



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, January 4, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes from the December 7, 2022 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of Resolution recommending approval of an amendment to the City of Beloit Comprehensive Plan for the property located at 1118 Garfield Avenue  
[Attachment](#)
  - 3.b. Consideration of a Planned Unit Development Master Land Use Plan for the properties located at 1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Avenue  
[Attachment](#)
  - 3.c. Consideration of an amendment to the Zoning District Map for the properties located at 1407 Madison Road, 1112 Garfield Avenue, and 1118 Garfield Avenue  
[Staff Report for this item can be found under Item 3b.](#)
  - 3.d. Consideration of a Resolution approving a Conditional Use Permit for the property located at 2909 Ford Street  
[Attachment](#)
4. REPORTS  
*No reports to discuss.*
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Comprehensive Plan Amendment - 825 Liberty Avenue  
Zoning Map Amendment - 825 Liberty Avenue*
6. FUTURE AGENDA ITEMS  
*Conditional Use Permit - Ironworks Campus - Entertainment Lab  
Comprehensive Plan Amendment and Rezoning - 343 Euclid Avenue  
Conditional Use Permit and Certified Survey Map - ABC Training Facility*
7. ADJOURNMENT

\*\* Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

**MINUTES  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, December 7, 2022**

**1. CALL TO ORDER AND ROLL CALL**

Chairperson Weeden called the meeting to order at 7:00 PM. Chairperson Weeden, Commissioners Ramsden, Toral, Janke, Jacobsen, Flesch, Anderson, and Councilor Dunkin were present.

**2. MINUTES**

**2.a. Consideration of the minutes of November 22, 2022 Plan Commission meeting**

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (7-0).

**3. PUBLIC HEARINGS**

There was no business to discuss.

**4. REPORTS**

**4.a. Consideration of a Resolution approving a three-lot Certified Survey Map for the properties located at 1137, 1225, 1231, 1235 Ridgeway Street**

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

Commissioner Anderson asked if Lot 5 is being widened to absorb part of lot 4. Ms. Christensen said it is already that way. Chairperson Weeden asked if lot 4 is being cut in half. Ms. Christensen said it was cut in half before the CSM, and half of lot 4 and 5 are combined into one lot. This CSM will add more land to that property. Commissioner Janke asked what the structure with the red roof is. Ms. Christensen said she believes it is a trailer.

Commissioner Anderson asked if lot 6 will have the same depth as lot 4 and 5. Ms. Christensen said she does not think so, but it is a standard size lot.

Commissioner Ramsden moved to approve the Resolution approving a three-lot Certified Survey Map for the properties located at 1137, 1225, 1231, 1235 Ridgeway Street, seconded by Commissioner Anderson. Motion prevails, voice vote (7-0).

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. Ms. Christensen said the next Plan Commission meeting is scheduled for December 21, 2022.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Anderson at 7:15 PM. Motion carried, voice vote (7-0).

---

Tim Weeden, Chairperson



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** January 4, 2023

**Agenda Item:** 3.a.

**File Number:** RPB-2022-06

### **General Information**

---

**Applicant:** Angus-Young Architects

**Owner:** Samra Investments, Inc.

**Address/Location:** 1118 Garfield Avenue

**Current Zoning:** R-1B, Single Family Residential and WPO, Wellhead Protection Overlay

**Applicant's Request/Proposal:** Angus-Young Architects, on behalf of Samra Investments, Inc., has submitted an application to amend the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan from Single-Family Residential – Urban to Neighborhood Commercial for the property located at 1118 Garfield Avenue.

This request is related to a proposed redevelopment of the applicant's Mobil convenience store located at 1407 Liberty Avenue. This project involves the replacement of the existing store with a larger 6,000 square-foot convenience store with an improved parking layout as shown on the attached site plan. The gas pumps and canopy will not be altered. The applicant has also submitted a Planned Unit Development (PUD) Master Use Plan and a request for a Zoning Map Amendment to PUD which will be considered by Plan Commission on December 21.

This application was reviewed by Plan Commission on November 22, 2022 but was laid over until the neighbors could be noticed for the PUD and the Zoning Map Amendment for the redevelopment project which are also on this agenda.

### **Staff Analysis**

---

**Background:** The owner of the Mobil Convenience Store located at 1407 Liberty Avenue is proposing to expand its existing store. In 2021, the owner submitted the proposal to expand the store onto 1112 Garfield Avenue, an adjacent residential property to the north of the store. The plan at that time identified a proposed 3,650 square foot convenience store, which was an increase in footprint from the current store which is 2,700 square feet.

Consequently, on September 20, 2021, the City Council approved an amendment to the Future Land Use Map of the Comprehensive Plan for 1112 Garfield Avenue from Single-Family Residential – Urban to Neighborhood Commercial, and then on December 6, 2021, the City Council approved a Zoning Map Amendment from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District, for the same property.

At this point, the owner of the store is proposing a larger convenience store (6,000 square feet) and has purchased the property at 1118 Garfield Avenue, a residential property immediately to the north of 1112 Garfield Avenue. In order to develop the larger convenience store, the owner is proposing to amend the Future Land Use Map (Map 10) of the City's Comprehensive Plan from *Single Family Residential-Urban* to *Neighborhood Commercial*.

**Existing Site Conditions:** The subject property is a 50-foot residential lot (0.15 acres) with an existing single-family dwelling and detached garage zoned R-1B, Single-Family Residential. This property was recently purchased by Samra Investments, Inc. with the intention to expand its existing business use onto the property.

**Surrounding Land Use and Zoning:** There are residential properties to the north of the subject property, and Hinckley Park zoned PLI, Public Lands and Institutions to the east. The applicant's adjacent commercial property is part of a large C-2 district that runs along Madison Road to the northwest.

**City of Beloit Comprehensive and Strategic Plan:** Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

Compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request. Consideration of this request supports Strategic Goal #3 to Create and Sustain Economic and Residential Growth of the City's Strategic Plan by allowing for the expansion of an existing business.

**Land Use Analysis:**

As stated above, this request is related to a proposed redevelopment of the adjacent Mobil convenience store located at 1407 Liberty Avenue which involves the replacement of the existing store with a larger 6,000 square-foot convenience store that is proposed to be located over 1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Avenue. The convenience store property and 1112 Garfield Avenue currently have a future land use designation of Neighborhood Commercial.

Although this redevelopment will involve an encroachment of a commercial structure into the residential neighborhood, staff believes that the overall project will greatly improve the aesthetics and functionality of the site. The proposed plan shows a 15-foot setback from the remaining residential neighborhood, which will be discussed once the Planned Unit Development applications are before Plan Commission. The applicant and owner are proposing a reduced

setback along the back property line; however, they are proposing a landscape buffer which includes a solid fence between the neighborhood commercial site and the adjacent residential neighborhood.

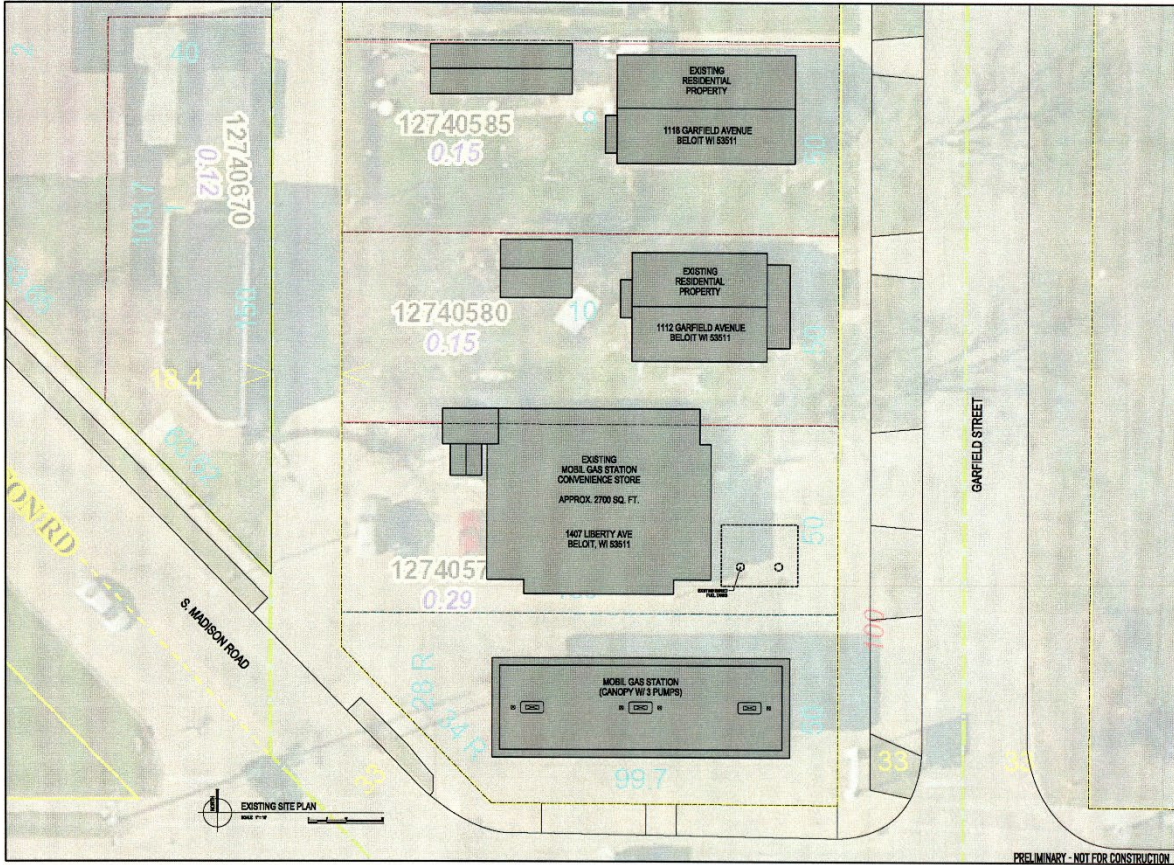
**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Comprehensive Plan Amendment to change the future land use classification from *Single Family Residential-Urban* to *Neighborhood Commercial* for the property located at 1118 Garfield Avenue in the City of Beloit.

Resolutions for approval and denial are included in this agenda packet. You will need to make a motion to approve one of the resolutions, as the policy regarding amendments requires Plan Commission to make a recommendation by resolution.

**ATTACHMENTS:** Existing Site Plan, Proposed Site Plan, Comprehensive Plan Future Land Use Map, Application, Public Notice, Mailing List, and Resolutions.

# Existing Site Plan



PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG  
ARCHITECTS/ENGINEERS  
Jensenville | Madison

SAMRA

MOBIL GAS STATION  
RENOVATION  
(LIBERTY AVE)  
1407 LIBERTY AVE  
BELOIT, WI 53511

NO.	DESCRIPTION	DATE

PROJECT NUMBER  
72201

APPROVED BY  
JJB

REVIEWED BY  
JJB

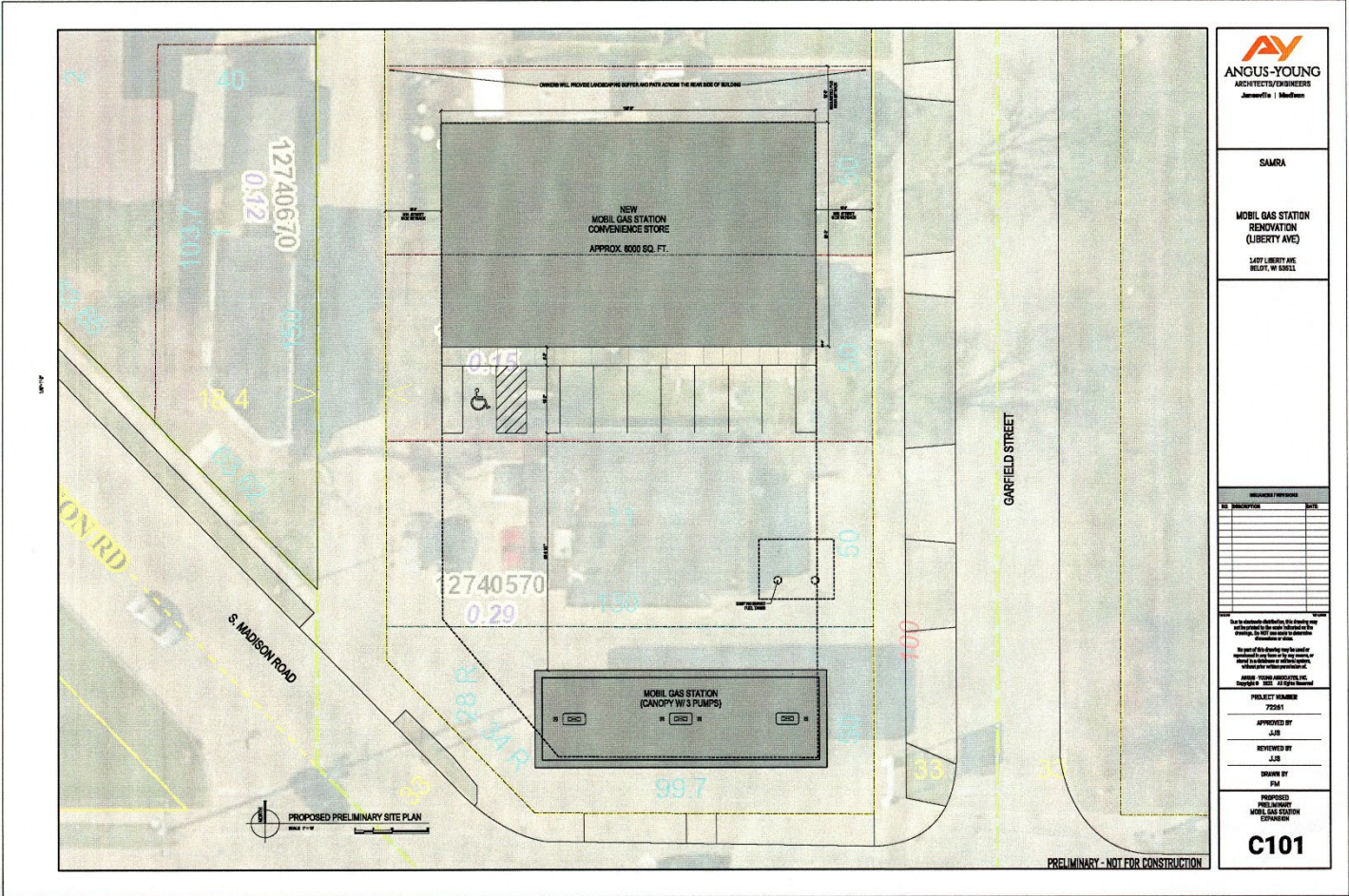
DRAWN BY  
FJA

EXISTING  
MOBIL GAS STATION  
AND RESIDENTIAL PROPERTY

**C100**



# Proposed Site Plan



**AY**  
**ANGUS-YOUNG**  
 ARCHITECTS/ENGINEERS  
 Jacksonville | Madison

SAMRA

MOBIL GAS STATION  
 RENOVATION  
 (LIBERTY AVE)  
 1427 LIBERTY AVE  
 BELLEVILLE, MO 63711

REVISIONS	
NO.	DESCRIPTION

This is a preliminary drawing and is not to be used for construction. It is provided for information only. The user of this drawing shall be responsible for obtaining all necessary permits and approvals. The user of this drawing shall be responsible for obtaining all necessary permits and approvals. The user of this drawing shall be responsible for obtaining all necessary permits and approvals.

PROJECT NUMBER

72261

APPROVED BY

JLS

REVIEWED BY

JLS

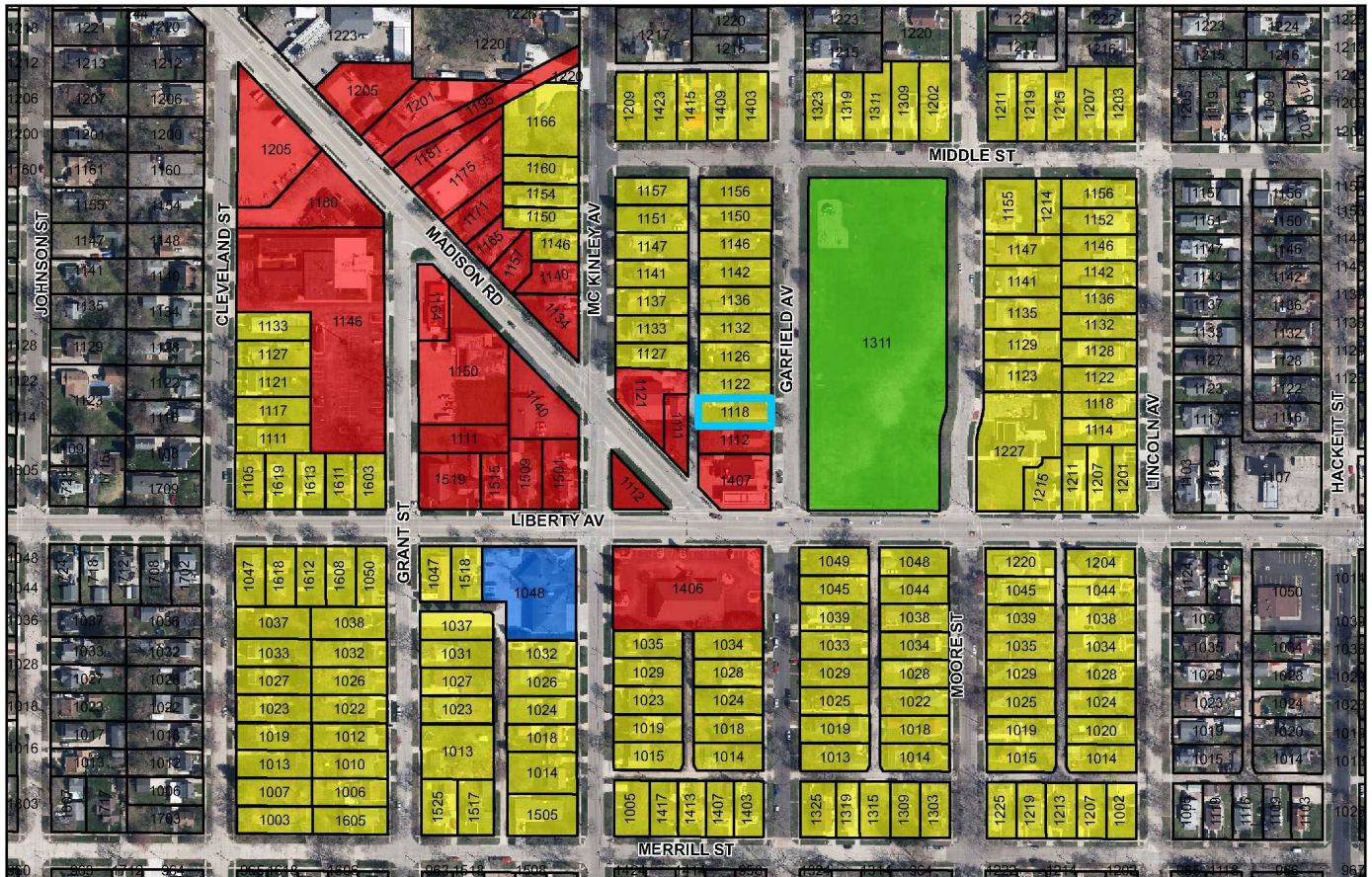
DRAWN BY

PM

PREPARED BY

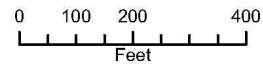
MOBIL GAS STATION RENOVATION

**C101**



### Comprehensive Plan Future Land Use Map 1118 Garfield Avenue

- Institutional and Community Services
- Parks and Open Spaces
- Single-Family Residential - Urban
- Neighborhood Commercial
- Parcels
- 1118 Garfield Ave



# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: \_\_\_\_\_

1. Applicant's Name: FARAAS MANNAN

555 SOUTH RIVER STREET

JANESVILLE

WI

53548

(Address)

(City)

(State)

(Zip)

608 756 2326

(Office Phone #)

/ /

(Cell Phone #)

f.mannan@angusyoung.com

(E-mail Address)

2. Type:  Text Amendment

Map Amendment

3. The following Text Amendment is requested:

Chapter: \_\_\_\_\_, Section: \_\_\_\_\_, Subsection(s): \_\_\_\_\_

Proposed Amendment: \_\_\_\_\_

4. The following Map Amendment is requested:

Map No. & Title: \_\_\_\_\_

Address of Affected Property: 1118 GARFIELD AVE

Tax Parcel Number(s): 12740585

Owner of record: SAMRA INVESTMENTS INC Phone: \_\_\_\_\_

1985 PEBBLE DR

BELOIT

WI

53511

(Address)

(City)

(State)

(Zip)

Proposed Amendment: \_\_\_\_\_

Our intent is to change the land use from Single Family Residential to Neighborhood Commercial to allow

for the owners to expand their Mobil Gas Station + C-Store over their residential parcels. Existing Parcels: 12740570 &

12740580

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

Owner

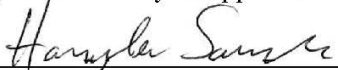

( ) Leasehold, Length of lease: \_\_\_\_\_

( ) Contractual, Nature of contract: \_\_\_\_\_

( ) Other, explain: \_\_\_\_\_

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

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

	/	Harjinder Samra	/	10.20.2022
(Signature of Owner)		(Print name)		(Date)
	/	Faraas Mannan	/	10.20.2022
(Signature of Applicant, if different)		(Print name)		(Date)

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

To be completed by Planning Staff

Filing Fee: **\$275.00** Amount Paid: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Date Notice Published: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_

---

COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

November 14, 2022

To Whom It May Concern:

Angus-Young Architects, on behalf of Samra Investments, Inc., has filed an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan for the property located at:

1118 Garfield Avenue - From *Single-Family Residential-Urban* to *Neighborhood Commercial*. This request is related to a proposed redevelopment of the adjacent Mobil convenience store located at 1407 Liberty Avenue involving replacement of the existing store with a larger 6,000 square-foot convenience store with improved parking layout. The gas pumps will not be altered. If the requested amendment is approved, the residential property at 1118 Garfield Avenue must be rezoned to commercial and combined with the existing Mobil station property. The following public meetings will be held regarding this proposed amendment:

**City Plan Commission:** Tuesday, November 22, 2022, 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, January 3, 2023, 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.**

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins.**

**You may also mail your comments to the attention of Julie Christensen at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6703 to provide your comments over the phone.**

Karry DeVault, Clerk  
Town of Beloit  
2871 S. Afton Rd.  
Beloit 53511

Frank Management Inc.  
2501 Morse Street  
Janesville, WI 53545

Dr. Keyser, Superintendent  
School District of Beloit  
1500 Fourth Street  
Beloit, WI 53511

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

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

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

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

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

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

Peter Herreid  
Div. of Intergovernmental Relations  
Department of Administration  
[peter.herreid@wisconsin.gov](mailto:peter.herreid@wisconsin.gov)

Nick Dimassis  
Beloit Public Library Director  
For Public Posting

**RESOLUTION  
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE  
CITY OF BELOIT COMPREHENSIVE PLAN**

**WHEREAS**, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

**WHEREAS**, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

**WHEREAS**, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

**WHEREAS**, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

**WHEREAS**, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1118 Garfield Avenue - From *Single-Family Residential-Urban* to *Neighborhood Commercial*.

Adopted this 21st day of December, 2022.

**Plan Commission**

\_\_\_\_\_  
Tim Weeden, Chairman

ATTEST:

\_\_\_\_\_  
Julie Christensen,  
Community Development Director

**RESOLUTION  
RECOMMENDING DENIAL OF AN AMENDMENT TO THE  
CITY OF BELOIT COMPREHENSIVE PLAN**

**WHEREAS**, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

**WHEREAS**, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

**WHEREAS**, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

**WHEREAS**, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

**WHEREAS**, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends denial of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1118 Garfield Avenue - From *Single-Family Residential-Urban* to *Neighborhood Commercial*.

Adopted this 21st day of December, 2022.

**Plan Commission**

\_\_\_\_\_  
Tim Weeden, Chairman

ATTEST:

\_\_\_\_\_  
Julie Christensen,  
Community Development Director





**ORDINANCE NO. 3722**  
**AN ORDINANCE AMENDING THE**  
**CITY OF БЕЛОИТ COMPREHENSIVE PLAN**

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

**Section 1.** The Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan adopted in §12.015 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

The future land use category of the following described land is hereby changed from Single-Family Residential-Urban to Neighborhood Commercial:

LOT 10 OF SMILEY AND MERRIMAN'S ADDITION, CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN (ALSO KNOWN AS 1112 GARFIELD AVENUE). SAID PARCEL CONTAINS 0.149 ACRE, MORE OR LESS.

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

Adopted this 20<sup>th</sup> day of September, 2021.

**City Council of the City of Beloit**

  
\_\_\_\_\_  
Clinton Anderson, Council President

Attest:

  
\_\_\_\_\_  
Eric R. Miller, Interim City Clerk-Treasurer

Published this 28 day of September, 2021

Effective this 29 day of September, 2021  
01-611100-5231-252



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** January 4, 2023

**Agenda Item:** 3b and 3c

**File Number:** PUD-2022-04 and ZMA-2022-07

### **General Information**

---

**Applicant:** Angus-Young and Associates

**Owner:** Samra Investments, Inc.,

**Address/Location:** 1407 Liberty Avenue, 1112 Garfield Avenue and 1118 Garfield Avenue

**Applicant's Request/Proposal:** Angus-Young & Associates on behalf of Samra Investments, Inc., has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1407 Liberty Avenue, 1112 Garfield Avenue and 1118 Garfield Avenue. The applicant has also submitted an application to rezone 1407 Liberty Avenue and 1112 Garfield Avenue from C-2, Neighborhood Commercial to PUD, Planned Unit Development and 1118 Garfield Avenue from R-1B, Single-Family Residential to PUD, Planned Unit Development.

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

### **Staff Analysis**

---

**Project Summary:** This request is related to a proposed redevelopment of the applicant's Mobil convenience store located at 1407 Liberty Avenue. This project involves the replacement of the existing store with a larger 6,000 square-foot convenience store with an improved parking layout as shown on the attached site plan. The gas pumps and canopy will not be altered.

**Background:** In 2021, the owner submitted a proposal to expand the store onto 1112 Garfield Avenue, an adjacent residential property to the north of the store. The plan at that time

identified a proposed 3,650 square foot convenience store, which was an increase in footprint from the current store which is 2,700 square feet.

On September 20, 2021, the City Council approved an amendment to the Future Land Use Map of the Comprehensive Plan for 1112 Garfield Avenue from Single-Family Residential – Urban to Neighborhood Commercial, and then on December 6, 2021, the City Council approved a Zoning Map Amendment from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District, for the same property.

**Surrounding Zoning and Land Use:**

There are residential properties to the north of the subject property, and Hinckley Park zoned PLI, Public Lands and Institutions to the east. The applicant’s adjacent commercial property is part of a large C-2 district that runs along Madison Road to the northwest.

**Review Agent Comments:** The proposed Planned Unit Development (PUD) was sent to the City of Beloit Staff and Utility Contacts they have the following comments:

The Fire Department and Engineering Division both have concerns about access points and the rear path behind the convenience store. This concern was raised because the Wisconsin Department of Transportation (WisDOT) is currently in the design phase of a 2028 project to increase safety at the intersections of Liberty Avenue, Madison Road, and McKinley Avenue. The final design may remove the alley’s access to Liberty Avenue/Madison Road, which would cause any traffic on the rear path to go through the residential neighborhood to the north.

**Zoning Ordinance Requirements:**

Allowed Uses: Staff recommends approval of a Gas Station Convenience Store use and other C-2, Neighborhood Commercial uses.

Off-Street Parking: Sales-oriented Retail Uses require 1 parking space per 250 square feet for a total of 24 off-street parking stalls. The site plan currently includes a total of 8 parking spaces. The future plan must include the required spaces or the owner must enter into a shared parking agreement with a property owner within 500 feet of the main entrance of the building.

Roadway Access: The principal vehicular access, location, and quantity of access points are to be approved during the PUD Final Plan review process. Access could change due to the upcoming WisDOT intersection improvement project. Therefore, all access points, including the rear pathway along the back of the store, will be evaluated during the PUD Final Plan review phase.

Density/Intensity and Dimensional Standards: The Master Land Use Plan includes one, one-story building. All new buildings must maintain a minimum of 15-foot setback from the

property lines, and 6,000 square feet is the maximum building coverage limit on the combined 0.59-acre lot.

Building Design: Planning staff requested building renderings from the applicant's architect, but they have not been developed yet. Therefore, staff is including condition which reiterates that an Architectural Review is required prior to issuance of building permits.

Signage: The applicant has not submitted any signage at this time, but is allowed one primary, on-premise sign up to 150 square feet in size and no more than three secondary signs no larger than 30 square feet in area each consistent with the standards in the C-2 district.

Landscaping: A landscape buffer would typically be required along property lines that are adjacent to residential land uses. This buffer would be 15 feet wide and would consist of 15 landscape units per linear foot of zoning district boundary line. Staff will be recommending a condition of approval requiring a landscape buffer. A privacy fence that is at least six feet in height shall be installed on the north property line to keep the commercial land uses separated from these residential land uses. This fence shall not be chain-link with slats.

A landscape strip is also required along the portions of the perimeter of the PUD located adjacent to the public streets.

Additional Conditions: The applicant shall submit a request to the Assessor's office to administratively combine all three parcels prior to site plan approval or prepare a Certified Survey Map for City approval.

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

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**  
The redevelopment of this site as a PUD allows the applicant flexibility in site design which would not be allowed if the strict zoning ordinance standards were applied.
- 2. The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**  
The proposed PUD will provide for efficient use of public utilities and conditions of approval will be required to make sure the PUD complies with code.
- 3. The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**  
The property has utilities and facilities readily available.

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

The proposed development is consistent with the Comprehensive Plans goals and objectives to support revitalization of the city's west side.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

The PUD will comply with all of the City's current site, building, lighting, and landscaping standards.

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

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

As stated above, this request is related to a proposed redevelopment of the Mobil convenience store located at 1407 Liberty Avenue which involves the replacement of the existing store with a 6,000 square-foot convenience store that will span across 1112 and 1118 Garfield Avenue. Although this redevelopment will involve an encroachment of a commercial structure onto what is now residential property, the overall project will greatly improve the aesthetics and functionality of the site.

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

If approved, the subject property will become part of a large commercial district that runs along Madison Road to the northwest.

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

The subject property is along a State Highway and suitable for C-2, Neighborhood commercial uses.

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

There has been very little development activity in the immediate area during the past decade.

**STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:**

The Planning and Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the property located at 1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Avenue subject to the following conditions:

1. This approval authorizes the construction of a 6,000 square-foot gas station/Convenience Store as shown on the PUD – Master Land Use Plan. Any changes to the use of the property require City Council approval.
2. Principal vehicular access, location, and quantity of access points are to be determined during PUD Final Plan review. Access could change due to the upcoming WisDOT intersection improvement project at Liberty Avenue, Madison Road, and McKinley Avenue. The rear pathway along the back of the store will also be evaluated during the PUD Final Plan review.

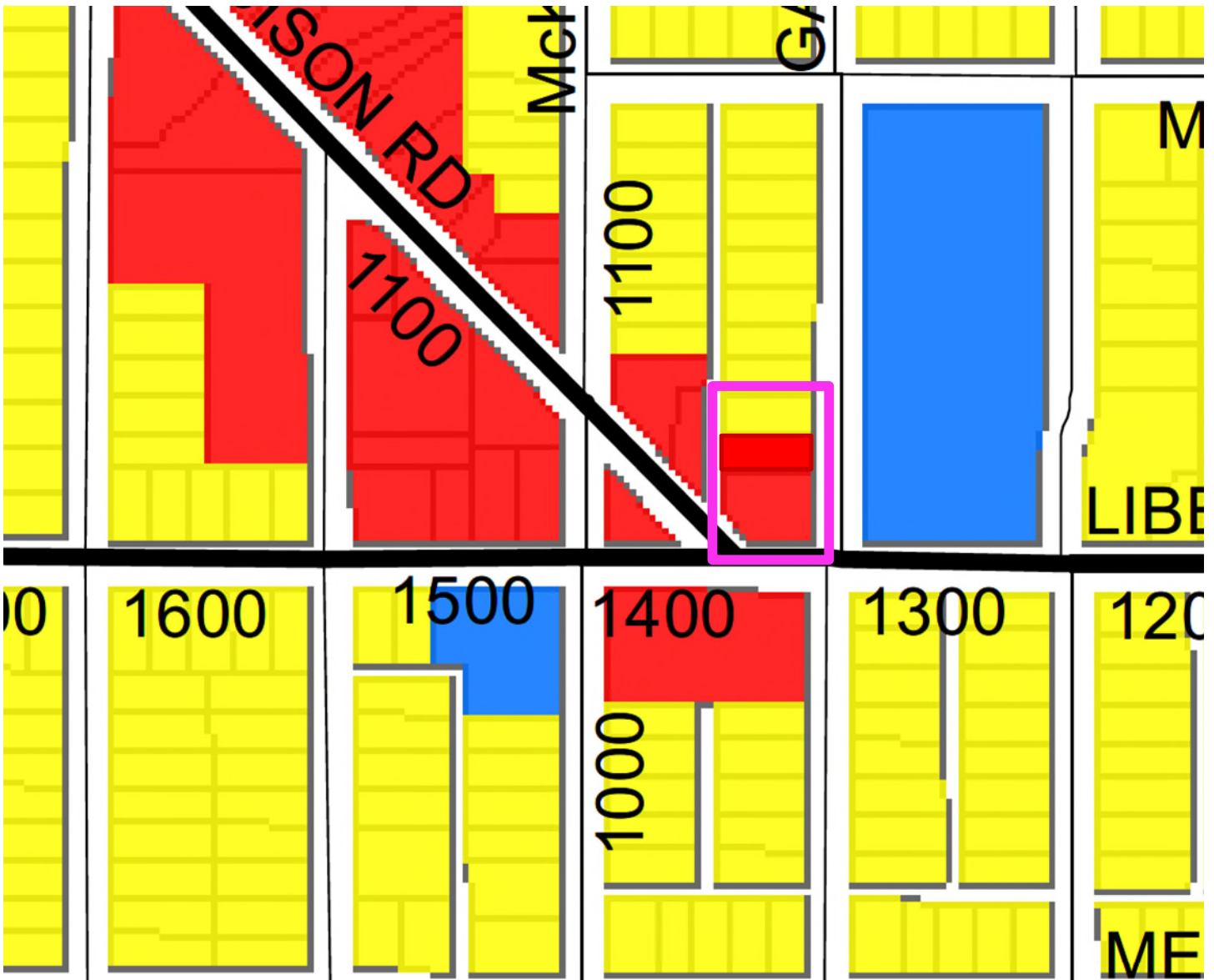
3. One, one-story building is permitted with the existing gas pumps and canopy. All new buildings on-site must maintain a minimum setback of 15-feet from all property lines.
4. The business is allowed one primary, on-premise sign of up to 150 square feet, and no more than three secondary signs up to 30 square feet each in area, consistent with the standards in the C-2 district.
5. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
6. A landscape buffer will be required along property lines adjacent to residential land uses. This buffer shall include a 6-foot privacy fence, which cannot be chain-link with slats. A landscape strip shall be required along the portions of the perimeter of the PUD located adjacent to public streets.
7. The applicant shall submit a request to the Assessor's office to administratively combine all three parcels prior to site plan approval or submit a Certified Survey for City approval.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

**STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district of 1407 Liberty Avenue and 1112 Garfield Avenue from C-2, Neighborhood Commercial to PUD, Planned Unit Development, and 1118 Garfield Avenue from R-1B, Single Family Residential to PUD, Planned Unit Development.

**ATTACHMENTS:** Zoning Map, Existing Site Plan, PUD - Master Plan, Application, Public Notice, and Mailing List, Ordinance.

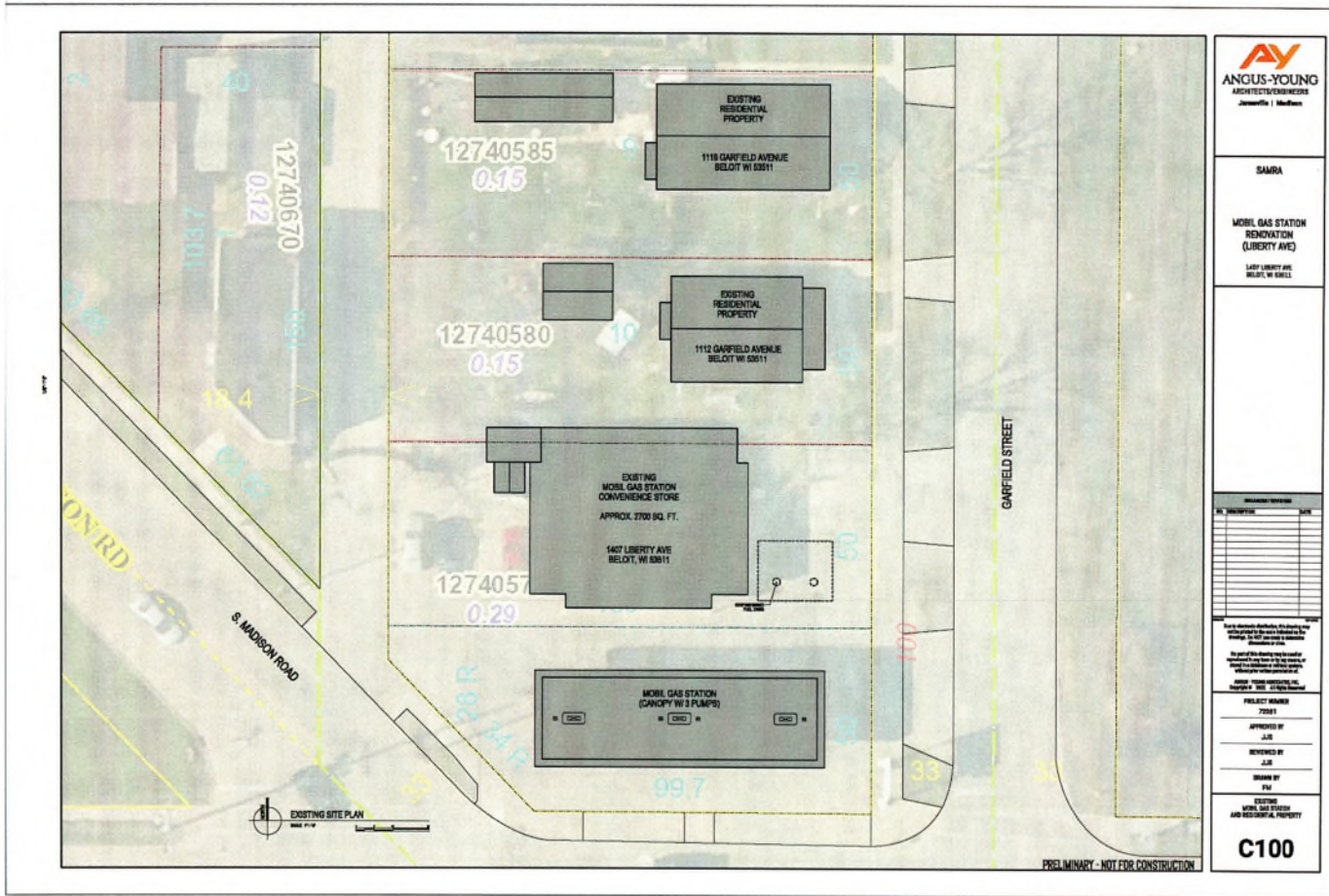
# Zoning Map



## City of Beloit Zoning Map

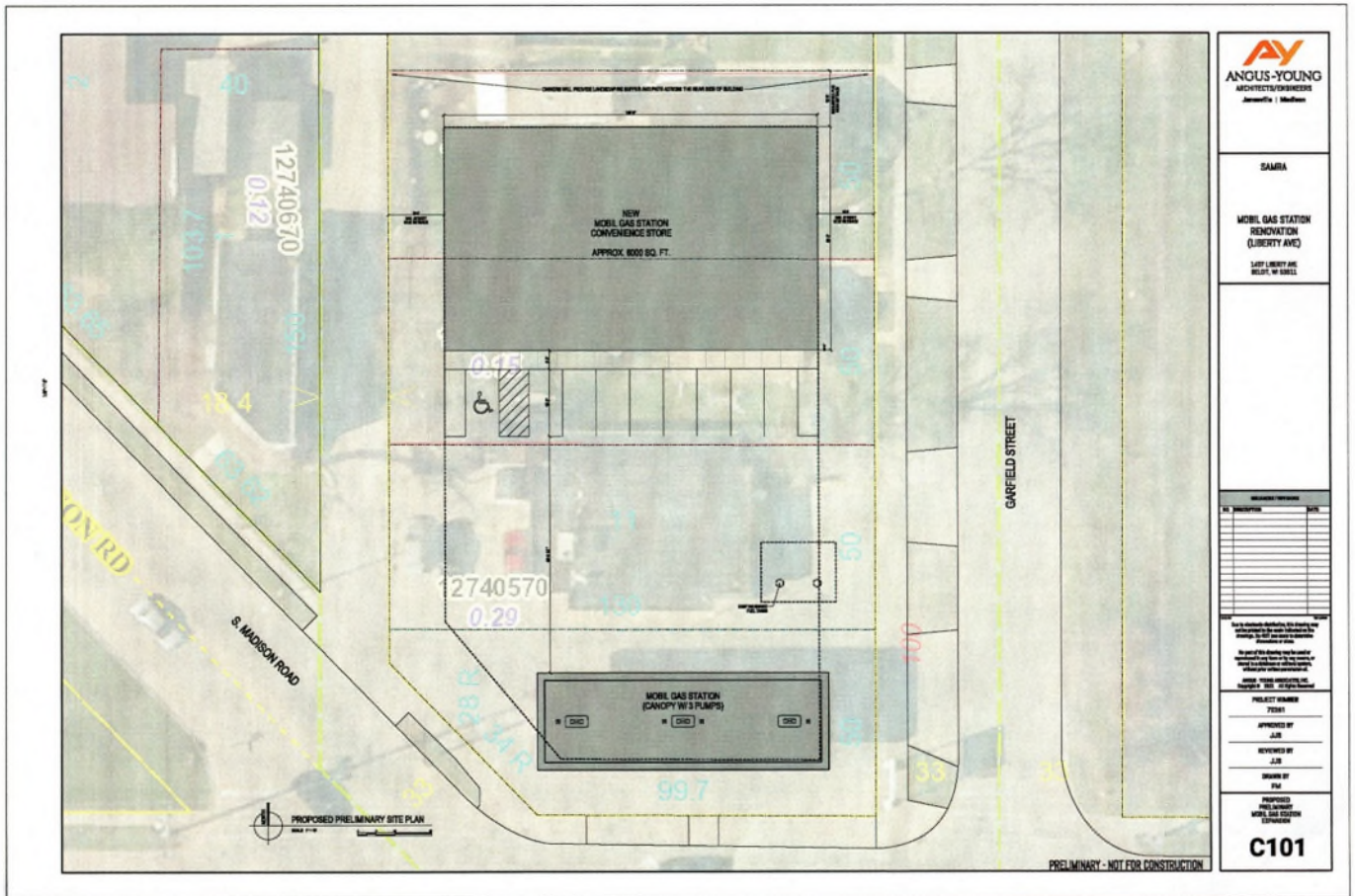
- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- MRO, Milwaukee Road Overlay District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential District
- R-4, Moderate-Density Multi-Family District

# Existing Site Plan





# Master Land Use Plan



# CITY of BELOIT

## Planning & Building Services Division

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: \_\_\_\_\_

1. Address of subject property: 1118 GARFIELD AVENUE / 1112 GARFIELD AVENUE / 1407 LIBERTY AVENUE

2. Legal description: L9, 10, L11 AND L11 SMILEY AND MERRIMANS ADD

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 6,500 SQ FT + 12,250 SQ FT = 18,750 SQ FT

4. Tax Parcel Number(s): 12740585 / 12740580 / 12740570

5. Owner of record: SAMRA INVESTMENTS INC Phone: 608 302 1730

1985 PEBBLE DR

BELOIT

WI

53511

(Address)

(City)

(State)

(Zip)

6. Applicant's Name: FARAAS MANNAN

555 S. RIVER ST

JANESVILLE

WI

53548

(Address)

(City)

(State)

(Zip)

608 756 2326

/

f.mannan@angusyong.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

Existing commercial gas station with convenience store

7. All existing use(s) on this property are: along with a pair of existing residential properties.

8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**  
Master Land Use Plan: in a(n) C-2 and R-1B Zoning District.

9. A Preapplication Conference was held on: \_\_\_\_\_.

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

Principal use(s): New and expanded convenience store.

Secondary use(s): Existing gas station pumps and canopy to remain as is, aside from cleaning  
and potential lighting/signage revisions.

11. State how the proposed development differs from the type of development that would

be permitted under the existing zoning regulations. The owners of the properties listed would like to  
build a new convenience store that is associated with their Mobil Gas Station (12740570). We were approved for  
a zoning change at the former residential property (12740580) and are now seeking approval for a PUD zoning  
with the newly acquired site (12740585) and ultimately would like to decrease the rear setback from 30' to 15'.

12. Describe how the proposed development provides greater benefits to the City of Beloit  
than an otherwise permitted development. \_\_\_\_\_

The owners understand that this is a unique case given the adjacency of the residential areas north of  
the commercial block of properties along the main road. However, with the reduction in the rear  
setback, this would allow for the circulation and layout of the convenience store to better serve the  
community even more so than it already has. They would also provide aesthetic upgrades at the rear  
of their building with a new well lit and landscaped pathway that would stretch from Garfield through to  
the adjacent alley space for public access instead of using the main roads.

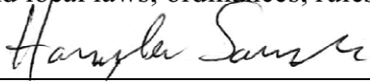
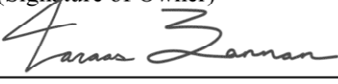
13. Project timetable: Start date: WINTER 2022 Completion date: LATE SPRING 2023

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

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

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

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

	<u>Harjinder Samra</u>	<u>11.04.2022</u>
(Signature of Owner)	(Print name)	(Date)
	<u>Faraas Mannan</u>	<u>11.04.2022</u>
(Signature of Applicant, if different)	(Print name)	(Date)

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

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

<b>To be completed by Planning Staff</b>	
Filing fee: <b>\$275.00</b>	Amount paid: _____ Meeting date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____

# 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.: \_\_\_\_\_

1. Address of subject property: 1112 GARFIELD AVENUE & 1407 LIBERTY AVENUE

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: L10, L11 AND L11 SMILEY AND MERRIMANS ADD  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 150 feet by 125 feet = 18,750 SQ FT square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 12740580 & 12740570

4. Owner of record: SAMRA INVESTMENTS INC Phone: 608 302 1730

1985 PEBBLE DR BELOIT WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: FARAAS MANNAN

555 S. RIVER ST JANESVILLE WI 53548  
(Address) (City) (State) (Zip)

608 756 2326 / \_\_\_\_\_ / f.mannan@angusyoung.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-2 to: PUD

All existing uses on this property are: \_\_\_\_\_

Existing gas station with convenience store and a residential building.

7. All the proposed uses for this property are:

Principal use(s): The owners of both properties would like to demolish their existing convenience and build a brand new and expanded convenience store over these lots.

Secondary use(s): Existing gas station to remain as is, aside from cleaning and signage revisions.

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: \_\_\_\_\_

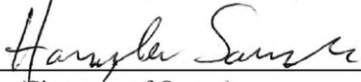
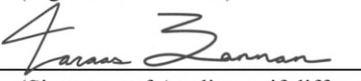
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): FARAAS MANNAN Phone: 608 756 2326

555 S. RIVER ST JANESVILLE WI 53548  
 (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.

	/	Harjinder Samra	/	11.04.2022
(Signature of Owner)		(Print name)		(Date)
	/	Faraas Mannan	/	11.04.2022
(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 \$300.00 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.

<b>To be completed by Planning Staff</b>	
Filing Fee: <b>\$300.00</b> Amount Paid: _____ Meeting Date: _____	
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: _____ Date: _____	
Date Notice Published: _____ Date Notice Mailed: _____	



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

## **NOTICE TO THE PUBLIC**

December 7, 2022

To Whom It May Concern:

Angus-Young Architects, on behalf of Samra Investments, Inc., has filed an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at **1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Avenue**. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone the subject properties from R-1B Single-Family Residential and C-2 Community Commercial to PUD.

This request is related to a proposed redevelopment of the Mobil convenience store. The project involves the replacement of the existing store with a larger 6,000 square-foot convenience store with improved parking layout. The gas pumps will not be altered. If the requested amendment is approved, the 1112 and 1118 Garfield Avenue must be combined with the existing Mobil station property. The following public meetings will be held regarding this proposed amendment:

**City Plan Commission:** Wednesday, December 21, 2022, 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, February 6, 2023, 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.**

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins.**

**You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone.**

Teri A. Curtis  
1039 Garfield Ave  
Beloit, WI 53511-5007

James E. Ahrens  
PO Box 197  
Mason City, IA 50402-0197

Neighborly Home Investment, LLC  
PO Box 32  
Orfordville, WI 53576

Family Video Movie Club, Inc  
2701 W Lawrence Ave Ste A  
Springfield, IL 62704-7215

Samra & Singh 2, Inc  
1985 Pebble Dr  
Beloit, WI 53511

Hilda E. Millheam  
1427 Saint Lawrence Ave  
Beloit, WI 53511-5071

Samra Investments, Inc  
1985 Pebble Dr  
Beloit, WI 53511-6721

Hurd Family Trust Dtd Dec 5, 2016  
8737 Owen Center Rd  
Rockford, IL 61103

Diane M. Overby  
1111 Madison Rd  
Beloit, WI 53511

Michael D. Bolstad  
1122 Garfield Ave  
Beloit, WI 53511

Bruce Olver  
410 S Wright St  
Orfordville, WI 53576-8748

Christine Van Tassel  
1127 McKinley Ave  
Beloit, WI 53511

MDE Farmfields, LLC  
3520 Oak Lane Dr  
Beloit, WI 53511

Joshua E. Wells  
1133 McKinley Ave  
Beloit, WI 53511

Nina M. Fulton  
1132 Garfield Ave  
Beloit, WI 53511

Vicki E Bryden Sucr Tr Roger G  
Bryden Liv Tr  
548 Broad St  
Beloit, WI 53511

Shawn West  
5410 N Sable Dr  
Milton, WI 53563-9477

Neil R. Baxter  
1141 McKinley Ave  
Beloit, WI 53511

City of Beloit  
100 State St  
Beloit, WI 53511-6234



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** January 4, 2023

**Agenda Item:** 3(d)

**File Number:** CU-2022-08

### **General Information**

---

**Applicant:** Michael Leidig on behalf of Cornellier Limited

**Owner:** Cornellier Limited

**Address/Location:** 2909 Ford Street

**Applicant's Request:** The applicant has requested a Conditional Use Permit to allow a carwash with a drive-through lane in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road in the Milwaukee Road Overlay District for the property located at 2909 Ford Street.

### **Background**

---

The applicant is proposing the demolition of the existing building to construct a drive-through carwash on the west half of the property. The parking lot on the east half will be removed and replaced with green space until an additional prospect develops. If this use is approved, the Plan Commission is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties. In addition, any requirements or conditions established must be related to the purpose of the ordinance and, to the extent practicable, be measurable. Wisconsin Statutes 62.23(7)(de) requires that all conditions be supported by substantial evidence, which is defined as facts and information, not merely speculation or personal preference.

On November 7, 2022, City Council approved an Ordinance which delegates authority for approving Conditional Use Permits to Plan Commission.

### **Staff Analysis**

---

**Existing Conditions:** The subject property is located on the corner of Milwaukee Road and Ford Street with an 11,280 square-foot commercial store, gas station canopy, and parking lot. This 1.59-acre parcel has access off of Ford Street.



**Surrounding Land Use and Zoning:** There is C-3, Community Commercial zoning surrounding the subject property, with land uses consisting of gas stations, retail, motels, and fast food restaurants.

**Review Agent Comments:** The Fire Department is concerned about fire access and the current stacking space layout restricting traffic circulation. There is no ability with the current layout to exit from the drive-through lane if someone desires to do so. Section 8-112(b)(3) requires stacking lanes to be designed to allow vehicles to exit the stacking lane without backing up or waiting until they have reached the end of the stacking lane.

**City of Beloit Comprehensive Plan:** The City's Future Land Use Map (Map #10 of the Comprehensive Plan) recommends Community Commercial uses and C-3 zoning for the subject property.

**Public Notices and Comment:** Public notices were mailed to neighbors within 150 feet of the site, and a notice was published in the Beloit Daily News. No comments have been received.

**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 addition of a drive-through carwash is not expected to have any detrimental impacts to the general area based on the existing land uses in the surrounding area. The use can also benefit adjacent businesses.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - Adjacent properties also have drive-through uses and the addition of the carwash will not be injurious to properties in the vicinity.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The proposed carwash is a compatible use with the neighborhood and will not diminish property values.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - There are a few vacant lots south of the subject site, but the area to the north and west are developed with commercial uses. The redevelopment of this site will complement adjacent uses.
- 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 subject property is located in the MRO, Milwaukee Road Overlay District and is subject to the elevated design standards of the district along with the Architectural

Review and Landscape Code. We do not believe that having the garage doors facing Milwaukee Road will be detrimental to the properties in this commercial neighborhood. Staff feels that the overall design of the building is attractive.

- 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 to serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - We are requesting a bypass lane be added to the site to comply with 8-112(b)(3) of the Zoning Ordinance to facilitate on-site traffic movement.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The proposed use will comply with all applicable regulations of the Zoning Ordinance and conditions of approval.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow a drive-through carwash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road in the Milwaukee Road Overlay District for the property located at for the property located at 2909 Ford Street, based on the above Findings of Fact and Conditional Use Permit decision form and subject to the following conditions:

1. This approval authorizes the construction of a drive-through carwash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road for the property located at 2909 Ford Street, as shown on the site plan submitted with the application.
2. Any major changes in the adopted conditions or use of the property shall be approved by amending this Conditional Use Permit by the Plan Commission. The Community Development Director may approve minor changes administratively.

**Code Requirements:**

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

1. As required by the Section 8-112(a) of the Zoning Ordinance, the applicant shall allocate four stacking spaces from entrance.
2. As required by Section 8-112(b)(3) of the Zoning Ordinance, a bypass lane shall be added to the site plan.
3. As required by the Section 5-600 of the Zoning Ordinance, the architectural and site design of the project must adhere to the MRO, Milwaukee Road Overlay District. However, the overhead door may face Milwaukee Road.
4. Before constructing on site, the applicant shall obtain an Architectural Review Certificate and a Building Permit as required by Code.

**ATTACHMENTS:** Location Map, Photos, Application, Review Comments, and Public Notice.

**PLAN COMMISSION**  
**Conditional Use Permit Decision Form - Approval**

When reviewing an application for a conditional use, the City must look to the requirements and conditions found in the City’s zoning ordinance and determine if the applicant meets those requirements and conditions. The City 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 City must be reasonable, and to the extent, practicable, measurable.

**Ordinance Requirements**

List ordinance requirements related to the conditional use permit:

1. As required by the Section 8-112(a) of the Zoning Ordinance, The applicant shall allocate four parking stalls per service bay.
  - **Substantial Evidence:** New development must provide adequate parking and stacking spaces established by the use of the property.
  
2. As required by the Section 8-112(b)(3) of the Zoning Ordinance, a bypass lane shall be added to the site plan to allow vehicles to exit the stacking lane.
  - **Substantial Evidence:** Stacking spaces may not impede traffic movements and be designed to allow vehicles to exit the stacking land without backing up or waiting until they reach the end of the stacking area.
  
3. As required by the Section 5-600 of the Zoning Ordinance, the architectural and site design of the project must adhere to the MRO, Milwaukee Road Overlay District.
  - **Substantial Evidence:** The Milwaukee Road Overlay District is intended to encourage and better articulate positive visual experiences along Milwaukee Road, which serves as a major gateway to the City. However, the overhead door may face Milwaukee Road.
  
4. Before constructing on site, the applicant shall obtain an Architectural Review Certificate and a Building Permit as required by Code.
  - **Substantial Evidence:** The Architectural Review Code requires review and approval of all exterior changes to commercial buildings. There are no active permits or approvals in place for this project.

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

## Permit Conditions

The City is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable**, and to the extent, practicable and **measurable**. Conditions may limit the permit's duration, transfer, or renewal.

1. This approval authorizes the construction of a drive-through carwash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road for the property located at 2909 Ford Street, as shown on the site plan submitted with the application.
  - **Substantial Evidence:** The Zoning Ordinance states that drive-through uses in C-3 and overhead doors facing Milwaukee Road in the C-3 are only allowed if reviewed and approved in accordance with the CUP review procedures.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Community Development Director may approve minor changes administratively.
  - **Substantial Evidence:** Standardized condition to establish a process for future changes.

## Decision:

The applicant Michael Leidig on behalf of Cornellier Limited has acknowledged, meets, or agrees to meet, all of the requirements found in the zoning ordinance and all conditions imposed on the permit.

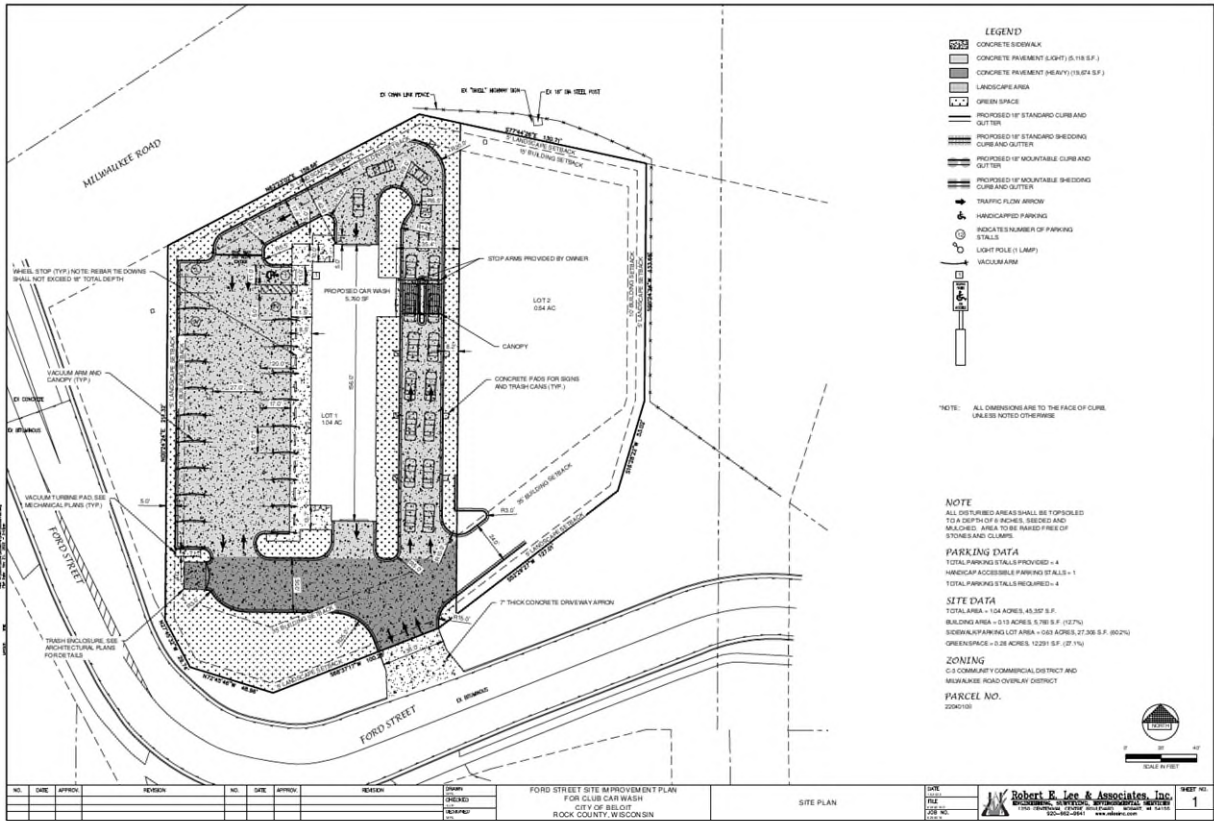
Based on the findings of fact, conclusions of law, and the record in this matter, the permit is:

Approved, with the conditions stated above

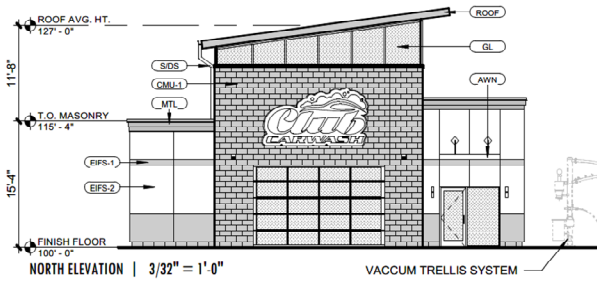
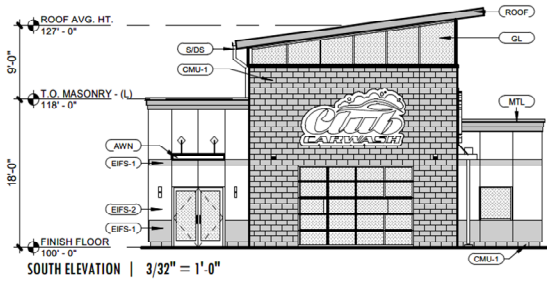
Denied, for the following reasons:

Location Map

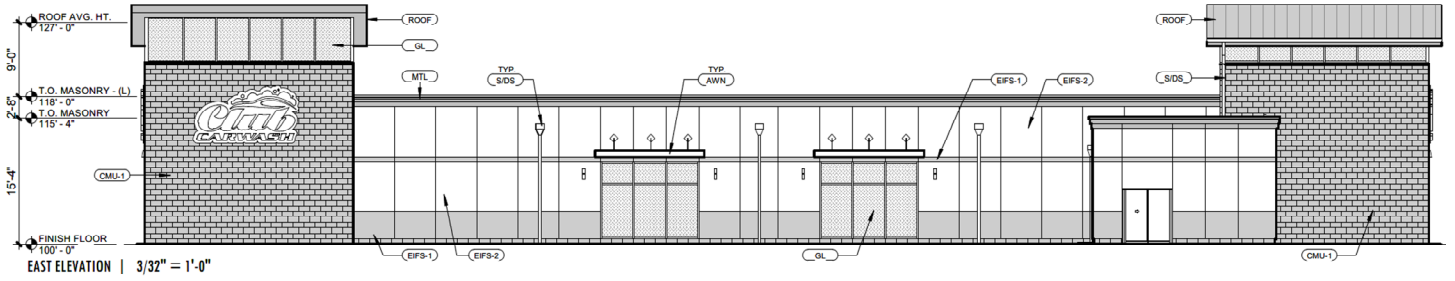
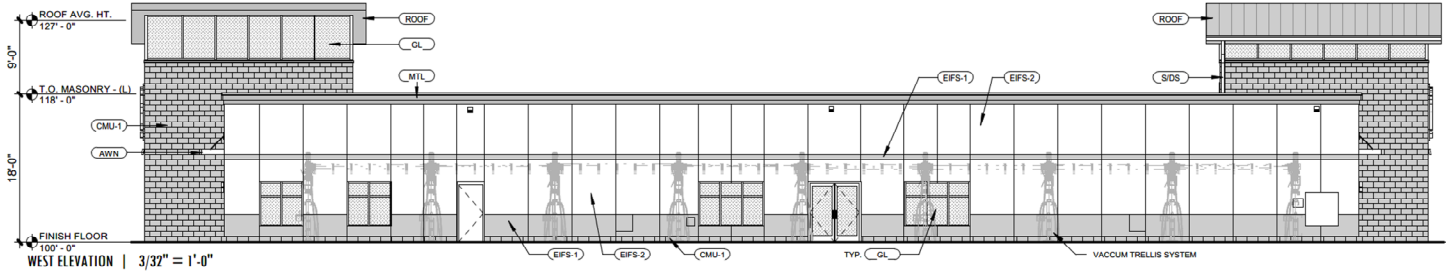




CLUB CAR WASH RENDERING

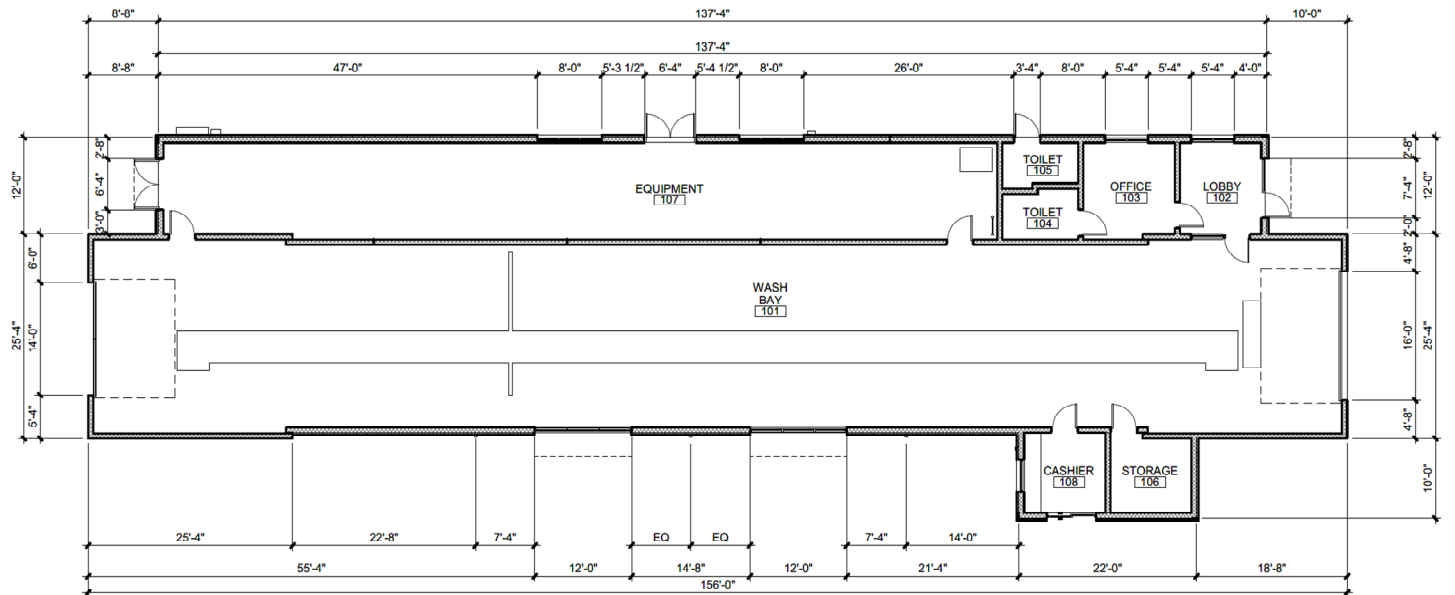


EXTERIOR MATERIAL LEGEND	
(CMU-1)	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: BRICKING A81 (01-064A))
(EFS-1)	EXTERIOR INSULATED FINISH SYSTEM (COLOR: Blacked Ash (01-064A))
(EFS-2)	EXTERIOR INSULATED FINISH SYSTEM (COLOR: SW6070 Heron Plume )
(GL)	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Strandcast Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
(AWN)	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)
(SDS)	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
(MTL)	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
(ROOF)	SINGLE PLY 60 MIL BALLASTED EPDM SYSTEM (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



CLUB CAR WASH - Beloit, WI | 11.21.2022 | As indicated

FINKLE + WILLIAMS © 2022



CLUB CAR WASH - Beloit, WI | 11.21.22 | 3/32" = 1'-0"

FINKLE + WILLIAMS © 2022

# 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: \_\_\_\_\_

1. Address of subject property: 2909 FORD STREET, BELOIT WI 53511

2. Legal description: SEE ATTACHED

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

Property dimensions are: 269' feet by 277' feet = 68,692 square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 22040100

4. Owner of record: CORNELLIER LIMITED Phone: 608-751-6000

2909 FORD STREET BELOIT WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: MICHAEL LEIDIG

1250 CENTENNIAL CENTRE BLVD HOBART WI 54155  
(Address) (City) (State) (Zip)

(920) 662-9641 / \_\_\_\_\_ / MLEIDIG@RELEEINC.COM  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: RESTURANT AND PARKING LOT

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

A Conditional Use Permit for: GARAGE/OVERHEAD DOORS FACING MILWAUKEE ROAD  
\_\_\_\_\_ in a(n) MILWAUKEE ROAD  
OVERLAY DISTRICT Zoning District.

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

Principal use: AUTOMATIC CAR WASH AND SELF SERVICE VACUUM STALS

\_\_\_\_\_

\_\_\_\_\_

Secondary use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Accessory use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



9. **Project timetable:** Start date: 02/01/2023 Completion date: 11/01/2023

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: \_\_\_\_\_
- Other, explain: BUYER'S (CLUB CAR WASH) ENGINEER

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.

*Jeryllyn Cornellier* / Jeryllyn Cornellier / 11/14/2022  
(Signature of Owner) (Print name) (Date)

*Michael Leidig* / MICHAEL LEIDIG / 11/14/2022  
(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 \$300.00 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: <b>\$300.00</b>	Amount paid: _____ Meeting date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____



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

## **NOTICE TO THE PUBLIC**

December 7, 2022

To Whom It May Concern:

Michael Leidig on behalf of Cornellier Limited has applied for a Conditional Use Permit to allow a drive-through carwash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road in the Milwaukee Road Overlay District for the property located at:

**2909 Ford Street**

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

**City Plan Commission:** Wednesday, December 21, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

## **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins.**

**You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone.**

Kdn Hospitality, LLC  
9910 Edgewood Shore  
Edgerton, WI 53534

Shirley M Carlson Rev Trust  
2955 Heritage Rd  
Depere, WI 54115

Ggj Investments LLC  
1280 Village Dr Apt 231  
Arlington Heights, IL 60004

Canterbury Joint Venture  
#289  
PO Box 54470  
Lexington, KY 40555

McBain Enterprises, Inc  
1897 Branigan Rd  
Beloit, WI 53511

TLC Properties, Inc  
5101 Hwy 51 South  
Janesville, WI 53546

Cornellier Limited  
2909 Ford St  
Beloit, WI 53511-4001

Sun Lodging, Inc  
558 Indian Boundary Rd  
Chesterton, IN 46304

McBain Enterprises, Inc  
1897 Branigan Rd  
Beloit, WI 53511

KDN Hospitality, LLC  
616 Midland Rd  
Janesville, WI 53546

Kdn Hospitality, LLC  
9910 Edgewood Shore  
Edgerton, WI 53534

Matanzas Cay, LLC  
157 Marine St Unit 308  
St Augustine, FL 32084-  
5180

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW  
A DRIVE-THROUGH USE AND OVERHEAD DOORS FACING MILWAUKEE ROAD  
FOR THE PROPERTY LOCATED AT 2909 FORD STREET**

**WHEREAS**, Michael Leidig on behalf of Cornellier Limited has applied for a Conditional Use Permit to allow a drive-through carwash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road in the Milwaukee Road Overlay District for the property at 2909 Ford Street, having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow a drive-through carwash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road in the Milwaukee Road Overlay District for the property at 2909 Ford Street, based upon the substantial evidence described in the Findings of Fact and Conditional Use Decision Form for Plan Commission which is attached hereto and incorporated herein by reference, for the following described premises:

PT LOTS 4&5 MORGAN FARM COM 20 FT W OF E LE SW 1/4 SE 1/4 SEC 20 IN C/L MILW  
RD. TH S61D 51 MIN W 330 FT, TH S 435 FT, TH NELY PLL TO HWY 330 FT, TH N 435.6 FT  
TO POB VOL 512 P 43 EXC VOL 530 P 364 FOR HIGHWAY, CITY OF БЕЛОИТ, ROCK  
COUNTY, WISCONSIN. (A/K/A 2909 FORD STREET). SAID PARCEL CONTAINS 1.59 ACRES,  
MORE OR LESS.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

1. This approval authorizes the construction of a drive-through car wash in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road for the property located at 2909 Ford Street, as shown on the site plan submitted with the application.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Community Development Director may approve minor changes administratively.

**BE IT FURTHER RESOLVED** that the applicant is formally advised of the following additional ordinance requirements:

1. As required by the Section 8-112(a) of the Zoning Ordinance, the applicant shall allocate four stacking spaces from entrance.
2. As required by Section 8-112(b) of the Zoning Ordinance, a bypass lane shall be added to the site plan.
3. As required by the Section 5-600 of the Zoning Ordinance, the architectural and site design of the project must adhere to the MRO, Milwaukee Road Overlay District. However, the overhead door may face Milwaukee Road.
4. Before constructing on site, the applicant shall obtain an Architectural Review Certificate and a Building Permit as required by Code.

**PLAN COMMISSION**

---

Tim Weeden, Chairman

**ATTEST:**

---

Julie Christensen  
Community Development Director