi-public uses such as schools, religious institutions, day care centers, libraries, etc.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, June 23, 2021, 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: Tuesday, July 6, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

Walker Properties, LLC
315 Parker Dr
Janesville, WI 53545

James R. Long
1833 Cleveland St
Beloit, WI 53511

360 Degrees, LLC
7245 N 12th Pl
Phoenix, AZ 85020

Bruce E. Peterson
835 Harrison Ave
Beloit, WI 53511

Chris Byrns Shelly Byrns
836 Harrison Ave
Beloit, WI 53511

Jose Luis Olarte Cruz
219 S Garfield Ave
South Beloit, IL 61080

Jeffrey E. Livingston Jennifer B. Livingston
835 Park Ave
Beloit, WI 53511

Joseph A. Normington Barbara A. Normington
842 Harrison Ave
Beloit, WI 53511

Douglas R. Godfred
842 Wisconsin Ave
Beloit, WI 53511-5539

Freddie L Wright Revocable Trust
12591 Greensview Dr
Roscoe, IL 61073

Steven C. Peterson
3628 Minnie Ln
Beloit, WI 53511

Mariah Brown Kevin Brown
847 Park Ave
Beloit, WI 53511

Theodore Kamlager Patricia Kamlager
849 Park Ave
Beloit, WI 53511

Alexis R. Whalen
912 Clary St
Beloit, WI 53511

Freedom Property Investments, LLC
1660 Indian Rd
Beloit, WI 53511

Brauer Trust No 2005
11779 W Hafeman Rd
Orfordville, WI 53576

Daniel R. Brace Michelle L. Brace
849 Harrison Ave
Beloit, WI 53511

Edward R. & Beverly P Mulligan
2417 Murphy Woods Dr
Beloit, WI 53511

Elisah Ballard Matthew Ballard
1016 Clary St
Beloit, WI 53511

Daniel D. Copper Paula Copper
848 Wisconsin Ave
Beloit, WI 53511

R & B Property Management of Wisconsin, LLC
822 Park Ave
Beloit, WI 53511

Carlos Vera
440 Wisconsin Ave
Beloit, WI 53511

James R. Wuthrich Nancy C. Wuthrich
902 Wisconsin Ave
Beloit, WI 53511

Robert L. Morrison Laura S. Morrison
903 Park Ave
Beloit, WI 53511

William Reynolds D W R Trust
950 Wisconsin Ave
Beloit, WI 53511-5421

Billy L. Davis
901 Wisconsin Ave
Beloit, WI 53511

Joseph Hanson Jeanette Hanson
2516 Clifcorn Dr
Beloit, WI 53511

Darian P. Snow Angela R. Snow
911 Park Ave
Beloit, WI 53511

Daniel R. Spanton
919 Clary St
Beloit, WI 53511

Tim A Hinzpeter Living Trust Stacey Hinzpeter Hinzpeter Living Trust
PO Box 421
Beloit, WI 53512-0421

James W. Shea Christine S. Brasic
1019 Clary St
Beloit, WI 53511

Cory A. Brown Amanda L. Brown
1111 Clary St
Beloit, WI 53511

Atonement Lutheran Church
6401 Odana Rd Ste 20
Madison, WI 53719

John Terry Mary Terry
925 Park Ave
Beloit, WI 53511

Jesus Vera Alicia Vera
2369 Kruse Dr
Beloit, WI 53511

Mark V. Walton Theresa A. Johnson
1621 Indian Rd
Beloit, WI 53511-3929

Rx Real Estate Group, LLC
333 Lowville Rd
Rio, WI 53960

Ken Paulson
749 E Philhower Rd
Beloit, WI 53511-8836

Jeffrey A. Mckee Vickey T. Mckee
942 Harrison Ave
Beloit, WI 53511-5411

Coach's Club, LLC
PO Box 931
Beloit, WI 53512-0931

Edward T. Peterson Rebecca L.
Peterson
908 Wisconsin Ave
Beloit, WI 53511

Douglas A. Cash
PO Box 1317
Beloit, WI 53512-1317

J Pacific Ventures, LLC
4686 Ontario Mills Pkwy
Ontario, CA 91764

Sean McKee
948 Harrison Ave
Beloit, WI 53511

Willie James Cassandra James
923 Wisconsin Ave
Beloit, WI 53511-5420

Mauricio Servin Hernandez
929 Park Ave
Beloit, WI 53511

Angelica Prado Francisco Pelayo
1712 Tremont Dr
Beloit, WI 53511

Gh, LLC
9812 Falls Rd #114-194
Potomac, MD 20854

Kimberly D. Kakuske Kalicia Spencer
3634 Balmoral Dr
Janesville, WI 53548

Alejandro Barajas
3736 Wildflower Ln
Janesville, WI 53548

Jean Wilky Clark Marissa Lynn Clark
911 Wisconsin Ave
Beloit, WI 53511

Dimitrios A. Holevas Teresa S. Holevas
2817 E Cty Rd S
Beloit, WI 53511

Renee I. Cephas
919 Wisconsin Ave
Beloit, WI 53511

Maria R. Ramos-Monroy
921 Harrison Ave
Beloit, WI 53511

Martin Properties of Janesville, LLC
4619 N Cty Rd H
Janesville, WI 53548

Maravillo III, LLC
425 S Main St
Janesville, WI 53545

Jose Luis Sanchez
931 Wisconsin Ave
Beloit, WI 53511

Rx Real Estate Group, LLC
333 Lowville Rd
Rio, WI 53960

Kevin Fuller Rita K. Fuller
941 Park Ave
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 23, 2021

Agenda Item: 3.c.

File Number: ZMA-2021-05

General Information

Applicant: City of Beloit Planning and Building Services

Owner: Saeed and Irma Amin

Address/Location: 2021 E. Ridge Road

Applicant's Request/Proposal: Planning and Building Services staff has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District, to permanent R-1A, Single-Family Residential District, for the property located at 2021 E. Ridge Road in the City of Beloit.

Staff Analysis

Existing Site Conditions: The property owner has been approved by City Council for attachment into the City from the Town of Turtle due to a failing septic system. Section 4 of the Ordinance approving the attachment assigned a temporary zoning classification of R-1A, Single Family Residential District, to the property and directed Plan Commission to initiate an amendment to the Zoning Ordinance setting forth a permanent zoning classification (see attached Annexation Ordinance). Planning staff initiated the Zoning Map Amendment on behalf of the Plan Commission.

Surrounding Land Use and Zoning: There are residential land uses surrounding the subject property, zoned R-1, Residential One, located in the Town of Turtle.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential – Urban uses for this property. This land use category is intended for existing and planned groupings of single-family detached residences that are served by public sanitary sewer and water systems. This recent attachment is consistent with the Comprehensive Plan.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission is required to make a recommendation based on the following considerations:

- 1. The existing use of property within the general area of the subject property.**
The proposed use is compatible with the adjacent single-family uses.
- 2. The zoning classification of property within the general area of the subject property.**
The proposed zoning classification is consistent with the zoning of adjacent properties.
- 3. The suitability of the subject property for the uses permitted under the existing zoning classification.**

The subject property is already zoned R-1A, but on a temporary basis, which must be changed to a permanent classification according to the Annexation Ordinance.

4. **The trend of development and zoning map amendments in the general area of the subject property.** Although only a few properties in the subdivision have been attached/annexed in the past few years, this trend is likely to accelerate as existing septic systems continue to fail in this neighborhood and attachment is required in order to connect to the City's sanitary sewer system.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single-Family Residential District, to permanent R-1A, Single-Family Residential District, for the property located at 2021 E. Ridge Road.

ATTACHMENTS: Location Map, Application, Annexation Ordinance, Public Notice, and Mailing List.

LOCATION MAP



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-2021-05

1. Address of subject property: 2021 E. Ridge Road

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

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

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

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

3. Tax Parcel Number(s): _____

4. Owner of record: Saeed + Irma Amir Phone: _____

2021 E Ridge Rd Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: COB Planning + Building Services

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

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

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

Change zoning district classification from: Temp R-1A to: Perm R-1A

All existing uses on this property are: _____

7. All the proposed uses for this property are:

Principal use(s): Single-Family Residential

Secondary use(s): _____

Accessory use(s): _____

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

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

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

Name(s): _____ Phone: _____

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

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

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

 (Signature of Owner) (Print name) (Date)

Hilary Potkrann Hilary Potkrann 5/7/21
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff		
Filing Fee: \$275.00	Amount Paid: _____	Meeting Date: <u>6/23/2021</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: _____		Date: _____
Date Notice Published: _____	Date Notice Mailed: _____	



ORDINANCE NO. 3706

**ATTACHING THE PROPERTY LOCATED AT
2021 E. RIDGE ROAD TO THE CITY OF BELOIT**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1. Territory Attached. In accordance with Section 66.0307 of Wisconsin Statutes, the Cooperative Boundary Plan between the City of Beloit and the Town of Turtle, and the Petition for Attachment filed by Saeed and Irma Amin with the City Clerk on the 12th day of March, 2021, signed by all of the owners of real property of the following described property in the Town of Turtle, Rock County, Wisconsin, the following territory is attached to the City of Beloit, Wisconsin:

LOT 125 OF A RE SUBDIVISION OF OUTLOT A AND LOTS 34 TO 54 OF TURTLE RIDGE, BEING PART OF THE SW ¼ OF SECTION 30, T. 1., R. 13 E., OF THE 4TH P.M. TOWN OF TURTLE, ROCK COUNTY, WISCONSIN CONTAINING 0.51 ACRES MORE OR LESS (A/K/A 2021 E. RIDGE ROAD).

Section 2. Effect of Attachment. From and after the date of this Ordinance, the territory described in Section 1 shall be part of the City of Beloit for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Beloit.

Section 3. Payment to Town of Turtle. Since the City of Beloit has entered into a Cooperative Boundary Plan with the Town of Turtle, the City of Beloit does not have to pay any additional monies to the Town of Turtle other than the monies already agreed to in the Boundary Plan pursuant to Section 66.0217(14) of Wisconsin Statutes.

Section 4. Temporary Zoning Classification. A) The territory attached to the City of Beloit by this Ordinance is temporarily designated to be part of the following district of the City for zoning purposes and subject to all provisions of Chapter 19 of the Code of General Ordinances of the City of Beloit, entitled "The City of Beloit Zoning Ordinance" relating to such district classifications and to zoning in the City: R-1A, Single-Family Residential District. B) The boundaries of these designated districts are established as shown on the map filed in the office of the City Clerk. C) The Plan Commission is directed to initiate an amendment to the Zoning Ordinance not later than 30 days from the effective date of this Ordinance setting forth a permanent classification and regulations for the zoning of the attached area and to submit its recommendations to the City Council.

Section 5. Ward Designation. The territory described in Section 1 of this Ordinance is hereby made a part of the Twenty-fourth (24th) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

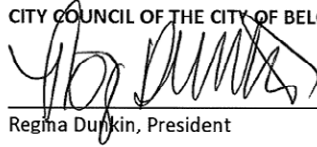
Section 6. Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid or unconstitutional provision or application.

ANX-2021-02, 2021 E. Ridge Road (TOT) -Council Report

Section 7. Effective Date. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 19th day of April, 2021.

CITY COUNCIL OF THE CITY OF BELOIT



Regina Durkin, President

ATTEST:



Lorena Rae Stottler, City Clerk-Treasurer

Published this 27th day of April, 2021.

Effective this 28th day of April, 2021.

01-611100-5231- 51

ANX-2021-02, 2021 E. Ridge Road (TOT) -Council Report



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

NOTICE TO THE PUBLIC

June 2, 2021

To Whom It May Concern:

The Planning & Building Services Division has submitted an application for review and consideration for a Zoning Map Amendment to rezone the subject property located at: **2021 E. Ridge Road** from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, June 23, 2021, 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: Tuesday, July 6, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to rottmanh@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

Town Clerk
Town of Turtle
6916 S. County Road J
Beloit, WI 53511

ORDINANCE NO. 3714

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District:

LOT 125 OF A RE SUBDIVISION OF OUTLOT A AND LOTS 34 TO 54 OF TURTLE RIDGE, BEING PART OF THE SW ¼ OF SECTION 30, T. 1., R. 13 E., OF THE 4TH P.M. TOWN OF TURTLE, ROCK COUNTY, WISCONSIN CONTAINING 0.51 ACRES MORE OR LESS (A/K/A 2021 E. RIDGE ROAD).

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2021.

City Council of the City of Beloit

Clinton Anderson, Council President

Attest:

Lorena Rae Stottler, City Clerk-Treasurer

Published this ____ day of _____, 2021

Effective this ____ day of _____, 2021

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 23, 2021

Agenda Item: 4.a.

File Number: CSM-2021-04

General Information

Applicant: Combs & Associates

Owner: Kelly Pike and Kent Nelson

Address/Location: 9024 S. Suburban Drive

Applicant's Request: The applicant has proposed a one-lot Certified Survey Map (CSM) for 9024 S. Suburban Drive in the Town of Turtle.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is residential and vacant land.

Proposed Land Division: The intent of the proposed CSM is to combine two lots into one to construct an accessory structure.

Surrounding Land Use and Zoning: This CSM is located east of Shopiere Road and north of the Oaks in the Town of Turtle. There are residential uses to the north, east and west of the subject property, zoned R-1, Residential One District in the Town of Turtle. The properties to the south are institutional in the City of Beloit zoned R-1A, Single Family Residential and agricultural uses in the Town of Turtle zoned AE, Exclusive Agriculture.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends –Single-Family Residential Exurban uses.

Municipal Utilities: The subject property is not currently served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts who had no comments.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located 9024 S. Suburban Drive in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2021 and a copy provided to the Planning and Building Services Division.

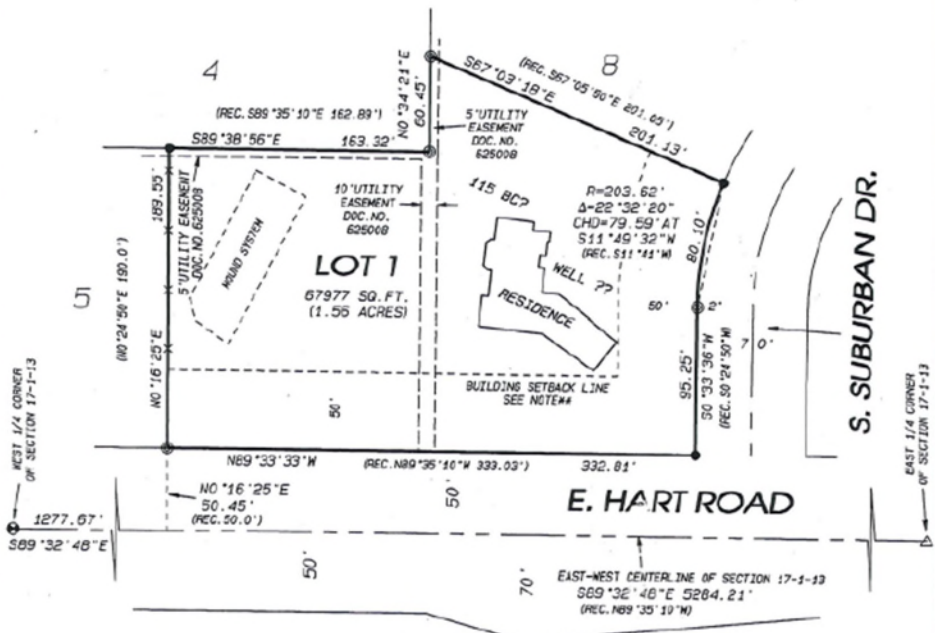
ATTACHMENTS: Location Map, Preliminary Certified Survey Map, Application, and Resolution.

LOCATION MAP



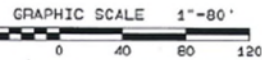
CERTIFIED SURVEY MAP

LOTS 6 AND 7, INDIAN TRAIL FIRST ADDITION AND LOCATED IN THE SW 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 17, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



LEGEND:

- FOUND 3/4" IRON PIN
- ⊗ FOUND IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
- ⊙ FOUND ALUMINUM MONUMENT
- △ FOUND PK NAIL
- X— FENCE



** NOTE: BUILDING SETBACK LINES SHOWN HEREON WERE TAKEN FROM INDIAN TRAIL FIRST ADDITION. LOCAL REGULATIONS MAY OR MAY NOT BE MORE RESTRICTIVE.

NOTE: ROCK COUNTY CURRENTLY DOES NOT HAVE A MOU WITH THE TOWN OF TURTLE.

NOTE: FIELDWORK COMPLETED MAY 11, 2021.

NOTE: ASSUMED S89°32'48"E ALONG THE EAST-WEST CENTERLINE OF SECTION 17-1-13.

Project No. 121 - 231 For: NELSON SHEET 1 OF ___ SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

CITY of BELOIT
Neighborhood Planning Division
 100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

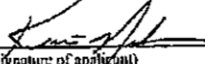
Application for Review of a Minor Subdivision

File Number: CSM-2021-04

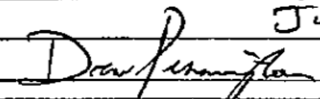
(Please Type or Print)

1. Address of property: 9024 S. Suburban Dr.
2. Tax Parcel Number(s): 6-19-451.33 & 451.34
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
 In the NW Quarter of Section 17, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Kelly Pike & Kent Nelson Phone: 608-362-3095
9024 S. Suburban Dr. Beloit, WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 808-752-0575
109 W. Milwaukee Street., Janesville, WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 lot(s).
7. Total area of land included in this map: 1.56 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: R1
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

 KENT NELSON 15-14-21
(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>June 23, 2021</u>	
Application accepted by: <u></u>	Date: <u>5/21/21</u>

RESOLUTION
APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 9024 S. SUBURBAN 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 extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the property located at 9024 S. Suburban Drive, containing 1.56 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOTS 6 AND 7, INDIAN TRAIL FIRST ADDITION AND LOCATED IN THE SW ¼ OF THE
NW ¼ AND IN THE SE ¼ OF THE NW ¼ OF SECTION 17 T. 1N., R 13E. OF THE 4TH
P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 9024 S. Suburban Drive, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2021 and a copy provided to the Planning and Building Services Division.

Adopted this 23rd day of June, 2021.

Plan Commission

Timothy Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 23, 2021

Agenda Item: 4.b.

File Number: RPB-2021-04

General Information

Request: Proposed amendment to the Sign Ordinance to create a bonus system for on-premises wall signs.

Staff Analysis

Request Details: The attached, draft Ordinance was prepared at the request of the Plan Commission Chairman to address two longstanding goals of both Plan Commissioners and staff: (1) to reduce the frequency of Exception requests for secondary signs over 30 square feet; and (2) to discourage the installation of large freestanding pole signs.

The proposed Ordinance will add to the existing bonus system in the Sign Ordinance (see attached). It will allow up to 90 percent of the unused sign allowance for a freestanding primary sign (pole or ground-mounted) to be applied or transferred to one or more secondary wall signs, provided each wall sign does not exceed 25 percent of the building face. This new bonus would provide an incentive to businesses to reduce the size of their pole or monument sign, which staff and the Plan Commission chair feel is the primary cause of sign pollution.

For example, a typical commercial lot is allowed a 150 square-foot primary freestanding sign and three secondary, 30 square-foot secondary signs (usually wall signs). If an owner wanted to install a 90 square-foot primary sign instead of the maximum, then they could transfer 54 square feet (90 percent of the unused 60 square feet) to their secondary wall signs in any distribution they prefer. The surplus 54 square feet could be divided evenly among the three secondary signs or added to just one or two signs, provided all secondary wall signs comply with the 25 percent of façade requirement.

At the request of Plan Commission, staff evaluated the proposed Ordinance as hypothetically applied to recent sign requests at Popeye's, Verizon, Jiffy Lube, and Mavis Tires. As drafted with a 90% of surplus bonus, both Verizon and Jiffy Lube would have complied with code and would not have needed to request an Exception. The same holds for a 50% of surplus bonus. However, both Popeye's and Mavis Tires would have still needed an Exception whether applying a 90% of surplus bonus or 50% of surplus bonus. At 90%, Mavis would have been very close to meeting code (within 9 square feet).

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends *approval* of the attached Ordinance No. 3712 to create Sections 30.31(3)(d) and (e) of the Sign Ordinance relating to sign area bonuses for on-premises signs.

ATTACHMENTS: Proposed Ordinance No. 3712 and Existing Section 30.31.

ORDINANCE NO. 3712

AN ORDINANCE TO CREATE SECTIONS 30.31(3)(d) and (e) OF THE CODE OF GENERAL ORDINANCES FOR THE CITY OF БЕЛОIT RELATING TO SIGN AREA BONUSSES FOR ON-PREMISE SIGNS

Section 1. Section 30.31(3)(d) of the Code of General Ordinances of the City of Beloit is hereby created to read as follows:

- “(d) If the sign area for an freestanding primary sign, as defined in section 30.19(1)(d), is less than the maximum sign area allowed for a ground-mounted or a pole sign by section 30.35, then no more than 90 percent of the difference between the sign area of the freestanding primary sign and the maximum sign area allowed in section 30.35 may be applied to one or more secondary wall signs, provided the wall sign(s) does not exceed 25 percent of the building face. In no event shall the maximum sign area allowance as provided in section 30.09 be exceeded.”

Section 2. Section 30.31(3)(e) of the Code of General Ordinances of the City of Beloit is hereby created to read as follows:

- “(e) If there is no freestanding primary sign, as defined in section 30.19(1)(d), then no more than 90 percent of the maximum sign area allowed for a ground-mounted or a pole sign by in section 30.35 may be applied to one or more secondary wall signs, provided the wall sign(s) does not exceed 25 percent of the building face. In no event shall the maximum sign area allowance as provided in section 30.09 be exceeded.”

Section 3. Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

Section 4. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of July, 2021.

CITY COUNCIL OF THE CITY OF BELOIT

Clinton Anderson, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk-Treasurer

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231 _____

ordinances/30.31(3)(d) and (e) = ORD 20210610 (21-1108)

30.31 - ON-PREMISES SIGNS.

(1) DEFINITIONS.

- (a) On-Premises Sign. An on-premises sign is a temporary or permanent, outdoor sign identifying or advertising a business, person, activity, product, service or price located on the premises where the sign is erected. On-premises signs are classified as either "secondary, on-premises sign" regulated by §30.40 or "primary, on-premises signs" regulated by §30.35. The following signs are regulated separately in this chapter even though they refer to the name or address of the premises or activities occurring on the premises where the sign is located: address signs; construction signs; directional signs; door signs; flags; garage sale signs; kiosk signs; large-scale development signs; memorial signs; multiple-family dwelling signs; nameplate signs; office complex signs; official signs; political signs; private regulatory signs; real estate signs; sandwich board signs; and shopping center identification signs.

(2) REGULATIONS. On-premises signs are regulated either as:

- (a) Primary, on-premises signs by §30.35 of this chapter; or as
(b) Secondary, on-premises signs by §30.40 of this chapter.

(3) ON-PREMISES, SIGN AREA BONUSES. The maximum on-premises sign areas established by §§30.09, 30.35 and 30.40 may be increased if one or more of the following "on-premises, sign area bonuses" will apply:

- (a) The maximum allowed area of an on-premises sign may be increased by 10 percent, if more than 50 percent of the material on the sign face and sign support structure match the material on the facade of the principal building on the premises where the sign is located. This paragraph does not apply to the following on-premises signs: address signs; awning, canopy and marquee signs; inflatable signs; large-scale development signs; multiple-family dwelling signs; nameplate signs; pole signs; portable signs; projecting signs; real estate signs; sandwich board signs; special event signs; private traffic signs; and window signs.
- (b) If the on-premises sign is a freestanding sign, other than a pole sign, the maximum allowed sign area of the freestanding sign may be increased by an additional 10 percent if the sign is in a landscaped area where there is a minimum of 2 square feet of landscaping approved by the Director of Planning and Building Services for each square foot of sign area. (Am. #3481)
- (c) If the on-premises sign is an outdoor wall sign, the maximum allowed sign area of the wall sign may be increased by each of the following amounts:
1. By an additional 10 percent if the wall sign consists of individual letters mounted directly on the face of a building; and
 2. By an additional 10 percent if the wall sign is located within a shopping center where all business establishments use a uniform or complementary design and color scheme approved by the Director of Planning and Building Services; and (Am. #3481)
 3. By an additional 10 percent to 40 percent, depending on how far the wall sign is set back from the front lot line of the premises on which the wall sign is located, as follows:
 - a. 110 feet to 159 feet from the front lot line, total of 10 percent increase.
 - b. 160 feet to 214 feet from the front lot line, total of 20 percent increase.
 - c. 215 feet or more from the front lot line, total of 40 percent increase.