



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, November 3, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the regular Plan Commission meeting held on October 20, 2021
[Attachment](#)
3. PUBLIC HEARINGS
No public hearings are scheduled.
4. REPORTS
 - 4.a. Consideration of Ordinance No. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts
[Attachment](#)
 - 4.b. Consideration of a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, for the property located at 1218 Cranston Road
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Conditional Use Permit - 635 Broad Street
6. ADJOURNMENT
Plan Commission will adjourn into a workshop to discuss the specific and future roles of the Commission

** 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, October 20, 2021

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of October 6, 2021 Plan Commission meeting

Motion was made by Commissioner Robson, seconded by Commissioner Jacobsen to approve the minutes. Motion carried, roll call vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of Ordinance No. 3728 amending the Zoning District Map of the City of Beloit from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District, for the property located at 1112 Garfield Avenue

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

Commissioner Robson asked Ms. Christensen if the applicant is required to put in a thirty foot landscape barrier, and if it is trees or bushes. Ms. Christensen stated that it is a variety of landscape materials. If a commercial use is being constructed next to a residentially zoned property, a 30-foot buffer that complies with the landscape ordinance is required to separate the uses. Commissioner Robson stated currently there is a buffer with mature trees that provides a nice buffer.

Commissioner Anderson asked if the City has reached out to Law Enforcement at all for improvements and expansions, and if they took into account if there had been any calls for that location in the past and if they are a good operator. Ms. Christensen stated that the City does not reach out to the Police Department to see if the applicant was a good operator, they reach out to them if the application is for a conditional use for alcohol sales.

Commissioner Weeden stated that he went over to one of the houses that are in that area and asked them if the applicant was a good operator with no police calls in the past, and he said that they said that there have not been any problems at this business.

Commissioner Jacobsen asked if the City has reached out to the neighborhood, and if the City got any feedback. Ms. Christensen stated that there was a notice sent out, but there was no feedback received.

Chairman Weeden opened and closed the public hearing.

Commissioner Robson stated that she is concerned about changing the zoning from residential to commercial because there is a need for residential properties. She also questioned the impact on the environment and residents with the lights and parking activity. Ms. Christensen noted that the parking is in the front of the building and not the back which faces the residential neighborhood.

Motion was made by Commissioner Anderson, seconded by Commissioner Jacobsen to approve the zoning. Motion carried, roll call vote (4-1). Commissioner Robson voted no.

3.b. Consideration of a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, for the property located at 1218 Cranston Road

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

Commissioner Jacobsen asked what private fire hydrants are and if the adjacent land is Town of Beloit or City of Beloit. Ms. Christensen stated that the green line is the border of the City and the land behind it is in the Town of Beloit. She explained that over the years, the private fire hydrants have been installed to meet the fire protection needs. Ms. Christensen stated that the fire department does not like private hydrants because then the City does not own them and cannot insure that the private hydrants are maintained.

Ms. Christensen stated that they clear the area around it, and go out there yearly to make sure the fire hydrant is working. Commissioner Jacobsen asked what happens if the hydrant is not working or cleared. Ms. Christensen stated they will receive a violation notice from the City.

Commissioner Robson stated the parking lot is a lot like the former Shopko parking lot, and if there is anything the Plan Commission can do as far as recommending islands and landscaping in the parking lot. Ms. Christensen stated that Plan Commission cannot require the applicant to put in islands, but the City can issue orders to fix the parking lot.

Commissioner Weeden stated that there are islands in the parking lot already, but they are not maintained. Ms. Christensen stated that the parking lot is split up

between several owners. Commissioner Robson asked who is supposed to maintain the parking lot. Commissioner Weeden stated that the owners are.

Commissioner Weeden asked if the applicant needs to get an Architectural Review Certificate for any other remodeling on the outside. Ms. Christensen stated yes.

Chairman Weeden opened and closed the public hearing.

Councilor Preuschl asked if there were two or three carpet places in that area. Ms. Christensen stated that this is the third one. Commissioner Weeden stated he has two concerns about e and b on the Finding of Fact. Commissioner Weeden mentioned that the whole area needs help; the exterior is in horrible shape, and he is concerned about issuing a conditional use permit when the building is only going to be improved with an overhead door.

Commissioner Weeden stated that issuing a conditional use permit is going to impede the orderly development and improvement for the property, and thinks that it is a bad idea. Commissioner Toral stated that if the City Council does not approve this conditional use then the building is going to rot and collapse. Commissioner Jacobsen expressed concern that the taxes may not get paid unless this development moves forward.

Commissioner Weeden indicated that this is different than when they approved the conditional use for Shopko; they provided nice renderings showing improvements on the building which would help the redevelopment of the stores in the plaza. Commissioners discussed denying this item or laying it over to let the applicant attend the meeting to explain his plans.

Motion was made by Commissioner Jacobsen to lay the item over, seconded by Commissioner Anderson to allow them to speak to the applicant. Motion carried, roll call vote (5-0).

3.c. **Consideration of Ordinance No. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts**

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

Chairman Weeden opened the public hearing.

Tim McKeveitt, 2318 Boulder Lane, President and CEO of Beloit Health System, indicated support for the proposed Ordinance to amend the table in 6.1-1 of Chapter of the Code of Ordinances pertaining to zoning of medical facility uses in the C-1 District.

Mr. McKeveitt stated that by approving the zoning amendment on September 20th to change existing Beloit Health System medical clinics from permitted uses by right to conditional uses harmed the entire community by impeding their ability to provide necessary services, to expand to meet community needs, to recruit and retain physicians, and to provide care like COVID testing and vaccinations.

Mr. McKeveitt stated that the fact that this amendment is even needed demonstrates the City's failure to include Beloit Health System, the City's primary Healthcare provider, in the process from the beginning. Mr. McKeveitt mentioned that Beloit Health System still believes the zoning amendment approved by the City Council on September 20th was contrary to the City's strategic plan to ensure the health and safety of the entire community, sustain economic growth, maintain a high quality of life, and to enhance community involvement and communication.

Mr. McKeveitt indicated that it would correct some of the negative impacts on the community by approving this proposed amendment which returns Beloit Health System medical facilities to the status they had prior to September 20th; *i.e.*, permitted uses by right in the C-1 Commercial District.

Commissioner Weeden stated that it has been a year since the Plan Commission got involved with this issue, and the Plan Commission wanted to address the reasonable concern raised by the Beloit Health System regarding how their facilities would be affected unfairly if they wanted to expand. Commissioner Weeden asked if the City Council were to approve the amendments, would that remove the threat of litigation. Mr. McKeveitt indicated that they wanted to leave all options on the table, but that the Beloit Health System supports the proposed ordinance amendment.

Chairman Weeden closed the public hearing.

Commissioner Weeden stated that the clear intent was that the amendment was going to be specific to the hospital system properties, and he did not realize there were 160 properties that would be involved with the change and acknowledged that the proposed change would be considered significant. Ms. Christensen offered the option of rezoning the Beloit clinic properties so that they were permitted uses.

Commissioner Weeden indicated that some of the other medical facilities would run into the same issue. Ms. Christensen indicated that the Beloit Health System properties had more room for expansion on their sites. Ms. Christensen indicated that the Plan Commission could lay the item over, give staff time to evaluate the impacts on the Comprehensive Plan and Zoning Map, and bring it back at the next meeting with some options. Commissioner Weeden asked if Plan Commission could just take action on the change to the CBD district.

Ms. Christensen stated they can make an amendment to remove C-1 change from the ordinance. Commissioner Weeden asked if Council can just act on the CBD-1 change. Ms. Christensen stated the City Council will act on whatever is before them. Commissioner Weeden indicated that it doesn't make sense to move the CBD-1 change forward and then address the C-1 later. Ms. Christensen stated that they could lay the item over and staff could bring back potential rezoning options.

Ms. Jacobsen wanted clarification on why this amendment was brought back to Plan Commission, when they had already supported the amendment. Commissioner Weeden stated that this was sent back to Plan Commission because it was a significant change, and looking at the list of 161 properties, there are a lot of properties that would be affected.

Commissioner Weeden indicated that Plan Commission is trying to provide a solution for Beloit Health System that would not have negative impacts on the remainder of the community. Commissioner Robson asked if Plan Commission can do that. Ms. Christensen indicated that we can bring back some options for Plan Commission consideration at its next meeting. Commissioners discussed what they wanted to do with the item.

Motion was made by Commissioner Anderson, seconded by Commissioner Jacobsen to lay the item over. Motion carried, roll call vote (5-0).

4. REPORTS

4.a. Consideration of a Resolution approving a two-lot Certified Survey Map for the property located at 2135 Shopiere Road

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

Commissioner Weeden asked if there were three separate lots. Ms. Christensen stated there were three 50 foot lots, which are currently hooked them together. The Certified Survey Map would make them into two 75 foot lots.

Commissioner Weeden asked how they can hook them together. Ms. Christensen explained that the assessor can combine the lots into one tax parcel.

Motion was made by Commissioner Robson, seconded by Commissioner Jacobsen to approve the CSM. Motion carried, roll call vote (5-0).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for November 3, 2021.

6. **ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Anderson to adjourn the meeting. Motion carried, roll call vote (5-0). Meeting adjourned at 8:20pm.

Timothy Weeden, Chairman

REPORT TO THE PLAN COMMISSION



Plan Commission Meeting Date: October 20, 2021

Agenda Item: 4.a.

File Number: ZTA-2021-04

General Information

Request: Consideration of an Ordinance to amend the use table in Section 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses.

Background: At the August 4, 2021 Plan Commission meeting, the Plan Commission recommended approval of an amendment to the Medical Facilities Ordinance to allow medical facilities as a permitted use in the C-1, Office District, and CBD-1, Central Business District-Core, rather than as a conditional use. This amendment was deemed to be substantial which requires the Plan Commission to hold a public hearing on the amendment before City Council can take action. The prior Plan Commission hearing was not sufficient because the public notices did not include this substantial amendment.

Staff Analysis

On September 20, 2021, the City Council determined that the proposed amendment recommended by Plan Commission as described above was substantial and should be re-noticed for public hearings before Plan Commission and City Council. They also directed staff to prepare a Zoning Ordinance amendment that would address the amendment approved by Plan Commission on August 4, 2021. The City Attorney has prepared that ordinance (Ordinance 3727), and it is attached. This ordinance amendment would change the designation for medical facilities from Conditional to Permitted for 161 properties zoned C-1 and 104 properties zoned CBD-1. This will allow owners of those properties and the residents living nearby an opportunity to comment on this potential change. If City Council had approved the amendment in September, the property owners and residents would not have had an opportunity to comment on this proposed change.

The Medical Facility Ordinance approved by City Council on September 20, 2021 outlined whether medical facilities were permitted, conditional and prohibited in each zoning district. For the C-1, Office District, and CBD-1, Central Business District-Core, medical facilities were approved as conditional uses. For the C-1, Office District, staff recommended that medical facilities be conditional uses because we were using the designations that were established for hospitals. Since hospitals are the highest intensity use in the medical facility category, we believed that we should use the designation assigned to hospitals as our guide. Therefore, we

recommended making medical facilities conditional in the C-1 district, as they were conditional uses in the C-1 district prior to the Medical Facility Ordinance.

In the CBD-1, Central Business District-Core, hospitals were permitted by right before the City Council adopted the medical facility ordinance. Staff recommended changing it to conditional because office uses are already conditional on the ground floor in the CBD-1 district. We did not consider the office spaces on the upper floors.

In their public comments, the Beloit Health System staff noted that the Medical Facility Ordinance would affect their operations as four of their clinics were permitted by right (zoned C-1) before the Medical Facility Ordinance, and under the new ordinance, they are conditional uses. It is staff's understanding that the Plan Commission recommended amending the ordinance to allow medical facilities as permitted uses in C-1 based on the concerns raised by the Beloit Health System,

Other medical offices were also impacted by these changes, such as, Cain Dental, Family Dentistry, and Gonstead Chiropractic. However, a conditional use permit (CUP) would not be required to continue current operations; a CUP would only be required for additions and/or expansions of the buildings onsite.

Regarding the amendment to allow medical facilities to be permitted in the CBD-1 District, the Plan Commission chairman made the point that there could be medical offices located in the upper stories of the buildings downtown, and upper floors of office buildings are appropriate locations for medical offices. He also noted that the conditional use provision for ground floor offices would remain in place after the Medical Facility Ordinance was approved.

Staff is supportive of the proposed amendment to the Zoning Ordinance, as most medical facility uses are generally benign uses and should not negatively impact the C-1 and CBD-1 locations and adjacent neighborhoods. However, if another health organization purchased a property zoned C-1 with the intention to construct a new hospital, it is possible that it could have a negative impact on a neighborhood. Many of the C-1 properties are located immediately adjacent to residential neighborhoods. The Conditional Use process would allow for public input into a higher intensity use such as a hospital, but as we all know, there are limits to conditions that may be imposed during the Conditional Use Permit process. Another option could be to allow medical facilities to be permitted, but then add conditions to the Zoning Ordinance for hospitals.

On October 6 and 13, 2021, the required public notices were published in the Beloit Daily News, and a map was prepared which identifies all of the properties zoned either C-1, Office District, or CBD-1, Central Business District-Core. This map was posted in the lobby of City Hall along with a code of the notice and the proposed ordinance. Additionally, the public notice was posted on the City's website. A list of all properties affected by this ordinance is identified on the two pages following the Ordinance contained in this report along with a copy of the map that is posted in the lobby.

On October 20, 2021, Tim McKeveitt, President and CEO, of Beloit Health System submitted an e-mail (see attached) regarding the proposed ordinance amendment. He indicated that he supported the proposed ordinance.

At the October 20, 2021 Plan Commission meeting, the Commission held the public hearing, and Tim McKeveitt spoke in favor of the ordinance. The Commission expressed concern regarding the number of properties zoned C-1, Office, that would be impacted by the ordinance change. They indicated support for making the Beloit Health System’s existing clinics be permitted uses in the zoning district they are located in. After much discussion, they laid over the item to give staff an opportunity to provide other options to address the Beloit Health System’s concerns.

There are four properties owned by Beloit Health System that are zoned C-1, Office District. They are listed below. Two of the properties could be rezoned to C-2, Neighborhood Commercial District, and two could be rezoned to C-3, Community Commercial, and they would still remain compliant with the City’s Comprehensive Plan and would not constitute spot zoning. Location maps are attached that identify the location of the parcels.

| Address | Facility Name | Existing Zoning | Proposed Zoning |
|------------------|---|------------------------|------------------------|
| 1905 Huebbe Pkwy | Beloit Clinic | C-1 | C-2 |
| 2911 Prairie Ave | Vacant lot adjacent to Beloit Clinic | C-1 | C-2 |
| 1670 Lee Lane | UW Cancer Center | C-1 | C-3 |
| 1650 Lee Lane | Occupational Health and Sports Medicine | C-1 | C-3 |

1905 Huebbe Parkway and 2911 Prairie are two parcels located on the northeast corner of Huebbe Parkway and Prairie Avenue (see attached location map). Properties located immediately to the south along Prairie Avenue are already zoned C-2, Neighborhood Commercial District. The Future Land Use Map of the Comprehensive Plan identifies this area as appropriate for Planned Mixed Use. If they were rezoned to C-2, their medical facility use would be permitted by right. This action would only affect these two properties and would not have any effect on other medical facilities similarly zoned.

Occupational Health and Sports Medicine and the UW Cancer Center are located at 1650 and 1670 Lee Lane, respectfully (see attached location map). Properties located immediately to the east along Milwaukee Road are already zoned C-3, Community Commercial District. The Future Land Map of the Comprehensive Plan identifies this area as appropriate for Community Commercial uses. If they were rezoned to C-3, their medical facility uses would be permitted by right. This action would only affect these two properties and would not have any effect on other medical facilities similarly zoned.

If the Plan Commission would like to pursue this option, rather than making all medical facilities permitted by right in the C-1, Office District, the Commission could take formal action to initiate

this process. The Chairman would sign the applications for the Zoning Map Amendments, and staff would process the applications, and it would come back to the Commission for formal action at a later date. We need to ensure that the application follows the required noticing and public process for a Zoning Map Amendment. If Plan Commission took that action on November 3, the Zoning Map Amendment would be scheduled for the December 8 Plan Commission meeting, with a public hearing and first reading at the January 4, 2022 City Council meeting, and second reading at the January 18, 2022 City Council meeting.

The second step would be to take formal action to remove the amendment related to the C-1 district from the Ordinance. Then, City staff would publish the public notice and schedule it for a hearing followed by first and second readings of the Ordinance. These would be scheduled for December 6 and 20, 2021.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the proposed option identified above. This would allow for the use of medical offices on the upper floors of downtown properties as a permitted use, and it would also allow for the Beloit Health System properties to be permitted by right.

ATTACHMENTS: Proposed Ordinance, List of properties zoned C-1 and CBD-1, Map of C-1 and CBD-1 properties, E-mail from Tim McKeveitt, Location Maps, and Public Notices.

ORDINANCE NO. 3727

AN ORDINANCE TO AMEND THE TABLE IN SECTION 6.1-1 OF CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO ZONING OF MEDICAL FACILITY USES IN THE C-1 AND CBD-1 ZONING DISTRICTS

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

Section 1. Table 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to include the following amendment under *Institutional and Civic Use Categories*:

| Use Category | Specific Use Type | Residential | | | | | Commercial | | | | | Mfg. | | Conditions |
|---|-------------------|-------------|-------|-----|-----|-----|--------------------------|-----|-----|--------------------------|---------|------|-----|------------|
| | | R 1 A | R 1 B | R 2 | R 3 | R 4 | C 1 | C 2 | C 3 | C B D 1 | C B D 2 | M 1 | M 2 | |
| <i>Institutional and Civic Use Categories</i> | | | | | | | | | | | | | | |
| Medical Facility | | - | - | - | C | C | C <u>P</u> | P | P | C <u>P</u> | P | - | - | |

Section 2. If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

Section 3. This ordinance shall be in force and take effect upon passage and publication.

Adopted this ____ day of _____, 2021.

CITY COUNCIL FOR THE CITY OF БЕЛОIT

By: _____
Clinton Anderson, President

ATTEST:

By: _____
Eric R. Miller, Interim City Clerk-Treasurer

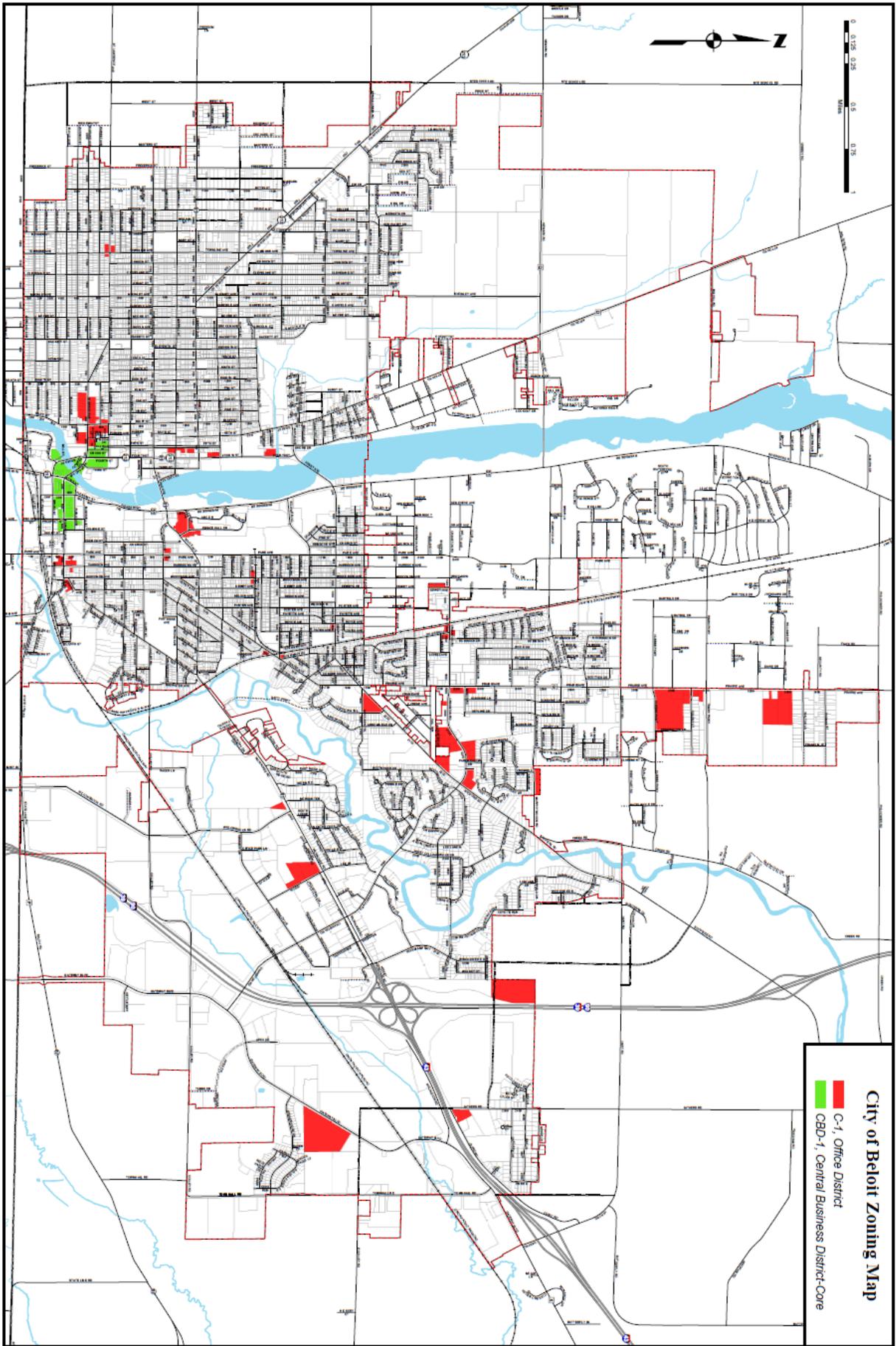
PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____
Ch. 19 - 6.1.1 Medical Facilities = ORD 20210920 (21-1128)

Properties Zoned C-1, Office District

| | | |
|----------------------|-------------------|----------------------|
| 1731 CRANSTON RD | 246 W GRAND AVE | 413 CENTRAL AVE |
| 1712 CRANSTON RD | 271 W GRAND AVE | 417 CENTRAL AVE |
| 2149 PIONEER DR | 263 W GRAND AVE | 421 CENTRAL AVE |
| 1122 CRANSTON RD | 259 W GRAND AVE | 429 CENTRAL AVE |
| 1144 CRANSTON RD | 253 W GRAND AVE | 1035 PLEASANT ST |
| 1154 CRANSTON RD | 241 W GRAND AVE | 1025 PLEASANT ST |
| 1514 HENRY AVE | 631 BLUFF ST | 1006 PARK AVE |
| 1502 HENRY AVE | 623 BLUFF ST | 1003 PARK AVE |
| 1545 PRAIRIE AVE | 622 WEST DR | 3301 PRAIRIE AVE |
| 1555 PRAIRIE AVE | 617 BLUFF ST | 3325 PRAIRIE AVE |
| 1655 COPELAND AVE | 229 W GRAND AVE | 3335 PRAIRIE AVE |
| 1428 WISCONSIN AVE | 217 W GRAND AVE | 3337 PRAIRIE AVE |
| 1435 WISCONSIN AVE | 312 W GRAND AVE | 3339 PRAIRIE AVE |
| 1400 FOURTH ST | 318 W GRAND AVE | 2327 MURPHY WOODS RD |
| 1406 FOURTH ST | 340 W GRAND AVE | 2343 MURPHY WOODS RD |
| 1410 FOURTH ST | 350 W GRAND AVE | 2359 MURPHY WOODS RD |
| 1416 FOURTH ST | 360 W GRAND AVE | 1905 HUEBBE PKWY |
| 1422 FOURTH ST | 366 W GRAND AVE | 2911 PRAIRIE AVE |
| 1430 FOURTH ST | 504 W GRAND AVE | 2929 PRAIRIE AVE |
| 1440 FOURTH ST | 516 W GRAND AVE | 1928 COLONY CT |
| 1122 FOURTH ST | 520 W GRAND AVE | 1919 COLONY CT |
| 1130 FOURTH ST | 501 W GRAND AVE | 2965 PRAIRIE AVE |
| 1136 FOURTH ST | 363 W GRAND AVE | 3113 PRAIRIE AVE |
| 1140 FOURTH ST | 359 W GRAND AVE | 3123 PRAIRIE AVE |
| 1144 FOURTH ST | 349 W GRAND AVE | 3133 PRAIRIE AVE |
| 1150 FOURTH ST | 347 W GRAND AVE | 2355 CRANSTON RD |
| 1156 FOURTH ST | 339 W GRAND AVE | 2319 SHOPIERE RD |
| 152 MIDDLE ST | 327 W GRAND AVE | 2265 SHOPIERE RD |
| 417 LIBERTY AVE | 315 W GRAND AVE | 1978 SHOPIERE RD |
| 451 BURTON ST | 313 W GRAND AVE | 1992 SHOPIERE RD |
| 1824 ST LAWRENCE AVE | 303 W GRAND AVE | 1970 CRANSTON RD |
| 640 TOWNLINE AVE | 618 BLUFF ST | 2157 SCHUSTER DR |
| 1900 ST LAWRENCE AVE | 640 BLUFF ST | 2019 SCHUSTER DR |
| 1906 ST LAWRENCE AVE | 654 BLUFF ST | 2201 SCHUSTER DR |
| 1908 ST LAWRENCE AVE | 921 BROAD ST | 2249 SHOPIERE RD |
| 1914 ST LAWRENCE AVE | 925 BROAD ST | 2211 PRAIRIE AVE |
| 1917 ST LAWRENCE AVE | 312 HARRISON AVE | 2219 PRAIRIE AVE |
| 1913 ST LAWRENCE AVE | 318 HARRISON AVE | 2227 PRAIRIE AVE |
| 1909 ST LAWRENCE AVE | 924 E GRAND AVE | 2235 PRAIRIE AVE |
| 1901 ST LAWRENCE AVE | 918 E GRAND AVE | 2048 CRANSTON RD |
| 156A MERRILL ST | 912 E GRAND AVE | 2200 CRANSTON RD |
| 947 FIFTH ST | 325 PARK AVE | 2243 PRAIRIE AVE |
| 943 FIFTH ST | 319 PARK AVE | 2255 PRAIRIE AVE |
| 941 FIFTH ST | 311 PARK AVE | 2211 CRANSTON RD |
| 157 MERRILL ST | 919 E GRAND AVE | 2215 CRANSTON RD |
| 1051 FIFTH ST | 925 E GRAND AVE | 2225 CRANSTON RD |
| 1041 FIFTH ST | 410 HARRISON AVE | 2233 CRANSTON RD |
| 1037 FIFTH ST | 430 HARRISON AVE | 3001 CHATSWORTH DR |
| 1033 FIFTH ST | 423 PARK AVE | 3535 CLINIC RD |
| 1023 FIFTH ST | 417 PARK AVE | 1801 GATEWAY BLVD |
| 1017 FIFTH ST | 417 HARRISON AVE | 1650 LEE LN |
| 1015 FIFTH ST | 1105 E GRAND AVE | 1670 LEE LN |
| 1009 FIFTH ST | 403 WISCONSIN AVE | 2420 MILWAUKEE RD |
| 220 W GRAND AVE | 407 CENTRAL AVE | |

Properties Zoned CBD-1, Central Business District-Core

| | | |
|---------------------|-----------------|-----------------|
| 534 FOURTH ST | 437 E GRAND AVE | 444 E GRAND AVE |
| 132 BACK ST | 443 E GRAND AVE | 430 E GRAND AVE |
| 108 W GRAND AVE | 412 PLEASANT ST | 427 BROAD ST |
| 110 W GRAND AVE | 414 PLEASANT ST | 412 E GRAND AVE |
| 114 W GRAND AVE | 420 PLEASANT ST | 410 E GRAND AVE |
| 120 W GRAND AVE | 423 STATE ST | 400 E GRAND AVE |
| 128 W GRAND AVE | 409 PLEASANT ST | 323 STATE ST |
| 136 W GRAND AVE | 531 E GRAND AVE | 321 STATE ST |
| 208 ST LAWRENCE AVE | 541 E GRAND AVE | 317 STATE ST |
| 205 W GRAND AVE | 547 E GRAND AVE | 311 STATE ST |
| 610 CROSS ST | 557 E GRAND AVE | 500 E GRAND AVE |
| 620 CROSS ST | 563 E GRAND AVE | 564 E GRAND AVE |
| 628 CROSS ST | 412 PROSPECT ST | 550 E GRAND AVE |
| 156 ST LAWRENCE AVE | 424 PROSPECT ST | 546 E GRAND AVE |
| 161 W GRAND AVE | 554 PUBLIC AVE | 542 E GRAND AVE |
| 608 FOURTH ST | 546 PUBLIC AVE | 540 E GRAND AVE |
| 612 FOURTH ST | 540 PUBLIC AVE | 530 E GRAND AVE |
| 613 CROSS ST | 500 PUBLIC AVE | 524 E GRAND AVE |
| 618 FOURTH ST | 300 MILL ST | 520 E GRAND AVE |
| 632 FOURTH ST | 321 BROAD ST | 512 E GRAND AVE |
| 646 FOURTH ST | 302 STATE ST | 630 E GRAND AVE |
| 648 FOURTH ST | 306 STATE ST | 622 E GRAND AVE |
| 643 CROSS ST | 310 STATE ST | 614 E GRAND AVE |
| 650 THIRD ST | 312 STATE ST | 602 E GRAND AVE |
| 690 THIRD ST | 314 STATE ST | 601 COLBY ST |
| 121 W GRAND AVE | 316 STATE ST | 603 E GRAND AVE |
| 115 W GRAND AVE | 318 STATE ST | 611 E GRAND AVE |
| 345 E GRAND AVE | 322 STATE ST | 617 E GRAND AVE |
| 405 E GRAND AVE | 324 STATE ST | 625 E GRAND AVE |
| 413 E GRAND AVE | 328 STATE ST | 412 COLLEGE ST |
| 419 E GRAND AVE | 100 E GRAND AVE | 416 COLLEGE ST |
| 421 E GRAND AVE | 80 E GRAND AVE | 424 COLLEGE ST |
| 429 E GRAND AVE | 307 STATE ST | 415 PROSPECT ST |
| 431 E GRAND AVE | 425 BROAD ST | 501 PROSPECT ST |
| 435 E GRAND AVE | 306 PLEASANT ST | |



From: [Timothy M McKeve](#)
To: [Planning \(WebPage\)](#)
Subject: Support for the proposed Ordinance to Amend Medical Facility Uses
Date: Wednesday, October 20, 2021 10:52:55 AM

Dear Plan Commission,

I am writing to voice my support on behalf of Beloit Health System for the proposed Ordinance to amend the table in 6.1-1 of Chapter 19 of the Code of General Ordinances pertaining to zoning of medical facility uses in the C-1 Commercial Office District, and CBD-1 Central Business District-Core Zoning Districts.

A consequence of the City approving the zoning amendment on September 20th was to change existing Beloit Health System medical clinics from permitted uses by right to conditional uses. The action taken by the City to change Beloit Health System's vested zoning rights harmed the entire community by impeding our ability to provide necessary services, to expand to meet community needs, to recruit and retain physicians, and to provide care like COVID Testing and Vaccinations. The fact that this amendment is even needed demonstrates the City's failure to include Beloit Health System, the City's primary Healthcare provider, in the process from the beginning. We still believe the zoning amendment approved by the City Council on September 20th was contrary to the City's strategic plan to ensure the health and safety of the entire community, sustain economic growth, maintain a high quality of life, and to enhance community involvement and communication. Please correct some of the negative impact on the community by approving this proposed amendment which returns Beloit Health System medical facilities to the status we had prior to September 20th; *i.e.*, permitted uses by right in the C-1 Commercial District.

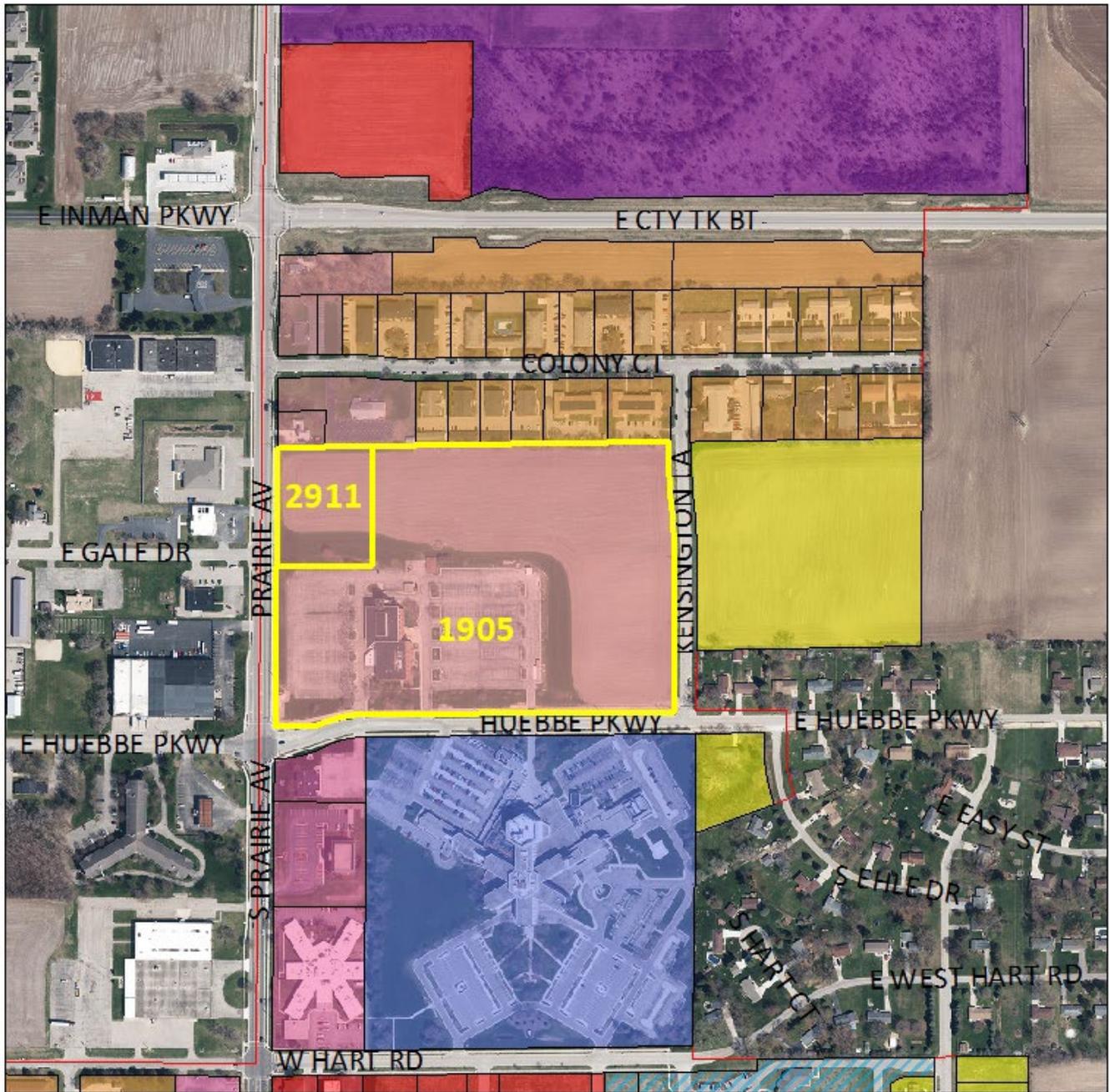
Thank-you,

Timothy M. McKeve, President and CEO
Beloit Health System

Confidentiality Notice: This message is intended only for the use by the person(s) it is addressed to. This message may contain privileged or confidential information protected by state and federal laws. All recipients are hereby notified that inadvertent or unauthorized receipt does not waive such privilege and unauthorized dissemination, distribution, or copying of this communication is prohibited. If you have received this message in error, please destroy this message and the attached document(s) and notify the sender.

Location Map

2911 Prairie Avenue and 1905 Huebbe Parkway



Legend

Zoning Districts

<all other values>

Classification

- R-1A
- R-1B

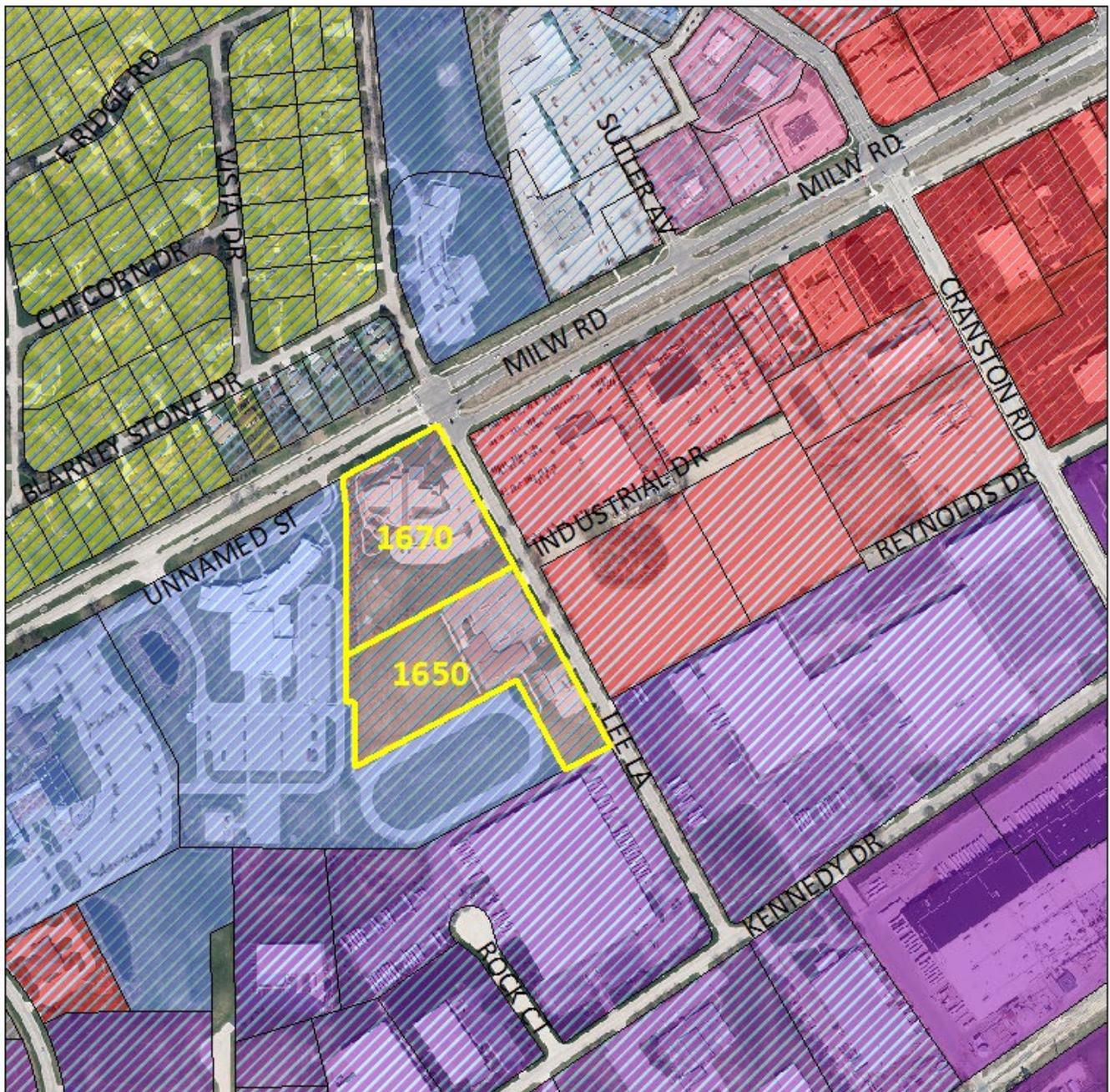
- R-2
- R-3
- R-4
- C-1
- C-2
- C-3

- CBD-1
- CBD-2
- MRO
- PUD
- M-1
- M-2

- DH
- PLI
- WPO

Location Map

1650 and 1670 Lee Lane



Legend

Zoning Districts

<all other values>

Classification

- R-1A
- R-1B
- R-2
- R-3
- R-4
- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- MRO
- PUD
- M-1
- M-2
- DH
- PLI
- WPO

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

October 1, 2021

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is attached and also available for review at www.beloitwi.gov. This Ordinance may result in a change for allowable uses for properties in the C-1 and CBD-1 zoning districts. The attached map identifying the property affected by this ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall.

The following public hearing will be held regarding the proposed Ordinance: **Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700 or planning@beloitwi.gov.

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 via alternative means. You may mail your comments to the Planning Division at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6700 to provide your comments over the phone. In-person attendance at meetings may be limited.**

PUBLIC NOTICE

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office District, and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is available for review at www.beloitwi.gov. This Ordinance may result in the change for allowable uses for the C-1 and CBD-1 zoning districts. The map identifying the property affected by this ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall. The following public hearings will be held regarding this proposed Ordinance: **City Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700. Eric Miller, Interim City Clerk #01-611100-5231-135
Published: October 6, 2021
Published: October 13, 2021

PUBLIC NOTICE

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office District, and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is available for review at www.beloitwi.gov. This Ordinance may result in the change for allowable uses for the C-1 and CBD-1 zoning districts. The map identifying the property affected by this ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall. The following public hearings will be held regarding this proposed Ordinance: **City Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700. Eric Miller, Interim City Clerk #01-611100-5231-135
Published: October 6, 2021
Published: October 13, 2021

From: [Timothy M. McKeve](#)
To: [Planning \(WebPage\)](#)
Subject: Proposed Zoning Changes to Beloit Health System Properties
Date: Tuesday, November 2, 2021 6:46:28 PM

Dear Plan Commission:

In concept, Beloit Health System is not opposed to the City of Beloit rezoning the properties along Milwaukee Road to C-3, and along Huebbe Parkway to C-2, because doing so comes “close” to returning both properties to the same position they were in prior to the passage of the new medical facilities ordinance by the City Council on September 20th.

The reason I say “close,” however, is because under C-1 zoning, Beloit Health System is able to construct residential care apartment complexes, or assisted living facilities, on both properties, which might be required for the health system to meet the community’s needs for such care in the future. As such, in order for the Health System to fully support the proposed rezoning, we request that in addition to the rezoning the properties along Milwaukee Road and Huebbe Parkway as described, the City also enact a text amendment to the use tables in Article VI of the zoning ordinance to add Community Living Arrangements (CLA) as permitted uses in the C-2 and C-3 zoning districts. We think allowing these uses at both health system locations would be compatible with the surrounding zoning in the area as well as the types of nearby residential developments.

In addition, as you probably know, Beloit Health System recently acquired the property zoned PLI from the school district at 1811 Lee Lane. Under the property’s current zoning, hospitals are permitted uses by right. In order to allow Beloit Health System a full opportunity to develop this property in the future and to serve the health care needs of the community, we also request that the City rezone this property to either C-2 or C-3. Like Beloit Health System’s properties along Milwaukee Road and Huebbe Parkway, rezoning this property to either C-2 or C-3 (with the included CLA text amendment) would be compatible with the surrounding zoning districts, the neighboring residential areas, and the City of Beloit’s Comprehensive Plan.

Thank you for your consideration

Sincerely,

Timothy M. McKeve
President and CEO, Beloit Health System

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REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 3, 2021

Agenda Item: 4.b.

File Number: CU-2021-09

General Information

Applicant: Shawn Dressler

Owner: Big Buck, LLC

Address/Location: 1218 Cranston Rd (former bowling alley)

Applicant's Request: Conditional Use Permit to allow a warehouse and freight movement use in a C-3, Community Commercial District

Background

Shawn Dressler has filed an application for a Conditional Use Permit (CUP) to allow a warehouse and freight movement use in a C-3, Community Commercial District, for the property located at 1218 Cranston Road. The applicant is seeking authorization to convert the former bowling alley building into a carpet and flooring warehouse to support his existing business. The bowling alley has been out of business since March 2020. The Plan Commission initially considered this application on October 20, 2021, but the applicant was not present to answer questions, and therefore the Commission laid this application over until their next meeting.

Staff Analysis

Existing Conditions: The subject property is 1.32 acres in area and includes the vacant 16,000 square-foot building and a surface parking lot. Although addressed on Cranston Road, the property's only street frontage is on Dewey Avenue. The subject property is on the western end of a challenged retail campus that includes numerous vacant buildings and many acres of unused and deteriorated asphalt parking areas divided between several different property owners. Dewey Avenue includes several office and financial services businesses on the west side and a busy retail liquor store at the corner of Dewey Avenue and Cranston Road.

Proposed Warehouse: As shown on the attached floor plan, the applicant intends to divide the existing space into heated and unheated sections, and intends to remove the storefront entry doors and front windows. An overhead door at the front and rear service door are proposed.

City of Beloit Comprehensive Plan: The City's Comprehensive Plan recommends *Planned Mixed Uses* for the subject property. This request and the underlying zoning classification are consistent with this recommendation.

Review Agent Comments: The City Treasurer’s Office has notified Planning staff that the subject property has at least \$40,000 in past due property taxes. The Fire Department has questioned whether sprinklers are required due to the change in use. According to the City’s building plan review consultant, sprinklers may be required unless the warehouse can be limited to 12,000 square feet in area or divided into separate warehouse areas of 12,000 square feet or less separated by a fire-rated wall. The Building Inspector noted that an additional exit door may be required on front of the building to ensure adequate emergency egress. The Fire Department has requested that the applicant ensure emergency vehicle access to the rear of the structure, either through a cross-access easement that reflects current conditions or new access from the Dewey Avenue side in coordination with the City. A condition addressing these issues prior to occupancy is recommended below.

Public Comments: The attached notice was published on the City’s website, published in the local newspaper, and mailed to property owners within 150 feet. A neighboring business owner has submitted the attached letter raising concerns about another flooring business in the area. Note that retail sales is permitted by-right in the C-3 district.

Findings of Fact: Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The proposed warehouse is not expected to generate significant noise, odor, or glare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate or vicinity for purposes already permitted;*
 - The proposed warehouse is compatible with the adjacent commercial and office uses and will bring activity to a long-vacant building.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The applicant’s improvement of the property will have a positive impact on the area.
 - The City is fortunate to have proposed uses for long-vacant buildings. The notion that this proposed occupancy should be discounted in favor of continued retail uses of the property is not supported by the long-term vacancy of the building and a lack of prospective buyers for the property. If this CUP is denied, the building will very likely remain vacant and fall into further disrepair.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The proposed warehouse will not impede nearby development.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The proposed warehouse will utilize a new overhead door on the front of the building, which staff will review during the Architectural Review process to ensure that it is of acceptable quality and design.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be*

available to serve the proposed use at the time of its occupancy or use;

- Adequate facilities and infrastructure are available and currently serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
- The proposed warehouse will be accessed through a new overhead door on the front of the building and an existing driveway across the adjacent property that leads to the rear of the building. If the applicant loses the ability to use the adjacent driveway and needs routine or regular access to the rear, he will need to work with the Engineering Division to secure a new access point on the Dewey Avenue side of the property.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The proposed use will comply with all other applicable regulations.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow a warehouse and freight movement use in a C-3, Community Commercial District, for the property located at 1218 Cranston Road, based on the above Findings of Fact and subject to the following:

Ordinance Requirements:

The following provisions of existing City Ordinances shall apply:

1. This Conditional Use Permit (CUP) shall not become issued and valid until all delinquencies owed to the City of Beloit are paid in full as confirmed in writing by the City Clerk-Treasurer. If all delinquencies are not paid within one year of Council approval, this CUP shall lapse as outlined in condition four below.
2. The applicant shall install fire suppression sprinklers or subdivide the interior space into a configuration that does not require sprinklers before a Certificate of Occupancy (CO) will be issued. In addition, adequate exiting shall be provided before a CO will be issued. A CO shall be issued before the building may be occupied and/or used as a warehouse.
3. The applicant shall ensure emergency (and maintenance) access to the rear of the structure, either through a cross-access easement agreement with the adjacent owner that memorializes current conditions or through a new access point on the Dewey Avenue side. Any fire hydrants on the subject property shall be cleared and maintained.
4. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

ATTACHMENTS: CUP Decision Form, Location Map, Floor Plan, Application, Public Notice, Mailing List, & Public Comments.

Beloit Plan Commission CUP Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent practicable, measurable.

Ordinance Requirements

List ordinance requirements related to the conditional use permit:

1. This Conditional Use Permit (CUP) shall not become issued and valid until all delinquencies owed to the City of Beloit are paid in full as confirmed in writing by the City Clerk-Treasurer. If all delinquencies are not paid within one year of Council approval, this CUP shall lapse as outlined in condition four below.

Substantial Evidence: Required by Section 14.02(9)(a) of the Licenses and Permits Ordinance prior to issuance of a CUP.

2. The applicant shall install fire suppression sprinklers or subdivide the interior space into a configuration that does not require sprinklers before a Certificate of Occupancy (CO) will be issued. In addition, adequate exiting shall be provided before a CO will be issued. A CO shall be issued before the building may be occupied and/or used as a warehouse.

Substantial Evidence: The building is required to comply with the International Building Code (IBC) and International Existing Building Code (IEBC), which include fire suppression and exiting requirements for changes in occupancy type.

3. The applicant shall ensure emergency (and maintenance) access to the rear of the structure, either through a cross-access easement agreement with the adjacent owner that memorializes current conditions or through a new access point on the Dewey Avenue side. Any fire hydrants on the subject property shall be cleared and maintained.

Substantial Evidence: Chapter 18 of the NFPA requires an access road within 150 feet of the building. In addition, the private hydrants serving this building are not being maintained with clearance and regularly tested as required.

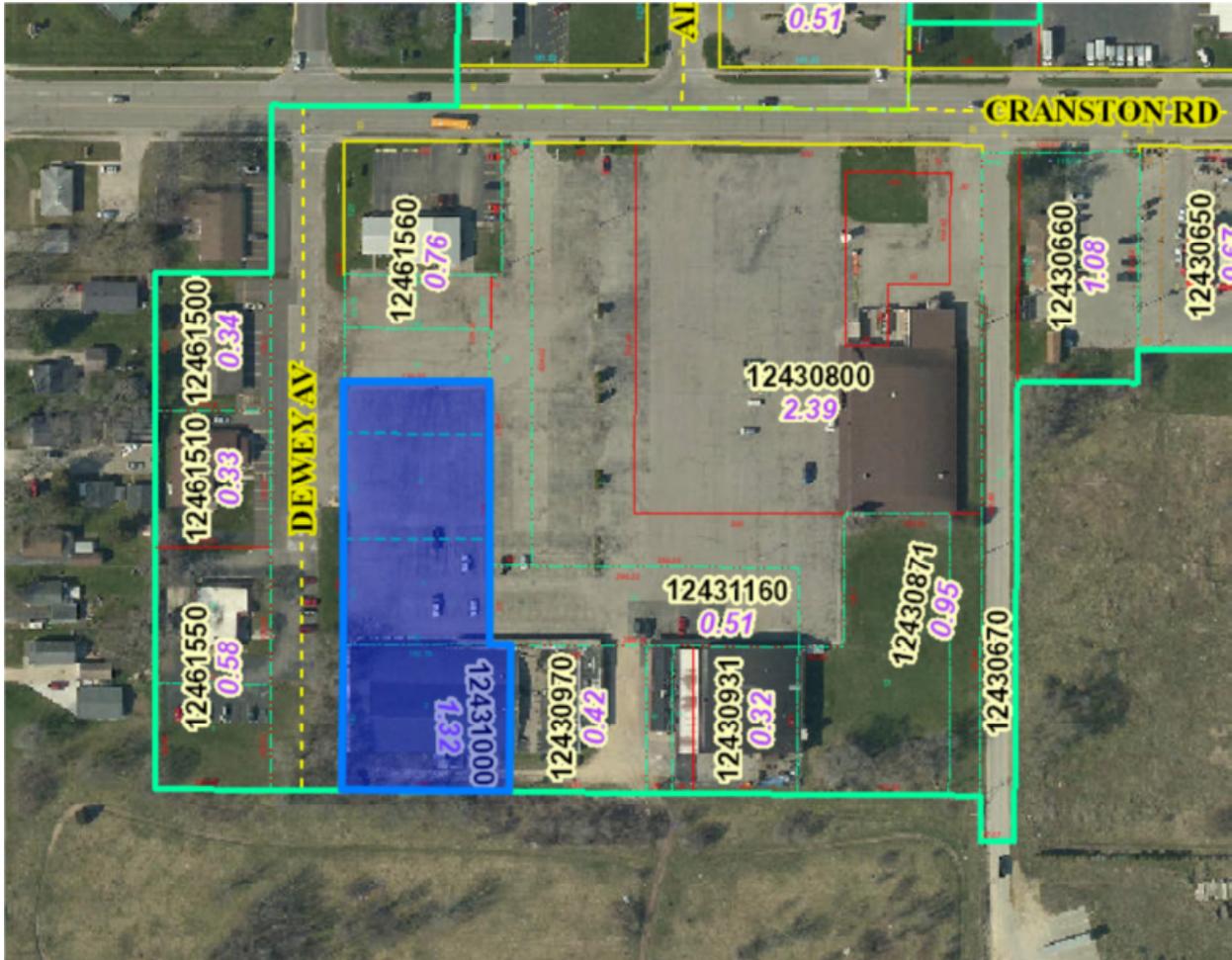
4. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

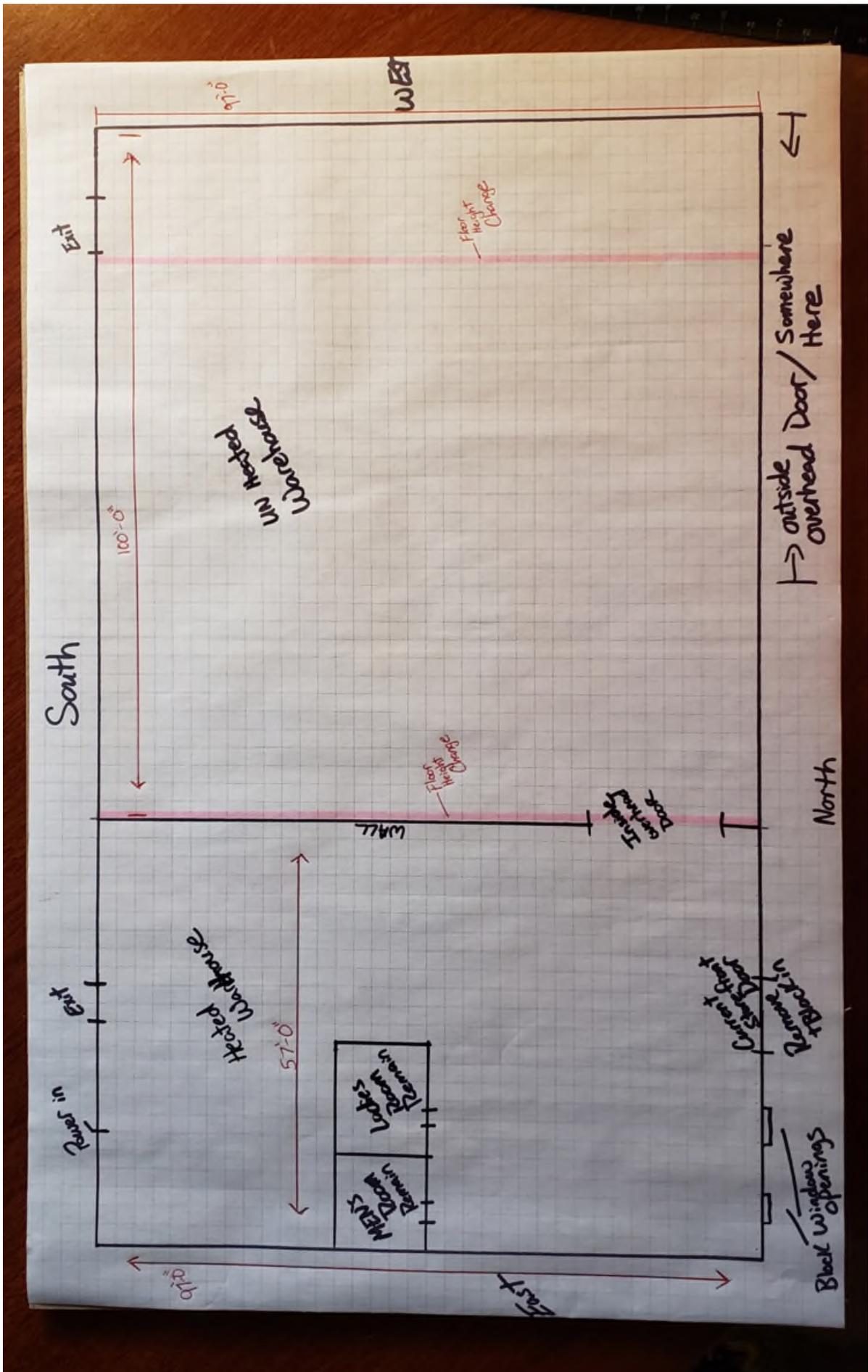
Substantial Evidence: Standardized condition that reiterates the expiration date for unused CUP's in the Zoning Ordinance.

Does the applicant meet **all** of the ordinance requirements? No

Yes, after the steps above.

Location Map – 1218 Cranston Road





CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Conditional Use Permit Application

(Please Type or Print)

File Number: CW-2021-09

1. Address of subject property: 1218 Cranston Rd Beloit WI

2. Legal description: Bowling Alley

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): 12431000

4. Owner of record: Daniel/Deanne Bucholtz Phone: 608-295-8812

BIG BUCK LLC
1218 Cranston Rd Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Shawn Dressler

1825 Arlington Ave Beloit WI 53511
(Address) (City) (State) (Zip)

1-608-563-2015 1-608-290-4397 Shawndressler@att.NET
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: NONE

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

A Conditional Use Permit for: Removing All Items on Inside to Convert to Warehouse in a(n) C3 Zoning District.

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

Principal use: Warehouse

Secondary use: _____

Accessory use: _____

Would like to ask to use City Property for Access if needed along the West Side to gain access to Rear if one day came when East Access was not there

9. Project timetable: Start date: NOV Dec 2021 Completion date: June 2022

10. I/We represent that I/we have a vested interest in this property in the following manner:
- () Owner
 - () Leasehold, length of lease: _____
 - () Contractual, nature of contract: _____
 - (X) Other, explain: Buyer ("Shawn Dressler")

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.

Dianne Buchholz / Dianne S. Buchholz / 9/23/21
(Signature of Owner) (Print name) (Date)

Shawn Dressler / Shawn Dressler / 9-23-21
(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 Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

| To be completed by Planning Staff | | |
|---|---|------------------------------------|
| Filing fee: \$275.00 | Amount paid: <u>\$275.⁰⁰</u> | Meeting date: <u>Oct. 20, 2021</u> |
| No. of notices: _____ | x mailing cost (\$0.50) = cost of mailing notices: \$ _____ | |
| Application accepted by: <u>Dore Pennington</u> | | Date: <u>9/24/21</u> |



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

NOTICE TO THE PUBLIC

October 5, 2021

To Whom It May Concern:

Shawn Dressler has filed an application for a Conditional Use Permit (CUP) to allow a warehouse & freight movement use in a C-3, Community Commercial District, for the property located at 1218 Cranston Road. The applicant is seeking authorization to convert the former bowling alley building into a carpet & flooring warehouse.

The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, October 20, 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: Monday, November 15, 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 meetings may be limited.**

CU-2021-09, 1218 Cranston Road, Warehouse in C-3

LBJ Beloit Realty East, LLC
1461 S River Rd
New Berlin, WI 53151

Ivica Salic
3326 Prairie Ave
Beloit, WI 53511

HRNS V Entertainment, LLC
341 Lawn Ter
Round Lake, IL 60073

Municipal Credit Union
1154 Cranston Rd
Beloit, WI 53511-2533

Wolf Revocable Trust
1525 Stratford Ln
Beloit, WI 53511

Shannon Ahrens Agency
1122 Cranston Rd
Beloit, WI 53511

2121 Milton Avenue Property, LLC
2600 E Milwaukee St
Janesville, WI 53545

Big Buck,, LLC
1218 Cranston Rd
Beloit, WI 53511

A & B Carpet Company, Inc
1410 Cranston Rd
Beloit, WI 53511

Akshar Brahma, Inc
1212 Cranston Rd
Beloit, WI 53511

Pennington, Drew

From: House Carpets <houseofcarpetsofbeloit@gmail.com>
Sent: Tuesday, October 12, 2021 3:19 PM
To: Pennington, Drew
Subject: 1218 Cranston Rd

Good afternoon Mr. Pennington this is Brian Williams owner of House of Carpets 1410 Cranston Rd. I would like to add my opinion on the proposed change to the property at 1218 Cranston Rd. I am against it for the following reasons. First as we speak we already have Stateline flooring and Design 1401 as flooring Companies within a few hundred yards of our store. And now to add another across the parking lot seems a little bit of overkill. We have been a good representative of the community and a good neighbor to all for 55 years and have no problem with competition but this really could be yet another obstacle to overcome. The second reason is, I have been told that part of the plan is also to build storage buildings on the property, In my opinion we have way too many storage units in the City already, and once again we already have them just to the east of us and across Cranston. Thank you for allowing me to comment on this matter Brian Williams