



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 18, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the January 4, 2023 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Resolution approving an amendment to the Future Land Use Plan of the City of Beloit's Comprehensive Plan for a portion of the properties located at 343 Euclid Avenue and 340 W Grand Avenue
[Attachment](#)
 - 3.b. Consideration of an Ordinance amending the Zoning District Map for the City of Beloit for a portion of the properties located at 343 Euclid Avenue and 340 W Grand Avenue
[Attachment](#)
 - 3.c. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 625 Third Street
[Attachment](#)
 - 3.d. Consideration of an Ordinance amending the Zoning District Map for the City of Beloit for the property located at 625 Third Street
[Staff Report for this item can be found under Item 3c](#)
4. REPORTS
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
 - Comprehensive Plan Amendment - 113 Bluff Street*
 - Zoning Map Amendment - 113 Bluff Street*
6. FUTURE AGENDA ITEMS
 - Certified Survey Map and Conditional Use Permit for ABC Training Facility*
 - Extraterritorial Certified Survey Maps*
 - Certified Survey Map for Northstar*
 - Architectural Review Ordinance*

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, January 4, 2022

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of December 7, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (5-0).

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 Ave

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

Commissioner Ramsden asked if there were any comments received from the neighbors. Ms. Christensen said there were no phone calls from the neighbors. Commissioner Ramsden asked if the city envisions anything for the fifteen-foot buffer or will it just be the privacy fence. Ms. Christensen said that it will include landscape materials as well, but a fence would have to be incorporated into the buffer. Commissioner Ramsden asked how high can the fence be. Ms. Christensen said that it can be eight feet, but they are going to put a six-foot fence up.

Commissioner Anderson asked if there were any comments from the Police Department. Ms. Christensen said that staff does not send the Police Department PUD Plans for review, they only get involved if there were a liquor license issue that needs to be approved. Commissioner Anderson said that the Police Department commented on other issues. Ms. Christensen said that if there is an outdoor seating area that involves alcohol then they get copies of it.

Commissioner Jacobsen mentioned that there needs to be twenty-four parking spaces, and does that need to be listed as a condition or addressed when it comes back. Ms. Christensen said it does not come back to Plan Commission, and they have not asked for any relief on the parking. Ms. Christensen said that the applicant has not submitted their PUD Final Plan, but they would have to provide the spots or have a parking agreement

with a business across the street. Ms. Christensen said that they could just provide the eight spaces shown on the plan; Plan Commission could allow them to have that as part of the PUD. Ms. Christensen said part of the rationale for having the PUD is to allow the applicant more flexibility in design and layout.

Councilor Dunkin was wondering how the public was notified. Ms. Christensen said that City staff sent out a mailed notice to anyone who was located within 150 feet from the property. Councilor Dunkin asked what the potential timeline was for the access points. Ms. Christensen said that the city does not know at this time, that the city reached out to the Wisconsin Department of Transportation (DOT) and they do not have a time line at this time. Ms. Christensen said they are in design, and later this year they will have a public information meeting. Construction would not begin until 2029.

Chairperson Weeden asked if the alley on the north side of the property was requested by the applicant, or did the Fire Department request it. Ms. Christensen said that she was not in the meeting with the applicant, but her understanding was that the owner wanted to have the alley behind the building. Chairperson Weeden asked what the Fire Department's opinion was about it being back there. Ms. Christensen said that the Fire Department said that they do not need it for fire access. Chairperson Weeden stated that this is just a convenience for the owner only. Ms. Christensen said that the Fire Department has concerns about the rear access being there, but the final design has not been submitted.

Chairperson Weeden opened the public hearing.

Faraas Mannan, 555 South River Street, Janesville, works with Angus Young, stated that the rear alley was a recommendation from Drew Pennington when he was the Planning and Building Director, so there was an access point for residential traffic for the residential neighborhoods. Mr. Mannan said if it comes to where there are trucks parking there, they can come up with a solution, and the parking will need to be reduced. Mr. Mannan said that they will probably have twelve spaces on the site.

Chairperson Weeden asked Ms. Christensen if the reason for the twenty-four parking spaces was because that is what code requires for the size of the building. Ms. Christensen said yes, the building is 6,000 square feet which would require twenty-four spaces. Chairperson Weeden asked if twelve spaces would be enough parking spaces. Ms. Christensen said that she would be comfortable with twelve spaces, but they have not done an analysis yet. Chairperson Weeden asked if some of the spaces would be devoted to employee parking. Mr. Mannan said he does not think so, but maybe just one of them.

Commissioner Anderson asked how does this compare to other stores that they have. Mr. Mannan said they have nine including one ADA space at the Marathon store on Prairie Avenue, and have not had any issues. Chairperson Weeden asked if they had any form of

contact with the Department of Transportation. Mr. Mannan said the only information that he has was that they were looking at the triangular section of that property.

Chairperson Weeden closed the public hearing.

Harjinder Samra, 1985 Pebble Drive, who is the owner of the convenient store, was in attendance. Commission Ramsden asked Mr. Samra if he has had any contact with the owner of the property located at 1122 Garfield Ave which is the property directly to the north. Mr. Samra said that he has not. Commissioner Ramsden asked if he had any requests to purchase the property. Mr. Samra indicated that he had not.

Commissioner Ramsden stated that he feels that the owner of 1122 Garfield is getting the short end of the stick. Commissioner Ramsden said that this will affect their property value, and he is not sure why they have not come to speak on this item. Councilor Dunkin asked if there has been any new development in the area in the last decade. Ms. Christensen said she does not think there is anything new in the area since Family Video.

Commissioner Jacobsen moved to approve the Comprehensive Plan Amendment, seconded by Commissioner Janke. Motion approved, voice vote (5-0).

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 Ave

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

Chairperson Weeden asked if this comes back to Plan Commission or City Council. Ms. Christensen said it goes to Council and the final plan does not come back to either one. Staff approves the PUD Final Plan.

Chairperson Weeden opened and closed the public hearing.

Commissioner Jacobsen moved to approved the PUD Master Land Use Plan and add a ninth condition to reduce the required parking spaces to 12 parking spaces, seconded by Commissioner Ramsden. Motion approved, voice vote (5-0).

3.c. Consideration of an amendment to the Zoning District Map for the properties located at 1407 Madison Road, 1112 Garfield Avenue, 1118 Garfield Avenue

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

Chairperson Weeden opened and closed the public hearing.

Commissioner Ramsden moved to approve the amendment to the Zoning District Map, seconded by Commissioner Janke. Motion approved, voice vote (5-0).

3.d. Consideration of a Resolution approving a Conditional Use Permit for the property located at 2909 Ford Street

Commissioner Anderson left the meeting, as he has a conflict of interest for this item. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Chairperson Weeden asked if the decision form for the Conditional Use Permit (CUP) will become part of the Conditional Use Permit. Ms. Christensen said it is part of the record. Chairperson Weeden asked if the form, as it is filled out, includes all of the requirements. Ms. Christensen said that it is filled out for approval with the required conditions. If Plan Commission denies it, they would have to list the reasons why.

Councilor Dunkin asked how much greenspace would be left. Ms. Christensen said there will not be a lot of green space on site, and there is not a lot currently onsite. Councilor Dunkin asked if we knew why the residents were selling the business. Ms. Christensen said that Brad Lawver had called to tell us that he was selling the property and asked if they could get a permit to establish a new fireworks store. We indicated that they could, but he did not indicate where it would be located.

Chairperson Weeden asked Ms. Christensen if the Planning Department will be requiring a revision to the site plan to show the exit. Ms. Christensen said they will have to show that when they submit site plans.

Chairperson Weeden opened the public hearing.

Michael Leidig, 1250 Centennial Centre Blvd, Hobart, Wisconsin, on behalf of Cornellier Limited stated that Club Car Wash is the one requesting this Conditional Use Permit for a carwash. Mr. Leidig stated they process about 500-1000 car washes a day, and the right lane is proposed to be a fast pass lane where people can go straight to the car wash, without waiting in line. Mr. Leidig said that the car wash is fully staffed with 2 people plus a manager, and the vacuum stalls to the right for use after your car is washed.

Commissioner Ramsden asked how much it costs to get a car wash there. Mr. Leidig said there are different prices and levels of washing and the premium one is \$22.00 and \$30.00 for the monthly membership. Councilor Dunkin was wondering if they hire locally. Mr. Leidig said that they do hire locally. Chairperson Weeden asked if Club Car Wash was owning or leasing the property. Mr. Leidig said they will be owning it. Chairperson Weeden asked how the exit from the stacking lane works. Mr. Leidig said there is an emergency exiting lane at the top.

Chairperson Weeden asked Ms. Christensen about Section 8-112 (b)(3) with the bypass lane. Ms. Christensen said that it is required, and City staff will resolve that issue during

site plan review. Councilor Dunkin was wondering when they would begin construction. Mr. Leidig said that it'll be within the next year.

Chairperson Weeden closed the public hearing.

Commissioner Ramsden moved to approve the Resolution to approve the CUP based on the staff-recommended Findings of Fact with the overhead door facing Milwaukee Road and the option to have a bypass option, seconded by Commissioner Jacobsen. Motion approved, voice vote (4-0). Commissioner Anderson abstained from the motion.

4. REPORTS

No reports to discuss.

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 January 18, 2023.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Janke moved to adjourn the meeting, seconded by Commissioner Ramsden at 8:20 PM. Motion carried, voice vote (5-0).

Tim Weeden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 18, 2023

Agenda Item: 3.a.

File Number: RPB-2022-09

General Information

Applicant: Larry Long on behalf of the Peoples Church of Beloit

Owner: Peoples Church of Beloit

Address/Location: 343 Euclid Avenue

Current Zoning: R-1B, Single Family Residential

Applicant's Request/Proposal: The Peoples Church has submitted an application to amend the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan from Single-Family Residential to Office for the northern portion of the property located at 343 Euclid Avenue.

Staff Analysis

Background:

The applicant is in the process of selling the portion of 343 Euclid Avenue, zoned R-1B, Single Family Residential District that contains the existing 2-story brick (residential) building and would like to keep the northern portion of this parcel (Parcel "A") for parking and attach it to 340 W. Grand, zoned C-1, Office District. In exchange, they are conveying a portion of 340 W. Grand Avenue (Parcel "B") to the buyer of 343 Euclid Avenue. The attached Plat of Survey was used to legally describe the 6,508 square feet shown as Parcel "A" that the Church would like to keep and rezone to C-1. 1,663 square-feet shown as Parcel "B" is being conveyed and attached to 343 Euclid Avenue and is already zoned R-1B. The Applicant has also requested an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan

Existing Site Conditions: The subject property is 0.28 acres with a legal-nonconforming duplex on the south half and the Peoples Church parking lot on the north half.

Surrounding Land Use and Zoning: The subject property is adjacent to a church parking lot on the east and residential uses and R-1B, Single-Family zoning to the east, south, and west. To the north is the Peoples Church zoned C-1, Office.

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. The Beloit City Council approved the City's Comprehensive Plan update in November 2018 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

The Comprehensive Plan recommends single-family residential land uses for the subject property, and the primary structure and use of 343 Euclid Avenue will remain residential. The portion of land being used for non-residential proposes will be categorized appropriately moving forward. Therefore, staff believes the request is consistent with the intent of the Comprehensive Plan.

Land Use Analysis:

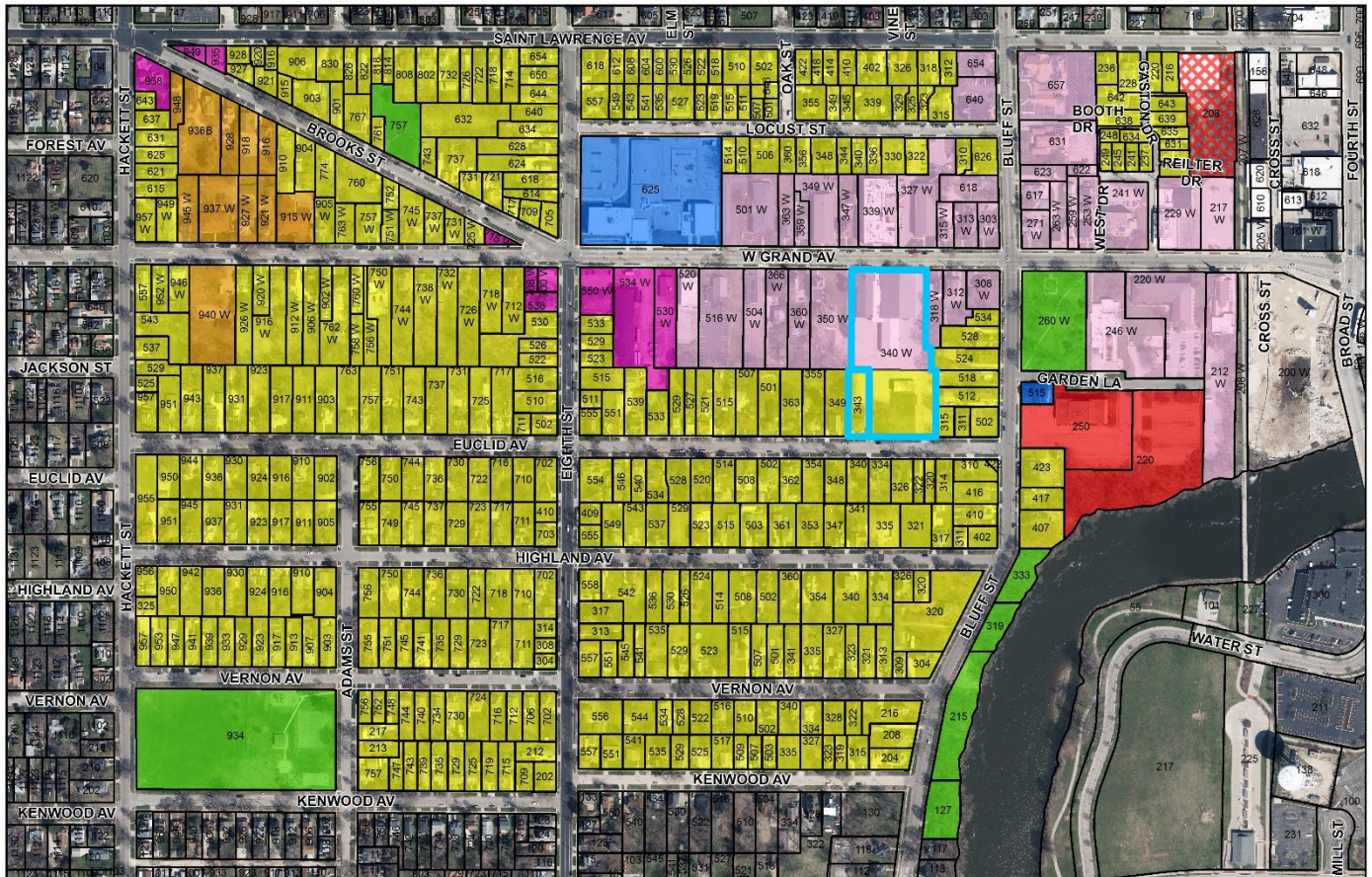
As shown on the attached Plat of Survey, this request involves 6,508 square feet of 343 Euclid Avenue (Parcel "A"). This portion of the residential parcel contains existing parking and is adjacent to a parking lot on the north and east side of it. The subject area is also adjacent to a property category for office uses along W. Grand Avenue, which includes the People Church. The Peoples Church has owned the duplex at 343 Euclid Avenue since 1987 and the subject area has been used as a parking lot for at least the 35 years the Church has owned it. Planning staff supports the amendment because it does not change the character of the neighborhood, alter the current land uses, or prohibit future development of the area.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of Comprehensive Plan Amendments to change the future land use classification from *Single-Family Residential to Office* for a portion of the property located at 343 Euclid Avenue in the City of Beloit.

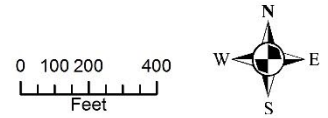
ATTACHMENTS: Future Land Use Map, Plat of Survey, Application, Public Notice, Mailing List, and Resolution.

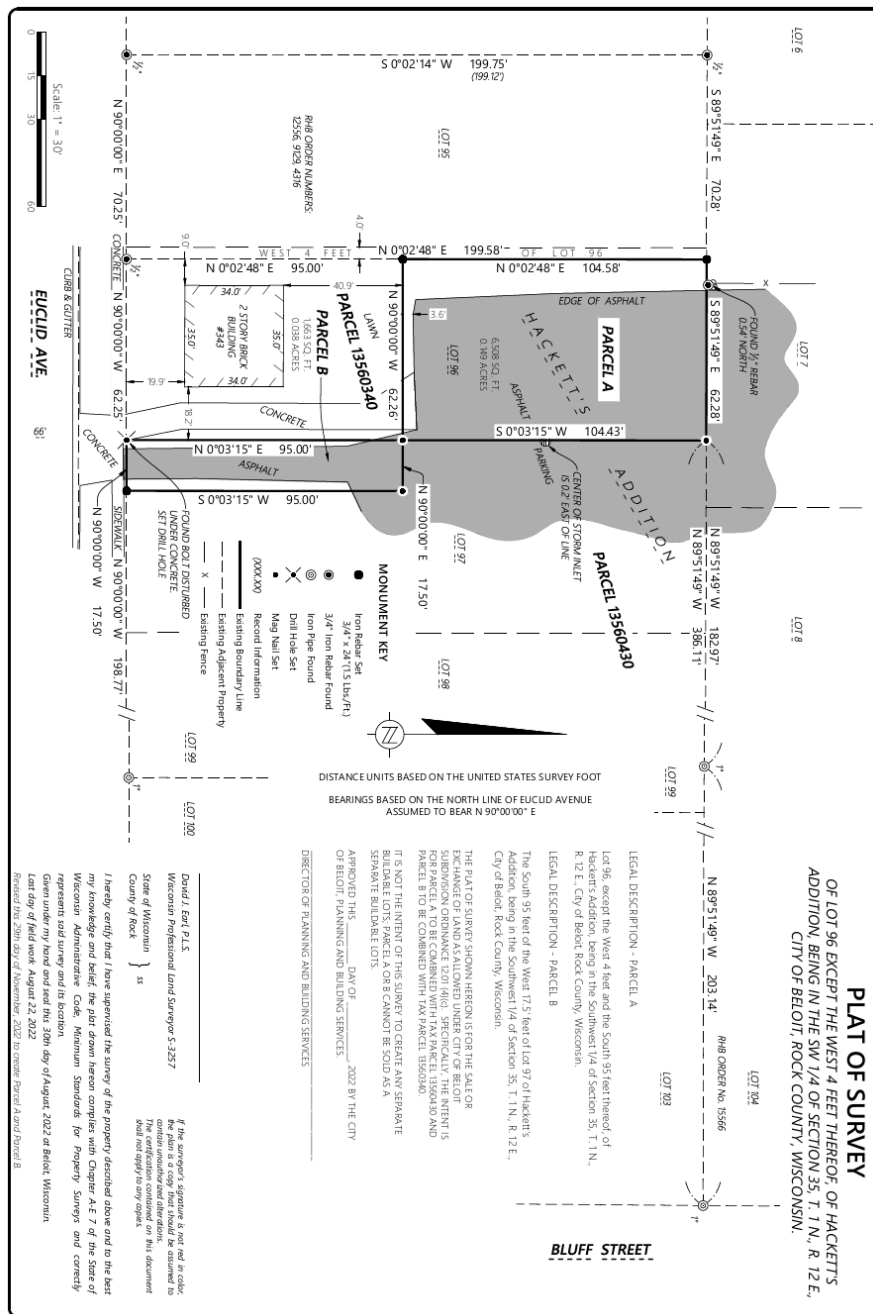
FUTURE LAND USE MAP



**Comprehensive Plan Future Land Use Map
343 Euclid Avenue and 340 W Grand Avenue**

- | | | | |
|---|--|--|--|
| Community Commercial | Mixed Residential | Parks and Open Space | Parcels |
| Downtown | Neighborhood Commercial | Single Family Residential - Urban | |
| Institutional and Community Services | Office | 343 Euclid Ave and 340 W Grand Ave | |





PLAT OF SURVEY
OF LOT 96 EXCEPT THE WEST 4 FEET THEREOF, OF HACKETT'S
ADDITION, BEING IN THE SW 1/4 OF SECTION 35, T. 1 N., R. 12 E.,
CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

LEGAL DESCRIPTION - PARCEL A
 Lot 96, except the West 4 feet and the South 95 feet thereof of Hackett's Addition, being in the Southwest 1/4 of Section 35, T. 1 N., R. 12 E., City of Beloit, Rock County, Wisconsin.

LEGAL DESCRIPTION - PARCEL B
 The South 95 feet of the West 17.5 feet of Lot 97 of Hackett's Addition, being in the Southwest 1/4 of Section 35, T. 1 N., R. 12 E., City of Beloit, Rock County, Wisconsin.

THE PLAT OF SURVEY SUBMITTED HEREON IS FOR THE SALE OF PARCELS A AND B TO THE BELT CHURCH OF BELOIT, WISCONSIN. PARCELS A AND B ARE BEING OFFERED FOR SALE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE 2011 (46). SPECIFICALLY, THE INTENT IS FOR PARCEL A TO BE COMBINED WITH TAX PARCEL 13560430 AND PARCEL B TO BE COMBINED WITH TAX PARCEL 13560430. IT IS NOT THE INTENT OF THIS SURVEY TO CREATE ANY SEPARATE BUILDABLE LOTS, PARCELS A OR B CANNOT BE SOLD AS A SEPARATE BUILDABLE LOTS.

APPROVED THIS _____ DAY OF _____ 2022 BY THE CITY OF BELOIT, PLANNING AND BUILDING SERVICES.

DIRECTOR OF PLANNING AND BUILDING SERVICES

David L. Egan, P.L.S.
 Wisconsin Professional Land Surveyor S.2377
 State of Wisconsin } 51
 County of Rock }

If the survey is signed by me and I make the plat under seal and the seal is not broken, the plat shall be returned to me and I will be responsible for its accuracy.

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A.E. 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.

GIVEN UNDER MY HAND AND SEAL THIS 30th day of August, 2022 at Beloit, Wisconsin.

Last day of field work August 22, 2022

Prepared this 29th day of November, 2022 by create Parcel A and Parcel B

ORDER NO: 34386 FIELD CREW: DGM DRAWN BY: DGM SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: PEOPLE'S CHURCH OF BELOIT 2113 VAIL TERRACE BELOIT, WI 53511	PLAT OF SURVEY	 engineers surveyors planners 2857 Bartlett Drive 1040 N Wisconsin Street Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121 608.365.4464 262.379.2250
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File Name: 134386-1489134386- Peoples Church of Beloit P&B DRAWING.PLS

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.: EPB-2022-09

1. Applicant's Name: PEOPLES CHURCH REP LARRY LONG

3438345 EUCLID AVE BELoit WI 53511
(Address) (City) (State) (Zip)

608-289-9474 | 608 289-9474 | LADALU@YAHOO.COM
(Office Phone #) (Cell Phone #) (Email Address)

2. Type: Text Amendment
 Map Amendment

3. The following Text Amendment is requested:

Chapter: , Section: , Subsection(s):

Proposed Amendment: OFFICE TO RESIDENTIAL

4. The following Map Amendment is requested:

Map No. & Title: 10 FUTURE LAND USE

Address of Affected Property: 3438 345 EUCLID AVE

Tax Parcel Number(s): 206-13560340

Owner of record: PEOPLES CHURCH Phone: 608 362-7556

340 W GRAND AVE BELoit WI 53511
(Address) (City) (State) (Zip)

Proposed Amendment: OFFICE to RESIDENTIAL

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: ACTING FOR PEOPLES as CHAIRMAN OF BOARD OF PROPERTIES

City of Beloit Comprehensive Plan Amendment Application Form (continued)

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.

	1 PEOPLESCHURH	1 12-9-22
(Signature of Owner)	(Print name)	(Date)
	1 LARRY LONG	1 12-9-22
(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: <u>\$275.00</u> Amount Paid: <u>\$275.00</u> Meeting Date: _____	
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Allyson Kattmann</u> Date: <u>12/9/2008</u>	
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

January 4, 2023

To Whom It May Concern:

The People's Church has submitted an application to rezone a portion of the property located at **343 Euclid Avenue** from R1-B, Single Family Residential to C-1, Office District. They are also requesting a portion of the property located at **340 E Grand Avenue** to be rezoned from C-1, Office District to R1-B, Single Family Residential.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, January 18, 2023 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: March 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. *

You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to rottmannh@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.

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

Nick Dimassis
Beloit Public Library Director
For Public Posting

**RESOLUTION 2023-002
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 from *Single-Family Residential to Office* for the following described land:

LOT 96, EXCEPT THE WEST 4 FEET AND THE SOUTH 95 FEET THEREOF, OF HACKETT’S ADDITION, BEING IN THE SOUTHWEST 1/4 OF SECTION 35, T. 1 N., R. 12 E., SITUATED IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINS 0.149 ACRES MORE OR LESS. A/K/A 343 EUCLID AVENUE.

Adopted this 18th day of January, 2023.

Plan Commission

Tim Weeden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 18, 2023

Agenda Item: 3.b.

File Number: ZMA-2022-08

General Information

Applicant: Larry Long on behalf of the Peoples Church of Beloit

Owner: Peoples Church of Beloit

Address/Location: The northern portion of 343 Euclid Avenue

Applicant's Request: Amend the Zoning District Map from R-1B, Single Family Residential District to C-1, Office District

Staff Analysis

Project Summary: The Peoples Church has submitted an application to rezone the northern portion of the property located at 343 Euclid Avenue from R-1B, Single Family Residential to C-1, Office District.

Request Details: The applicant is in the process of selling the portion of 343 Euclid Avenue, zoned R-1B, Single Family Residential District that contains the existing 2-story brick (residential) building and would like to keep the northern portion of this parcel (Parcel "A") for parking and attach it to 340 W. Grand, zoned C-1, Office District. In exchange, they are conveying a portion of 340 W. Grand Avenue (Parcel "B") to the buyer of 343 Euclid Avenue. The attached Plat of Survey was used to legally describe the 6,508 square feet shown as Parcel "A" that the Church would like to keep and rezone to C-1. 1,663 square-feet shown as Parcel "B" is being conveyed and attached to 343 Euclid Avenue and is already zoned R-1B. The Applicant has also requested an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan

City of Beloit Comprehensive Plan: The Comprehensive Plan recommends Single-Family uses for the subject property.

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

1. **The existing use of property within the general area of the subject property.**
The portion of the subject property is already being used as a parking lot by the church.
2. **The zoning classification of property within the general area of the subject property.**
This action will ensure that the exchange of land is consistent with the church's zoning district classification of C-1, Office District.

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

The 6,508 square-foot portion of land has been utilized as a parking lot by the church for a significant time, and this land is no longer suitable for the uses permitted in the R1-B zoning district.

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

The subject property is located within a fully developed area. Recently a few single-family houses have been built on vacant lots within the neighborhood.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from R-1B Single Family Residential District to C-1, Office District, for the northern portion of the property located at 343 Euclid Avenue.

ATTACHMENTS: Location and Zoning Map, Ordinance, Plat of Survey, Application, Public Notice, and Mailing List.

Location and Zoning Map



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

ORDINANCE NO. 3779

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

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

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

The following described land is hereby changed from R-1B, Single Family Residential to C-1, Office District:

LOT 96, EXCEPT THE WEST 4 FEET AND THE SOUTH 95 FEET THEREOF, OF HACKETT'S ADDITION, BEING IN THE SOUTHWEST 1/4 OF SECTION 35, T. 1 N., R. 12 E., SITUATED IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINS 0.149 ACRES MORE OR LESS. A/K/A 343 EUCLID AVENUE.

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

Adopted this 6th day of March 2023.

City Council of the City of Beloit

Regina Dunkin, Council President

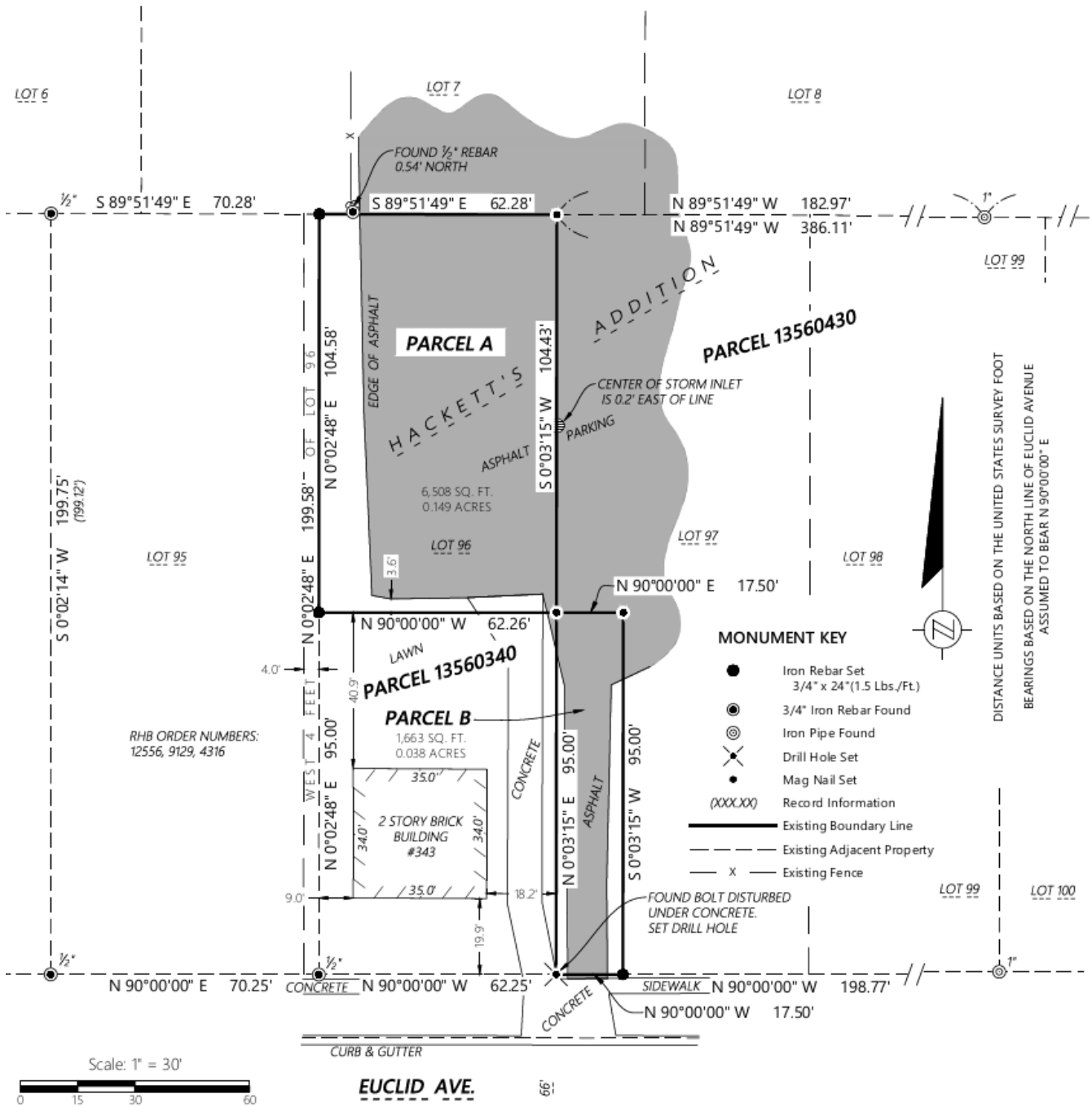
Attest:

Marcy J. Granger, City Clerk-Treasurer

Published this ____ day of March, 2023

Effective this ____ day of March, 2023

01-611100-5231-_____



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2022-08

1. Address of subject property: 343 & 345 EUCLID AVE BELoit, WI 53511

2. Legal description: Lot: X Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 100.95 feet by 79.75' feet = 7975 square feet.

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

3. Tax Parcel Number(s): 206-13560340

4. Owner of record: PEOPLES CHURCH Phone: 608 362-7556
340 WEST GRAND AVE BELoit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: LARRY D. HONG
2113 VAIL TERRACE BELoit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 12608-289-9474 (Cell Phone #) 1 LABALO@YAHOO.COM (E-mail Address)

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

Change zoning district classification from: C1 to: R1-B

All existing uses on this property are: RENTAL

7. All the proposed uses for this property are:

Principal use(s): RESIDENT & RENTAL

Secondary use(s): _____

Accessory use(s): _____

8. I/we represent that I/we have a vested interest in this property in the following manner:
- () Owner
 - () Leasehold, Length of lease: _____
 - () Contractual, Nature of contract: _____
 - () Other, explain: CHAIRMAN BOARD OF PROPERTIES

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

Name(s): LARRY D. LONG Phone: 608 289-9474
2113 VAIL TERRACE BELOIT WI 53511
(Address) (City) (State) (Zip)

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

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

Larry Long LARRY LONG 12-19-22
(Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the 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.

CK # 18492 12/19/2022

To be completed by Planning Staff		
Filing Fee: <u>\$300.00</u>	Amount Paid: <u>300.00</u>	Meeting Date: <u>1/18/23</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u><i>Deborah Pittmann</i></u>		Date: <u>12/19/22</u>
Date Notice Published: _____	Date Notice Mailed: _____	

CK # 18492



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

NOTICE TO THE PUBLIC

January 4, 2023

To Whom It May Concern:

The People's Church has submitted an application to rezone a portion of the property located at **343 Euclid Avenue** from R1-B, Single Family Residential to C-1, Office District.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, January 18, 2023 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: March 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. *

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

DOUG CASH
PO BOX 1317
BELOIT WI 53512-1317

STEWART, KELSEY
STEWART, FREDERICK
524 BLUFF ST
BELOIT WI 53511

CIRONE, DAVID P
977 NORTH AVE
DES PLAINES IL 60016

PREMIER GRAND AVENUE
BELOIT LLCC/O CALVIN AKIN AGENT
3120 GATEWAY RD
BROOKFIELD WI 53045

WORDEN, MICHAEL A
518 BLUFF ST
BELOIT WI 53511

GLAZER, MARK A
PO BOX 932
HIGHLAND PARK IL 60035

SEABERG, MARY C
512 BLUFF ST
BELOIT WI 53511

TMG RENTALS LLC
PO BOX 293
JANESVILLE WI 53547

MONROE, ALONA
363 EUCLID AVE
BELOIT WI 53511

WALKER PROPERTIES LLC
120 N PARKER DR
JANESVILLE WI 53545

MARTHA E ANTONSON TRUST
DATED JULY 27, 2004
13425 CHARLES ST
OMAHA NE 68154

FOR HIM INC
PO BOX 41
BELOIT WI 53512-0041

FIELD, NATHAN CHARLES
349 EUCLID AVE
BELOIT WI 53511

LARA, SKYLEE A
312 W GRAND AVE
BELOIT WI 53511

MILLER, TYSON
354 EUCLID AVE
BELOIT WI 53511

BLAZER, ALEX
308 W GRAND AVE
BELOIT WI 53511

WATKINS, SAMUEL L III
840 FIFTH ST APT 4
BELOIT WI 53511-6122

LARSON, GUY P JR
534 BLUFF ST
BELOIT WI 53511

FIELDS, DONALD
FIELDS, TIFFANY
340 EUCLID AVE
BELOIT WI 53511

DOERRFELD, BETH D
528 BLUFF ST
BELOIT WI 53511

WISCONSIN INVESTMENT
PROPERTIES LLC
12 S PONTIAC DRIVE
JANESVILLE WI 53545



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 18, 2023

Agenda Item: 3.c. and 3.d.

File Number: PUD-2022-05 and ZMA-2022-09

General Information

Applicant: Angus-Young and Associates

Owner: Hendricks Commercial Properties LLC

Address/Location: 625 Third Street (Ironworks Campus)

Applicant's Request/Proposal: Angus-Young & Associates, on behalf of Hendricks Commercial Properties, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at 625 Third Street. The applicant has also submitted an application to rezone the subject property from M-2, General Manufacturing to PUD District.

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: The proposed project includes renovating 18,939 square-feet of the existing building into an entertainment venue named Henry Dorrbacker's with a 5,300 square-foot outdoor space. The applicant is seeking approval of a PUD in order to allow an entertainment-oriented use with the sales, possession, and consumption of liquor, an outdoor seating area and a rooftop sign. Indoor services include Duck Pin Bowling, an arcade, indoor yard games, two bars, and a stage for live performances. The services provided outdoors include games, seating, a stage for live performances, along with outdoor food vendor parking.

Surrounding Zoning and Land Use:

To the north is Beloit Box Board and Stainless Tank and Equipment zoned M-2, General Manufacturing. To the east is the Rock River. To the south is the Stateline Family YMCA zoned M-2, General Manufacturing. To the west is a city-owned parking lot zoned CBD-1, Central Business District-Core.

Review Agent Comments: The proposed Planned Unit Development (PUD) was sent to the City of Beloit staff and utility contacts, and they have the following comments:

Engineering Department:

- The concepts shown remove the existing basin without showing proposed storm water controls. Their plan will need to maintain the existing level of storm water control provided by their bioretention basin.
- Additional information may be needed to determine if adequate parking is available.

Fire Department:

- The Fire Department would like the flood gate near the fire access road clearly marked to avoid an obstruction in the fire turnaround.

Downtown Beloit Association:

- The Design Committee supports the addition of Henry Dorrbackers to the area but expressed concerns about the size and lighting of the roof top sign.

Zoning Ordinance Requirements:

Allowed Uses: Staff recommends approval of an entertainment-oriented use with the sales, possession, and consumption of liquor, and an outdoor seating area.

Off-Street Parking: Off-street parking requirements are currently not met on site. Despite this parking shortfall no evident parking problems exist on the Ironworks campus. The property's size, location, and use are unlike any other in the City. Staff is using the central business district parking requirement, rather than occupancy or capacity-based standards because of the hours of operation and location of the PUD area. Off-street parking and loading spaces are not required for central business district. The addition of the proposed development will not affect the parking capacity on the Ironworks Campus because the use will not coincide with peak parking demand on the property. Further review of parking requirements will be completed during site plan review.

Roadway Access: Two access points are required by code; access is provided along the Spine Road and also through Third Street. See attached site plans.

Density/Intensity and Dimensional Standards: The Master Land Use Plan shows a total of one building. The proposed use must maintain the existing property lines and not exceed two stories in height. The maximum building coverage may not exceed 19,000 square feet of the 32,236 square-foot PUD area.

Building Design: As shown on the attached renderings, the proposed redevelopment of a portion of the existing manufacturing building includes dark metal siding, four garage doors that connect the indoor and outdoor space. The outdoor area will be enclosed by a four-foot fence, and festoon lighting. The existing American Flag Art will remain. The proposed

materials are similar to those currently on-site and will therefore match the existing landscape.

Signage: The applicant is requesting an 8-foot tall by 118 long roof mounted sign with 5-foot-tall channel letters mounted to steel framework, two marquee signs, and one double-sided projecting sign. Total on site signage cannot exceed 1,170 square feet. Flashing and EVM signs are prohibited.

Open Space: The total square footage of the proposed PUD is 32,236 square-feet. The PUD ordinance requires at least 15 percent of the gross land area shall be open space. The applicant has proposed 5,458 square-feet of open space which exceeds the minimum requirement of 4,836 square-feet.

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 plan includes a use and a design, which would not be allowed through strict application of conventional zoning standards. By redeveloping this vacant building, the proposed PUD represents an efficient use of land. The PUD process also allows for the approval of a specific development plan. As a result, any changes to the plan would allow for resident input prior to amendments.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

The proposed conditions of approval will ensure the PUD complies with code. The project is an attractive addition to Beloit's bustling downtown district that will serve a diverse population.

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

As a redevelopment site, the property already has the necessary utilities and facilities.

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 to support adaptive reuse of vacant structures as a preferred alternative to demolition. The design improves the appearance of a building exposed to public view with high quality building materials and improved window treatments.

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 proposed development is an example of exceptional planning practices. The engagement of this site adjacent to the pedestrian bridge, connects the west and east side of the to the creating downtown making it more cohesive and functional. Unique

entertainment uses that engage the riverfront are the ideal development to create downtown Beloit as a destination for residents and tourist.

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

1. **The existing use of property within the general area of the subject property.**
The PUD area is a vacant portion of the Ironworks Campus surrounded by a mix of manufacturing, office, and commercial uses.
2. **The zoning classification of property within the general area of the subject property.**
General manufacturing zoning surrounds the subject property. The applicant's PUD is a part of a unique adaptive reuse structure and not like any other adjacent properties. The request to combine land uses is a creative solution only capable through a PUD. Its location downtown on the river makes it unlikely this property would be developed for general manufacturing.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The subject property is suitable for general manufacturing uses, but because of its location to the Rock River and downtown a more commercial use is a better utilization of land and resources.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The subject property is located on the edge of the Central Business District, which has seen dramatic investment and revitalization over the past decade. The proposed PUD aligns with development trends.

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 625 Third Street, subject to the following conditions:

1. This approval authorizes of an entertainment-oriented use with the sales, possession, and consumption of liquor, an outdoor seating area located at 625 Third Street as shown on the PUD – Master Land Use Plan. Any changes to the uses listed above require City Council approval.
2. The applicant shall obtain and retain all applicable liquor licenses while the PUD is established and maintained.
3. Two access points are required to the PUD area. A total of one building that maintains the existing property lines and shall not exceed two stories in height is permitted.
4. The maximum building coverage may not exceed 19,000 square feet of the 32,236 square-foot PUD area.
5. A total of four signs including a roof mounted sign are permitted. On site signage cannot exceed 1,170 square feet and flashing and EVM signs are prohibited.
6. Onsite, off-street parking and loading spaces are not required.
7. The PUD must maintain 15 percent of the gross land area as open space.

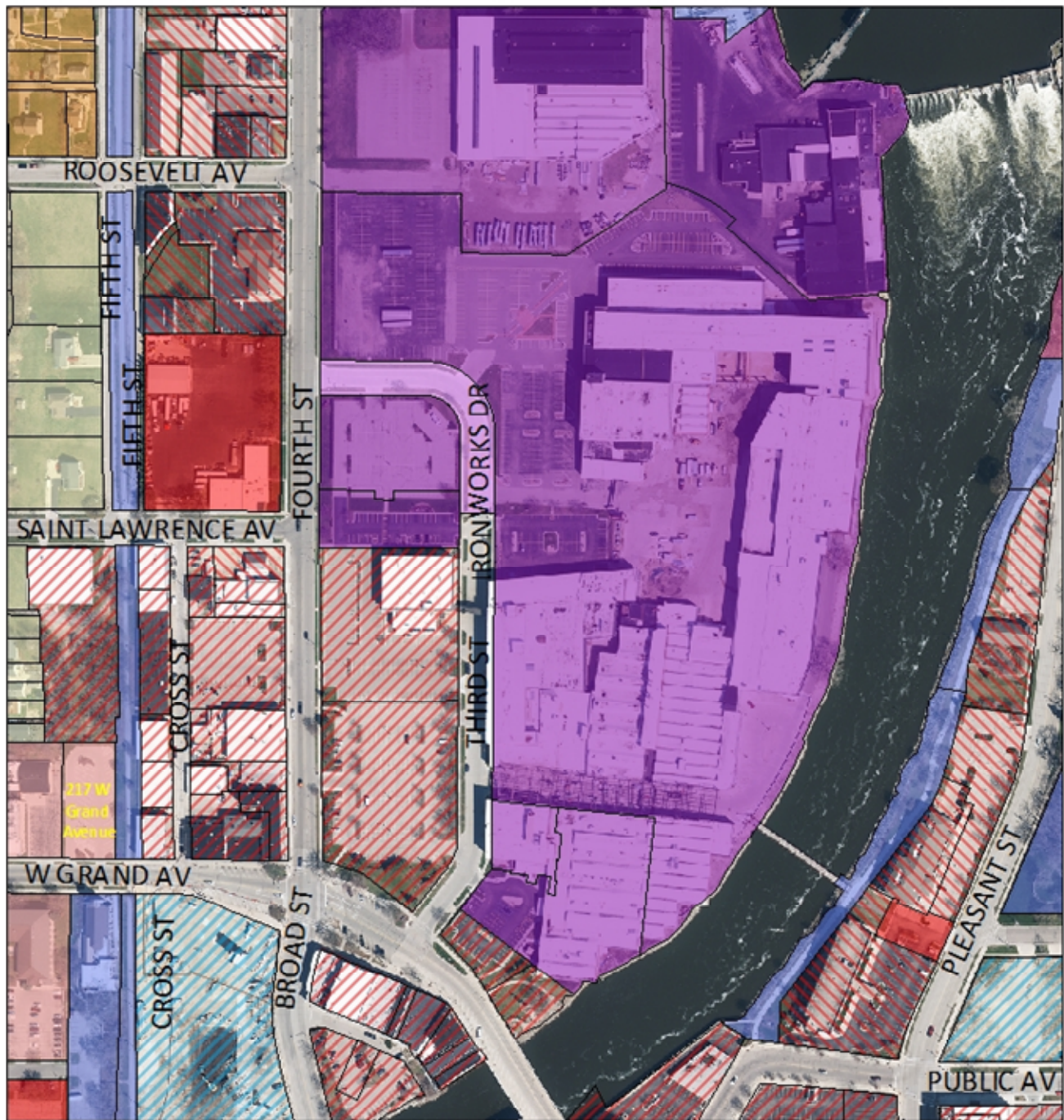
8. The maximum capacity of the outdoor seating area shall be determined by the Building Official prior to issuance of a Certificate of Occupancy for the building, and shall be posted accordingly.
9. Full compliance with building and life safety code is required due to the change in use of the area.
10. The applicant shall maintain the existing level of storm water control provided by their bioretention basin.
11. 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.
12. 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 classification from M-2, General Manufacturing District, to PUD, Planned Unit Development District, for the property located at 625 Third Street.

ATTACHMENTS: Location Map, PUD - Master Plan, Renderings, Developer Statement, Application, Public Notice, and Mailing List, Ordinance.

Location and Zoning Map



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

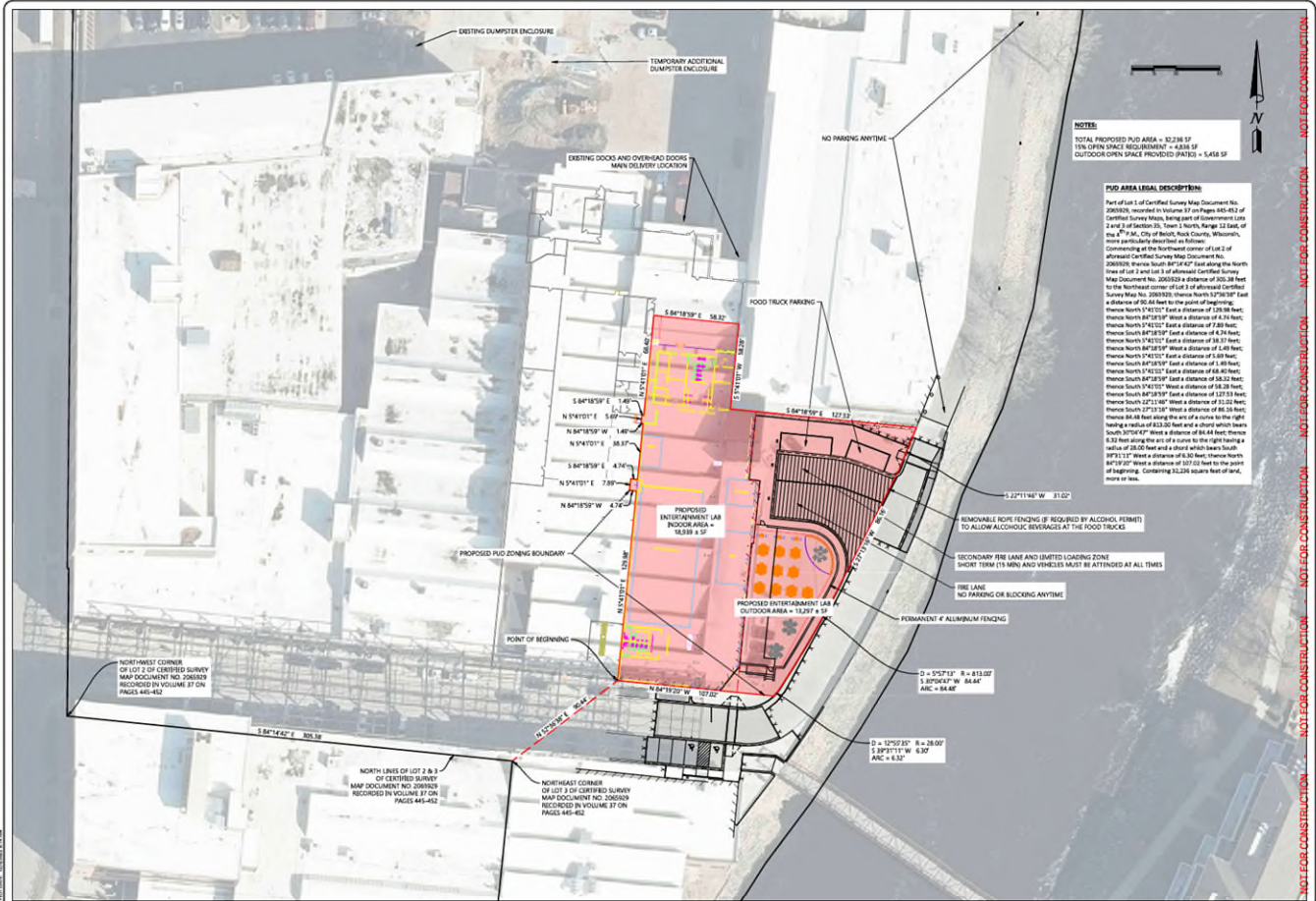
M-2

DH

PLI

WPO

Master Land Use Plan



NOTES:
 TOTAL PROPOSED PUD AREA = 22,236 SF
 15% OPEN SPACE REQUIREMENT = 4,834 SF
 OUTDOOR OPEN SPACE PROVIDED = 5,458 SF

PUD AREA LEGAL DESCRIPTION:
 Part of Lot 1 of Certified Survey Map Document No. 2080923, recorded in Volume 17 on Pages 445-452 of Certified Survey Maps, being part of Development Lots 2 and 3 of Section 23, Town 3 North, Range 12 East, of the 4th P.M., City of Berthoud, Rock County, Wisconsin, more particularly described as follows:
 Commencing at the Northwest corner of Lot 2 of aforesaid Certified Survey Map Document No. 2080923; thence South 89°12'00" East a distance of 205.38 feet to the Northwest corner of Lot 3 of aforesaid Certified Survey Map Document No. 2080923; thence North 1°27'00" East a distance of 80.00 feet to the point of beginning;
 thence North 1°42'15" East a distance of 128.98 feet;
 thence North 87°12'00" East a distance of 81.24 feet;
 thence North 1°42'15" East a distance of 38.37 feet;
 thence North 87°12'00" East a distance of 1.00 feet;
 thence North 1°42'15" East a distance of 5.69 feet;
 thence North 1°42'15" West a distance of 68.40 feet;
 thence North 87°12'00" East a distance of 137.33 feet;
 thence South 1°27'18" West a distance of 18.28 feet;
 thence South 87°12'00" East a distance of 181.58 feet;
 thence South 1°27'18" West a distance of 11.02 feet;
 thence South 87°12'00" East a distance of 161.58 feet;
 thence South 1°27'18" West a distance of 18.44 feet;
 thence South 87°12'00" East a distance of 81.44 feet;
 thence South 1°27'18" West a distance of 81.44 feet;
 thence South 87°12'00" East a distance of 81.44 feet;
 thence South 1°27'18" West a distance of 81.44 feet;
 thence South 87°12'00" East a distance of 81.44 feet;
 thence South 1°27'18" West a distance of 81.44 feet to the point of beginning. Containing 22,236 square feet of land, more or less.

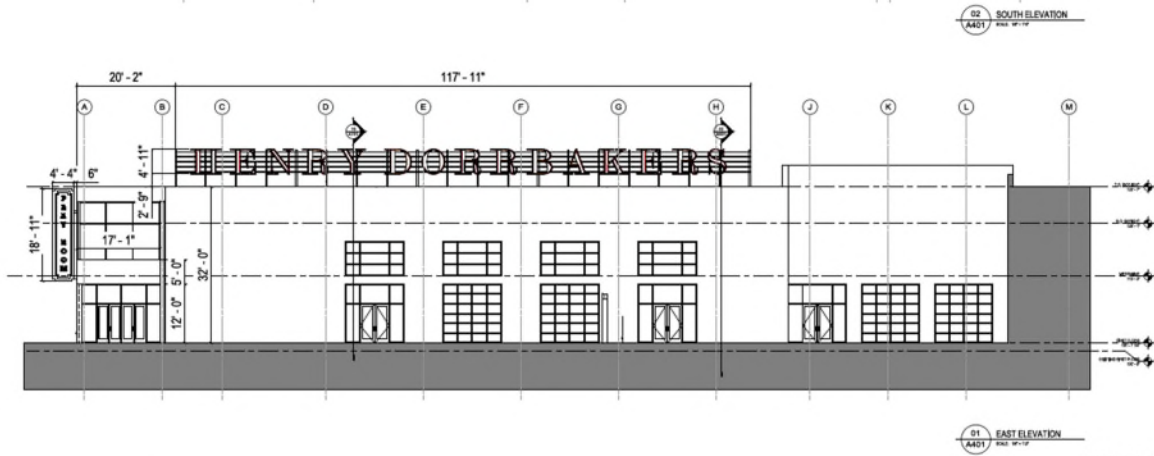
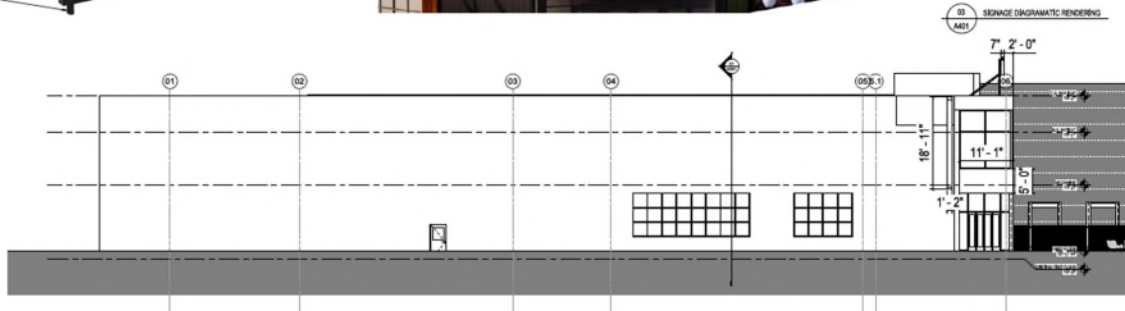
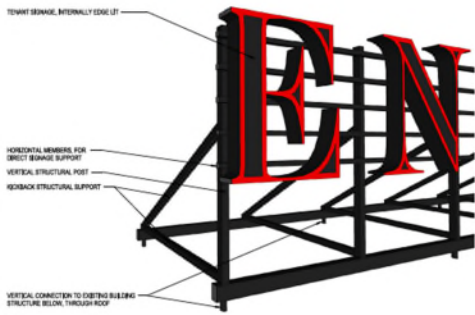
Batterman
 engineers, surveyors, planners
 1000 Wisconsin Street
 Berthoud, CO 80513

PUD EXHIBIT

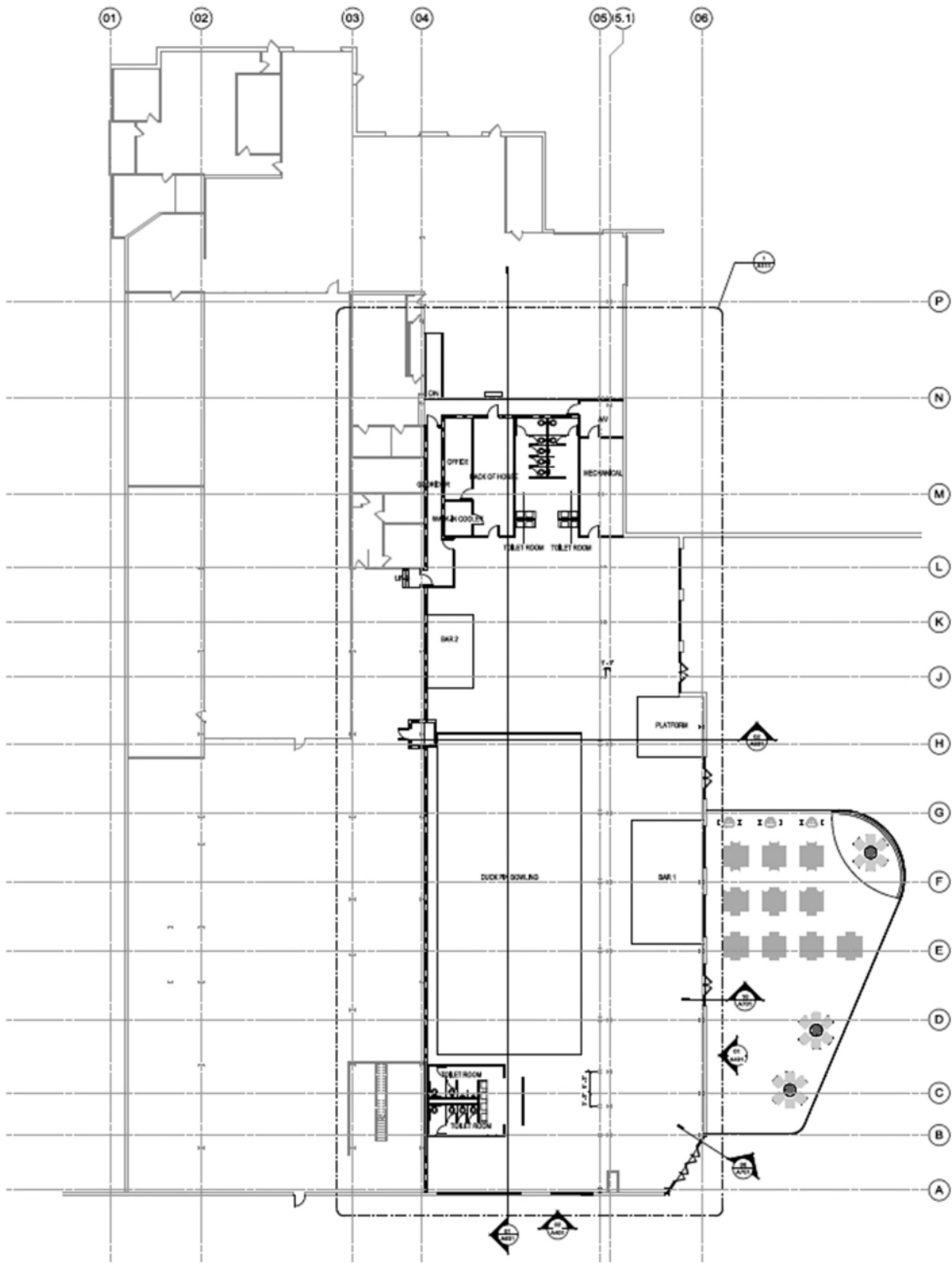
HERNDICES COMMERCIAL PROPERTIES
 FOR ENTERTAINMENT LAB
 CITY OF BERTHOUD
 ROCK COUNTY, WISCONSIN

DATE: 10/20/2023
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT NO.: 230020
 SHEET NO.: C7.01

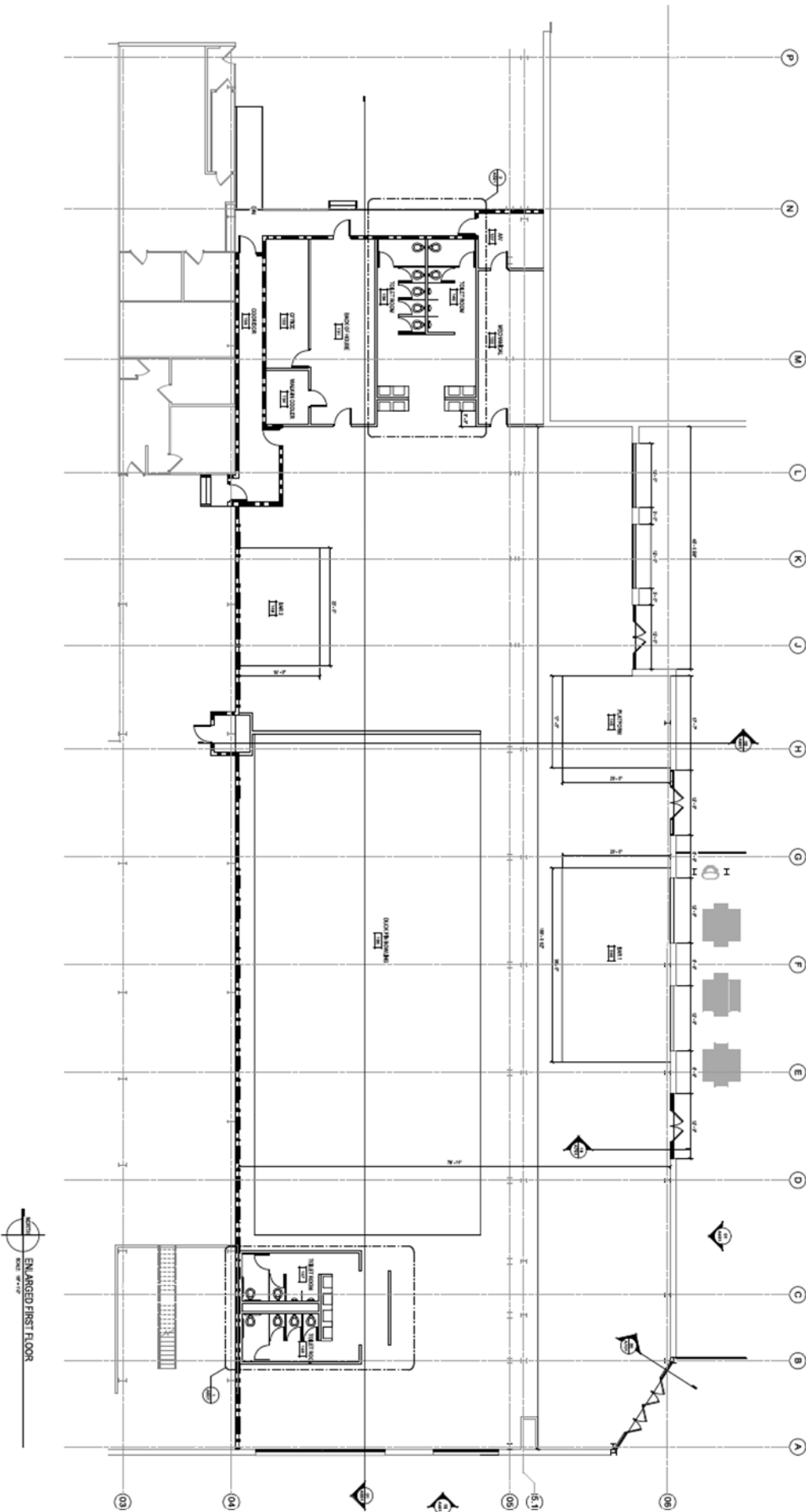




PRELIMINARY - NOT FOR CONSTRUCTION




FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Scope of work

We are requesting a PUD Master Land Use Plan Approval and a Zoning Map Amendment for the site located on the east side of the Ironworks Campus at 625 3rd Street, Beloit, WI and is owned by Hendricks Commercial Properties. Current Zoning is M-2 Light Industrial. The scope of the project includes:

1. Renovation of existing 17,180 gsf of existing manufacturing building into an entertainment venue with services such as Duck Pin Bowling, Arcade, Indoor yard games, two bars serving alcoholic beverages, and live band performances.
2. Exterior open space of about 5,300 gsf to include outdoor games, seating and outdoor entertainment including live band performance. Area will be fenced off with 4'-0" high fence. One of the interior bars will be provided with overhead doors to allow for bar service to the open space and alcohol will be served in the open space.
3. Food service will be provided with two parking stalls for food trucks to be located adjacent the fire truck access turn around.

Operator

Operator of the bar will be:
Geronimo Hospitality Group
525 3rd Street
Beloit, WI 53511
Hours of Operation

Hours of Operation

Hours of operation will be 4 pm to 12 am during the week and Noon to 12 am on the weekends. The peak occupancy of this operation will be at times that most other tenants of the campus will be at their minimum. All outdoor operations will adhere to City of Beloit noise ordinance.

Parking

Occupancy of the Dorrbaker space is based on 9,400 net square feet of seating with total required spaces of 50% of capacity of seating, and Parking Ordinance Requirement 8-101(C) that allows a parking calculation to be the net difference between the previous required use and the change of use required parking. This totals 279 stalls required.

We ask that consideration be given to the diversity of hours of operation. 82% of the required stalls serve businesses with daytime hours of operation. Dorrbackers will operate from 4 – 12 am weekdays and Noon to 12 am on weekends. The total required for Dorrbackers and the Golf Lab is only 21% of the total available stalls.

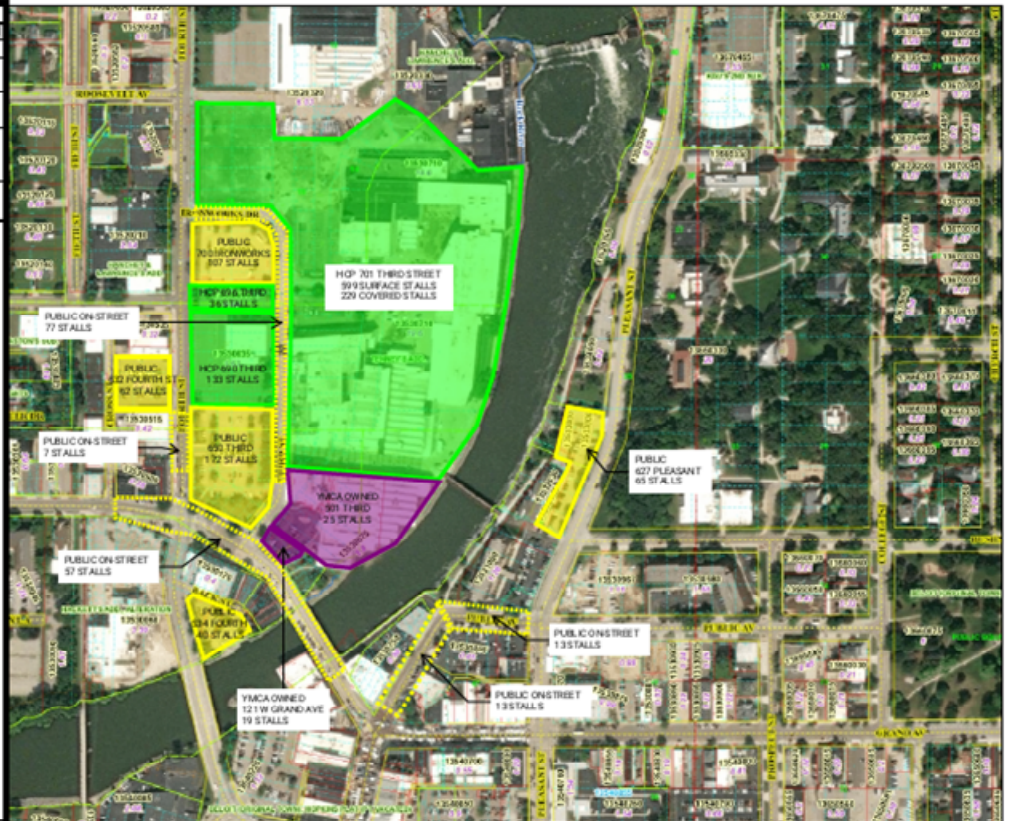
Signage

Signage will include a roof mounted sign that is approximately 8'-0" tall off the roof and 118 feet long, individual letters will be 5'-0" tall and mounted on a steel framework. Other signs include two marquee signs, one at each corner with each panel 85 gsf and one two sided stand off sign that is 80 gsf. An existing American Flag artwork will remain on the east side of the building.

Lighting

Site lighting will include catenary lights over the open space and pedestrian and street lighting at the fire lane. All street lighting will be cut-off style fixtures at fire lane.

Entire Campus				
Use	Area	Parking Calculation	Required	% Total
Office	378,845	1 Space per 250 of Floor Area	1516	76%
Industrial	31,000	1 Space per 500 of manufacturing	62	3%
	121,774	1 Space per 2,000 of warehouse or 1 per employee	61	3%
Existing Entertainment Golf Club	11,860	1 Space per 150 of Floor Area	80	4%
Heavy Dismantlers	17180 sq ft, 9,400 Seating Area	50% of Capacity, 313 Stalls, Previous M-2 = 34 Stalls	279	14%
Total Required:			1998	
Parking Available:				
Public Lots:		Available:		
(West)	700 Ironworks Drive	107		
(West)	690 Third Street	172		
(South)	634 Fourth Street	40		
(West)	632 Fourth Street	62		
(East)	827 Pleasant	65		
Subtotal:		446		
On-Street Stalls		Available:		
N Grand from Cross to River		57		
Third St from Ironworks at 4th Street to Grand		77		
Public Ave from State to Pleasant		13		
State St from Public to Grand		13		
Fourth St from Grand to St. Lawrence		7		
Subtotal:		167		
Private Lots by HCP:		Available:		
701 Third Street Surface		599		
701 Third Street Covered		229		
696 Third Street		36		
690 Third Street		133		
Subtotal:		997		
Owned by YMCA:		Available:		
601 Third Street		25		
121 W Grand Ave		19		
Subtotal:		44		
Total Available:		1,654		



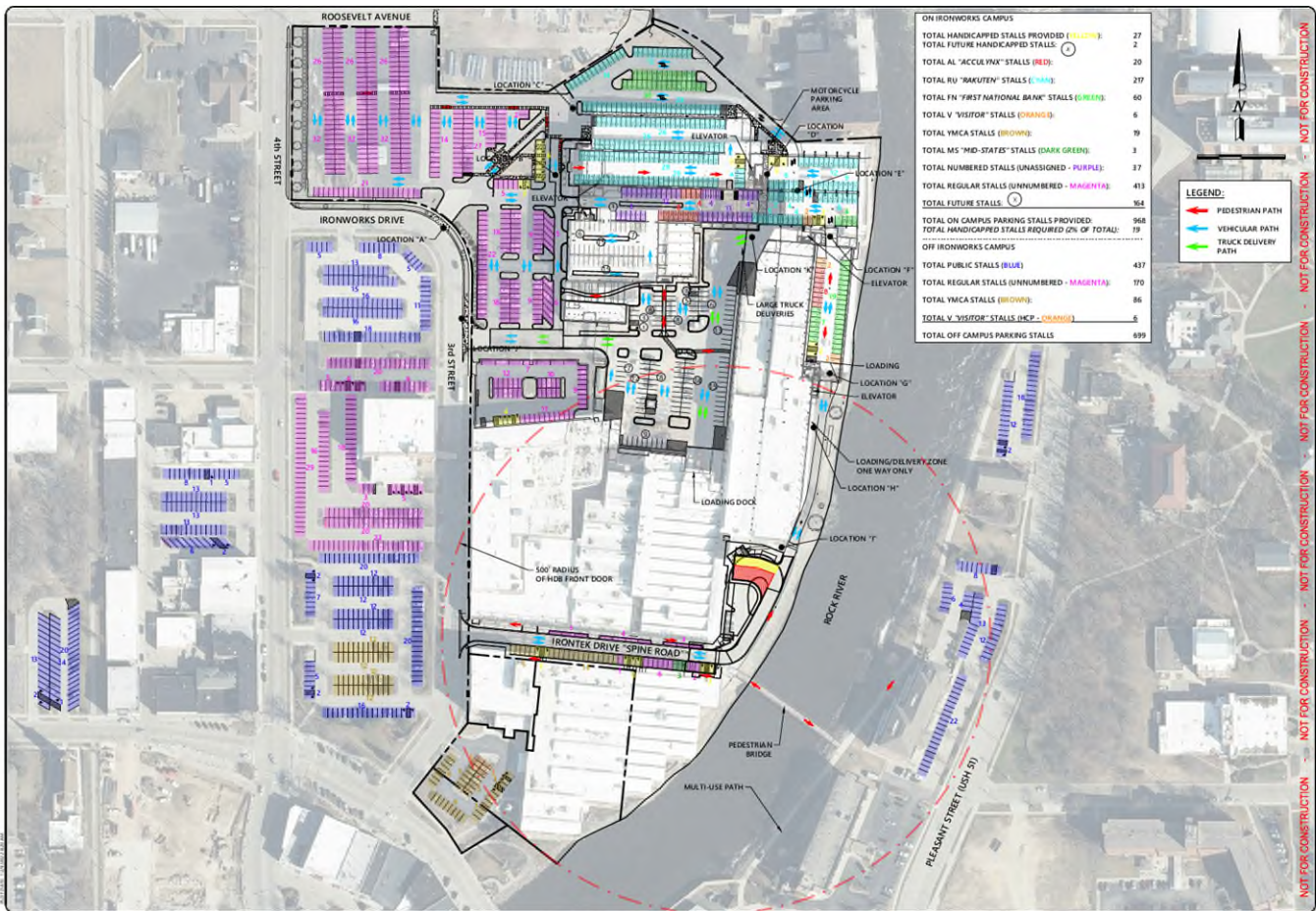
This map is auto-generated data output from an internal mapping application for reference only. It is not a legal document. The map may not represent the current status of the site. ©2022 Salsbell. All rights reserved.

IRONWORKS PARKING ANALYSIS

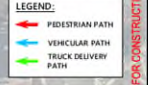
Parking Analysis
web: 11/16/2022



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Category	Count
TOTAL HANDICAPPED STALLS PROVIDED (RED)	27
TOTAL FUTURE HANDICAPPED STALLS (C)	2
TOTAL AL "ACCUMULATED" STALLS (RED)	20
TOTAL RV "BANKUEN" STALLS (C)	217
TOTAL FN "FIRST NATIONAL BANK" STALLS (C)	60
TOTAL V "VULFORD" STALLS (C)	6
TOTAL YMCA STALLS (BROWN)	7
TOTAL MS "MID-STATES" STALLS (DARK GREEN)	19
TOTAL NUMBERED STALLS (UNNUMBERED - PURPLE)	37
TOTAL REGULAR STALLS (UNNUMBERED - MAGENTA)	413
TOTAL FUTURE STALLS (C)	94
TOTAL ON CAMPUS PARKING STALLS PROVIDED	688
TOTAL HANDICAPPED STALLS REQUIRED (2% OF TOTAL)	19
OFF IRONWORKS CAMPUS	
TOTAL PUBLIC STALLS (BLUE)	447
TOTAL REGULAR STALLS (UNNUMBERED - MAGENTA)	130
TOTAL YMCA STALLS (BROWN)	86
TOTAL V "VULFORD" STALLS (HCP - (C)	6
TOTAL OFF CAMPUS PARKING STALLS	699



NOT FOR CONSTRUCTION

Batterman
ENGINEERS, ARCHITECTS & PLANNERS

HENDRICKS COMMERCIAL PROPERTIES
HDI ENTERTAINMENT LAB
ROCK COUNTY, WISCONSIN

PARKING AND TRAFFIC FLOW EXHIBIT

DATE: 11/16/2022

SHEET NO.
C5.01

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

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

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2022-09

1. Address of subject property: 625 3rd Street, Beloit, WI

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

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

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

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

3. Tax Parcel Number(s): 13530710

4. Owner of record: Hendricks Commercial Properties LLC Phone: 608-362-8981

525 3rd St Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Joe Stadelman

555 S River St Janesville WI 53548
(Address) (City) (State) (Zip)

608-756-2326 / 608-751-1546 / j.stadelman@angusyoung.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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

All existing uses on this property are: YMCA, Offices, Light Manufacturing, Warehousing

7. All the proposed uses for this property are:

Principal use(s): Entertainment, Alcohol Sales

Secondary use(s): _____

Accessory use(s): _____

City of Beloit Zoning Map Amendment Application Form (continued)

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): Hendricks Commercial Properties LLC Phone: 608-362-8981
525 3rd St Beloit WI 53511
(Address) (City) (State) (Zip)

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

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

_____/_____
(Signature of Owner) (Print name)

_____/ Joseph J. Stadelman
(Signature of Applicant, if different) (Print name)

In order for your request to be heard and considered in a timely manner, you must submit ... 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.

To be completed by Planning Staff	
Filing Fee: \$300.00	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: _____

CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD 2022-05

1. Address of subject property: 625 3rd Street, To Be Determined, Beloit, WI 53511

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

3. Area of parcel in square feet or acres: 21,300 sf

4. Tax Parcel Number(s): 13530710

5. Owner of record: Hendricks Commercial Properties LLC Phone: 608-362-8981
525 3rd St Beloit WI 53511
(Address) (City) (State) (Zip)

6. Applicant's Name: Joe Stadelman
555 S River St Janesville WI 53548
(Address) (City) (State) (Zip)
608-756-2326 / 608-751-1546 / j.stadelman@angusyoung.com
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: M-2

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

9. A Preapplication Conference was held on: 12/05/2022

10. All the proposed use(s) for this property will be:
Principal use(s): Entertainment Venue / Bar
Secondary use(s): Arcade/Games

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. Existing zoning is Light Manufacturing and warehousing. Proposed is an social entertainment with alcohol service

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. Entertainment activities such as offered do not exist in downtown Beloit. This operation offers activity later into the evening and after dining in the downtown. This will keep more people downtown longer which will benefit all business in the downtown.

City of Beloit **PUD – Master Land Use Plan Application (continued)**

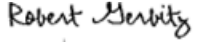
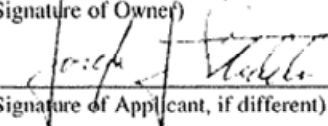
13. Project timetable: Start date: March 2023 Completion date: December 2023

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.

	Robert Gerbitz, President & C.E.O	12/14/2022 6:30 AM PST
(Signature of Owner)	(Print name)	(Date)
	Joseph J. Stadelman	12-9-2022
(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 for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

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

To be completed by Planning Staff	
Filing fee: \$275.00	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

January 4, 2023

To Whom It May Concern:

Angus-Young Architects, on behalf of Hendricks Commercial Properties, has filed an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **625 Third Street**. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone a portion of the subject property from M-2, General Manufacturing to PUD.

This request is related to a proposed entertainment-oriented use with sales, possession, consumption of liquor, outdoor seating and a rooftop sign. The following public meetings will be held regarding this proposed amendment:

City Plan Commission: Wednesday, January 18, 2023, 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 20, 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. You may also call (608) 364-6708 to provide your comments over the phone.

Beloit Box Board Co
PO Box 386
Beloit, WI 53512-0386

First American Credit Union
1982 Cranston Rd
Beloit, WI 53511

P & E Enterprises, LLC
PO Box 875
Beloit, WI 53512

Stateline Family Young
Men's Christian Association Inc
501 Third St
Beloit, WI 53511