



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

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the September 20, 2023 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a Planned Unit Development Master Land Use Plan for the property located at 625 Third Street  
[Staff Report is included with Item 3b](#)
  - 3.b. Consideration of Ordinance No. 3812 amending the Zoning District Map for the City of Beloit for the property located at 625 Third Street  
[Attachment](#)
  - 3.c. Consideration of an Ordinance No. 3813 amending the Zoning District Map of the City of Beloit for the property located at 1031 William Street  
[Staff Report is included with Item 4a](#)
4. REPORTS
  - 4.a. Consideration of Resolution 2023-038 recommending approval of an amendment to the City of Beloit Comprehensive Plan  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Comprehensive Plan Amendment - 3905 and 3915 Milwaukee Road*  
*Zoning Man Amendment - 3905 and 3915 Milwaukee Rd*
6. FUTURE AGENDA ITEMS  
*Vacation of an Alley between St Lawrence, Forest, Ritsher and Division*  
*Vacation of William Street south of Liberty Avenue*  
*Conditional Use Permit - 105 Dearborn Street - alcohol sales*
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, September 20, 2023**

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

Chairperson Ramsden called the meeting to order at 7:01 PM. Commissioners Ramsden, Abarca, Jacobsen, and Anderson were present. Councilor Day and Commissioners Flesch, Elliott, and Janke were absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the August 9, 2023 Plan Commission meeting**

Commissioner Abarca moved to approve the minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (4-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of Ordinance No. 3811 amending the Zoning District Map of the City of Beloit for the property located at 1801 Gateway Boulevard**

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

Chairperson Ramsden asked if the buffer is required by the City Zoning ordinance, and is it only for manufacturing. Ms. Christensen said that it can be between Manufacturing or Commercial and Residential. Chairperson Ramsden asked about where else the buffer needs to be. Ms. Christensen said that is only required adjacent to the residential zoning. Chairperson Ramsden said that the land looks like it is being farmed still. Ms. Christensen said that it is still being farmed, that we have farm leases on most undeveloped land in the Gateway.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Anderson moved to approved the Ordinance amending the Zoning District Map for 1801 Gateway Boulevard, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (4-0).

4. **REPORTS**

4.a. **Presentation on the City of Beloit Comprehensive Plan Update**

Hilary Rottmann, Planner II, gave an update on the Comprehensive Planning process currently underway.

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 scheduled for October 4, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Jacobsen moved to adjourn the meeting, seconded by Commissioner Abarca at 7:50 PM. Motion carried, voice vote (4-0).

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Mike Ramsden, Chairperson



## **REPORT TO THE PLAN COMMISSION**

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

**Agenda Item:** 3.a. and 3.b.

**File Number:** PUD-2023-03 and ZMA-2023-10

### **General Information**

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**Applicant:** Angus-Young and Associates

**Owner:** Hendricks Commercial Properties LLC

**Address/Location:** 625 Third Street (Ironworks Campus)

**Applicant's Request/Proposal:** On March 6, 2023, City Council approved a Planned Unit Development Master Land Use Plan for the Henry Dorrbacker entertainment venue located at 625 Third Street. Then, on March 20, 2023, City Council approved the Zoning Map Amendment from M-2, General Manufacturing, to PUD, Planned Unit Development District. The plan has since been modified to largely add, but also remove areas from what was originally approved. The primary change is the addition of a large area for indoor pickleball courts. Therefore, Angus-Young & Associates, on behalf of Hendricks Commercial Properties, has submitted a new application for review and consideration of a PUD - Master Land Use Plan for the subject property, and a new application for a Zoning Map Amendment from M-2, General Manufacturing District to PUD, Planned Unit Development District for the property located at 625 Third Street that now encompasses the revised entertainment venue area.

**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**

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**Project Summary:** The applicant is requesting to add additional square footage to the existing PUD which will now include renovating 31,329 square-feet of the existing building into an entertainment venue with a 7,896 square feet outdoor space. The previous plan included 18,939 square feet indoors and 5,300 square feet outdoors. The original request was for an entertainment-oriented use with the sales, possession, and consumption of liquor, outdoor seating and a rooftop sign. Those uses will remain, but outdoor vending will be now also be included to allow for food trucks.

**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.

**Public Notice and Comments Received:** All property owners within 150 feet of the property were notified by mail the dates of the public hearing for the proposed Planned Unit Development. An additional notice was mailed out to the property owners on the east side of the Rock River. See attached mailing list, no comments have been received.

**Review Agent Comments:** The proposed Planned Unit Development (PUD) was sent to the City of Beloit staff and utility contacts. No new comments were received but the following comments received for the original submittal.

**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. The applicant will need to submit a plan for approval which shows how that will be accomplished.
- 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 Dorrbacker's 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, outdoor vending, 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 differing hours of operation and location of the PUD area from the rest of the campus. Off-street parking and loading spaces are not required for the 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 32,000 square feet of the 39,225 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-foot-wide roof mounted sign with five-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 39,225 square-feet. The PUD ordinance requires at least 15 percent of the gross land area shall be open space. The applicant has proposed 7,896 square-feet of open space which exceeds the minimum requirement of 6,756 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. The developer has made all requested changes from the Fire Department related to the turn-around for fire vehicles. The Spine Road will remain open for public access, so that the site can be accessed from Third Street and over the pedestrian bridge.

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

The proposed development is consistent with the Comprehensive Plan's 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 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 a building on the Ironworks Campus that is 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. Staff believes that this building will continue to be used for a mix of commercial and industrial uses.
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 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 is in line with these 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:

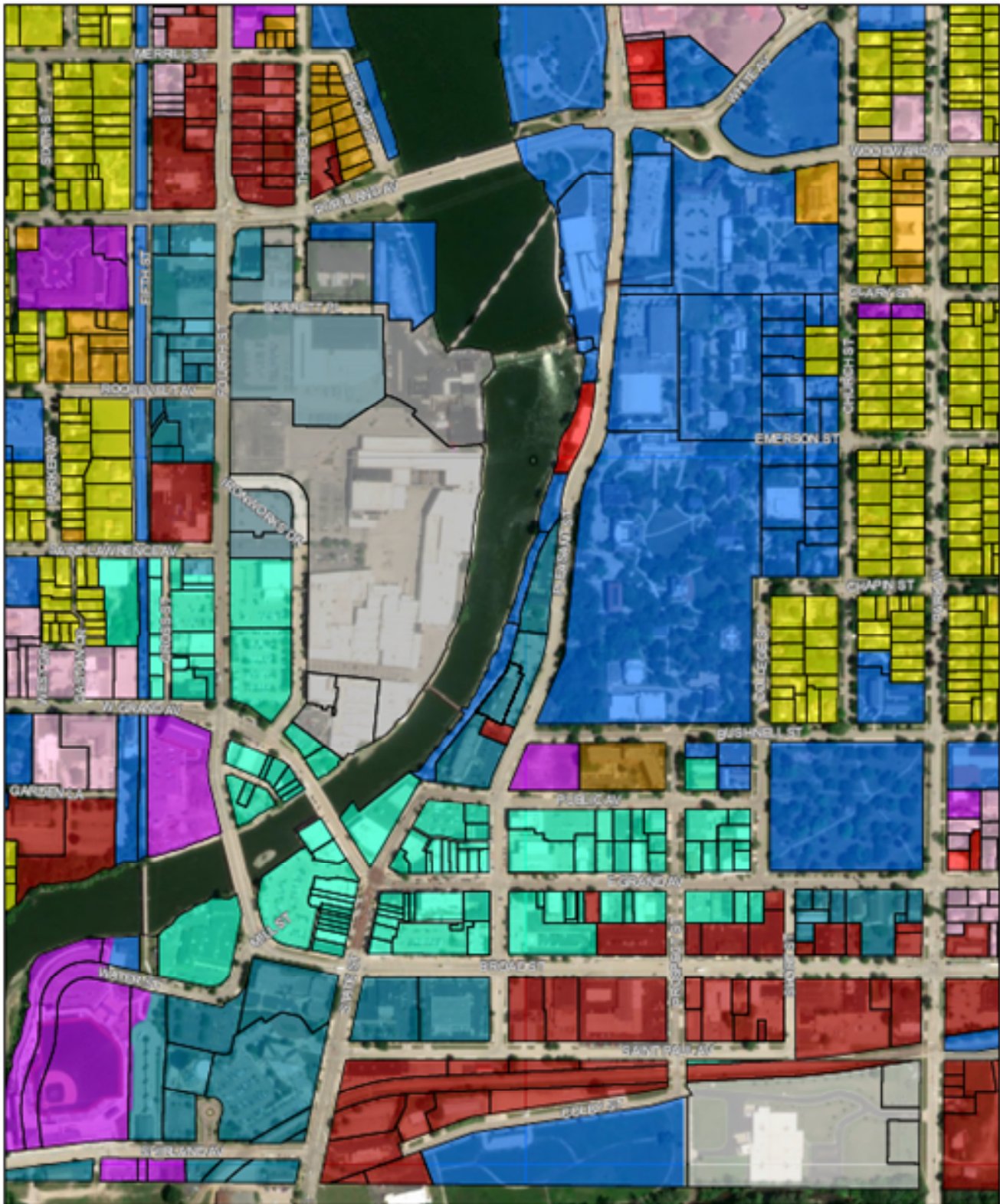
1. This approval authorizes an entertainment-oriented use with the sales, possession, and consumption of liquor, outdoor vending, and an outdoor seating area as shown on the PUD – Master Land Use Plan. Any changes to the uses listed above require City Council approval.
2. The applicant shall obtain all applicable liquor licenses before establishing the sales, possession, and consumption of alcohol on-site. In addition, the application shall retain them as long as alcohol is served on-site.
3. Two access points are required to the PUD area.
4. A total of one building that maintains the existing property lines and shall not exceed two stories in height is permitted. The maximum building coverage may not exceed 32,000 square feet of the 39,225 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. Section 30.07 General Design, Construction and Maintenance Standards will still apply.
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 this area of the building.
10. The applicant shall maintain the existing level of storm water control provided by their bioretention basin. As part of the PUD Final Plan approval process, the applicant shall submit plans and drainage calculations to ensure that they will be maintaining the existing level of stormwater control.
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 Director of Planning and Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

**STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning 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, and Public Comments.

# City of Beloit Zoning Map

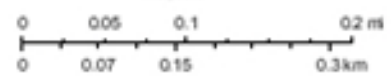


9/27/2023

Zoning Districts	
<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span> C-1	<span style="display:inline-block; width:15px; height:15px; background-color: #6495ed; border:1px solid black;"></span> PL1
<span style="display:inline-block; width:15px; height:15px; background-color: #cd5c5c; border:1px solid black;"></span> C-2	<span style="display:inline-block; width:15px; height:15px; background-color: #e066ff; border:1px solid black;"></span> PUD
<span style="display:inline-block; width:15px; height:15px; background-color: #a52a2a; border:1px solid black;"></span> C-3	<span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border:1px solid black;"></span> R-1B
<span style="display:inline-block; width:15px; height:15px; background-color: #7fffd4; border:1px solid black;"></span> CBD-1	<span style="display:inline-block; width:15px; height:15px; background-color: #ffcc99; border:1px solid black;"></span> R-2
<span style="display:inline-block; width:15px; height:15px; background-color: #4682b4; border:1px solid black;"></span> CBD-2	<span style="display:inline-block; width:15px; height:15px; background-color: #ffa500; border:1px solid black;"></span> R-3
<span style="display:inline-block; width:15px; height:15px; background-color: #d3d3d3; border:1px solid black;"></span> M-1	<span style="display:inline-block; width:15px; height:15px; background-color: #808000; border:1px solid black;"></span> R-4

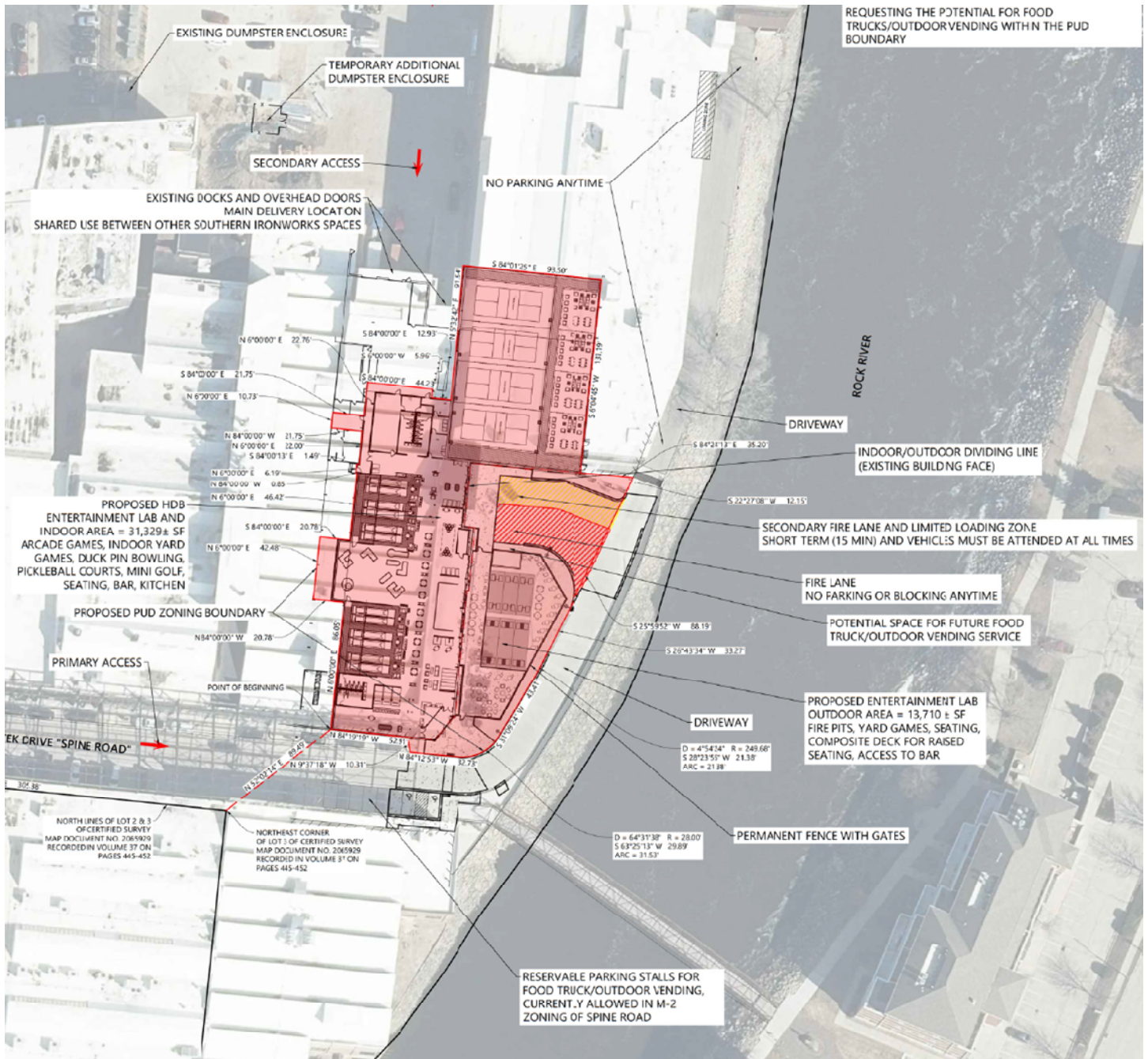
World Imagery	
<span style="display:inline-block; width:15px; height:15px; background-color: #cccccc; border:1px solid black;"></span>	Low Resolution 15m Imagery
<span style="display:inline-block; width:15px; height:15px; background-color: #808080; border:1px solid black;"></span>	High Resolution 60cm Imagery
<span style="display:inline-block; width:15px; height:15px; background-color: #404040; border:1px solid black;"></span>	High Resolution 30cm Imagery
<span style="display:inline-block; width:15px; height:15px; background-color: #202020; border:1px solid black;"></span>	Citations
<span style="display:inline-block; width:15px; height:15px; background-color: #000000; border:1px solid black;"></span>	1.2m Resolution Metadata

1:6,206

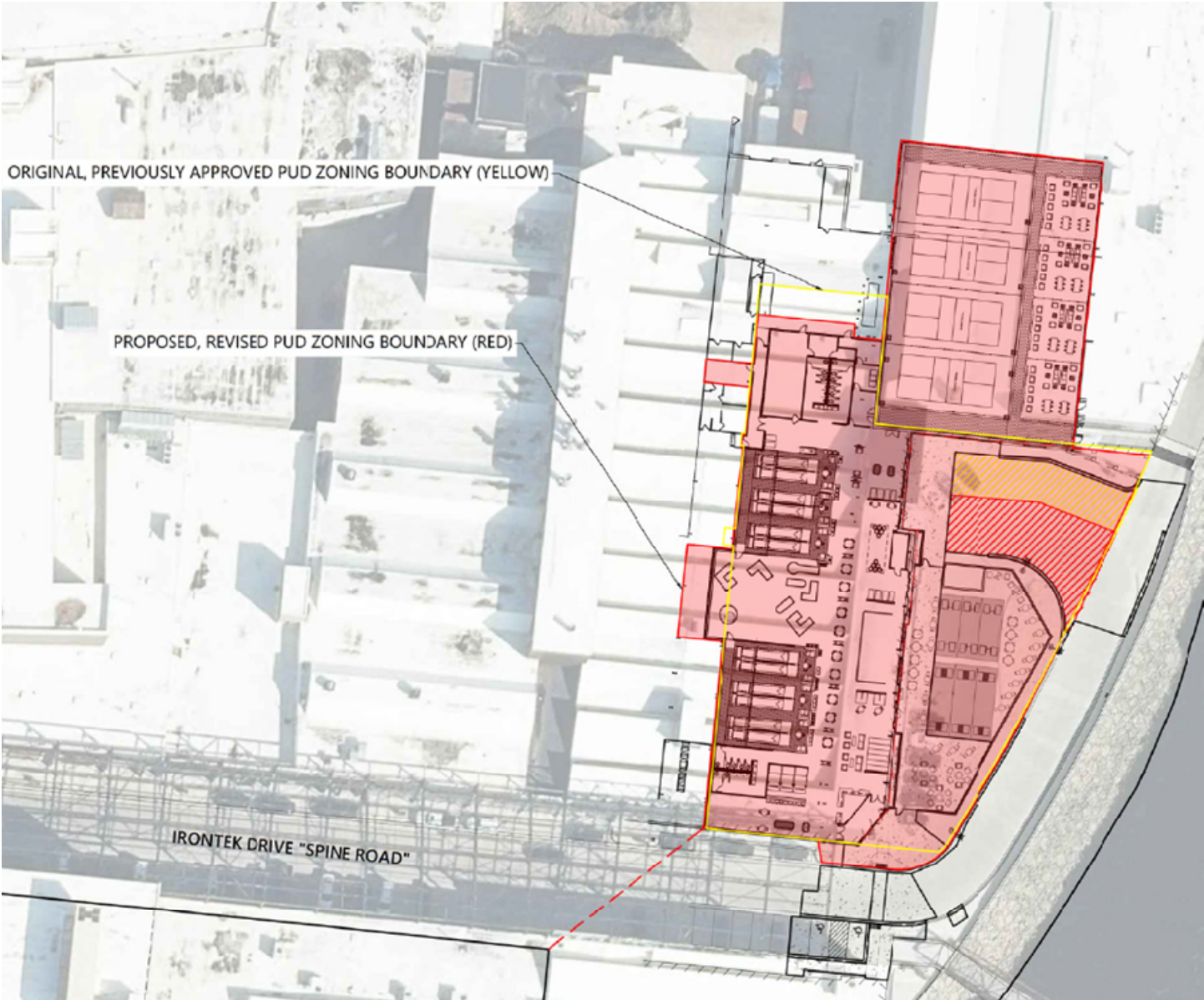


North

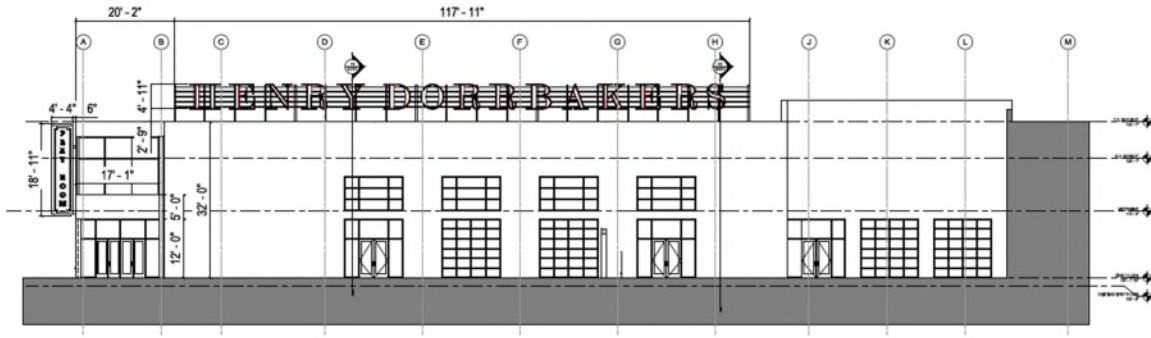
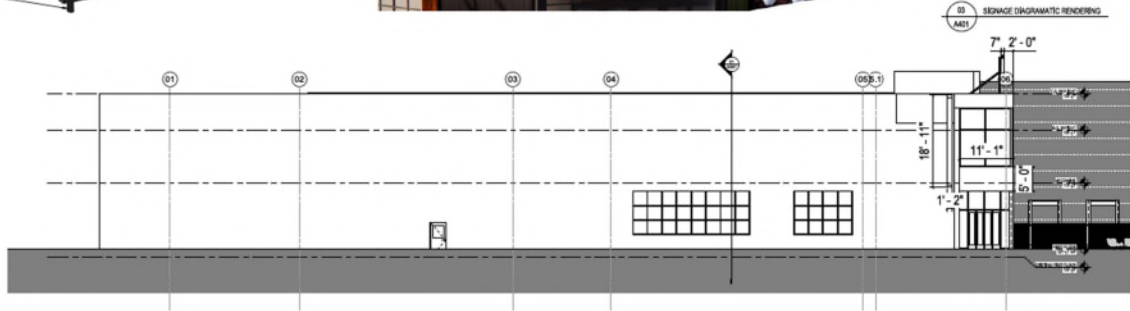
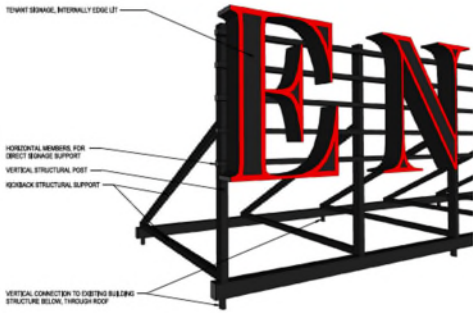
# PUD MASTER PLAN



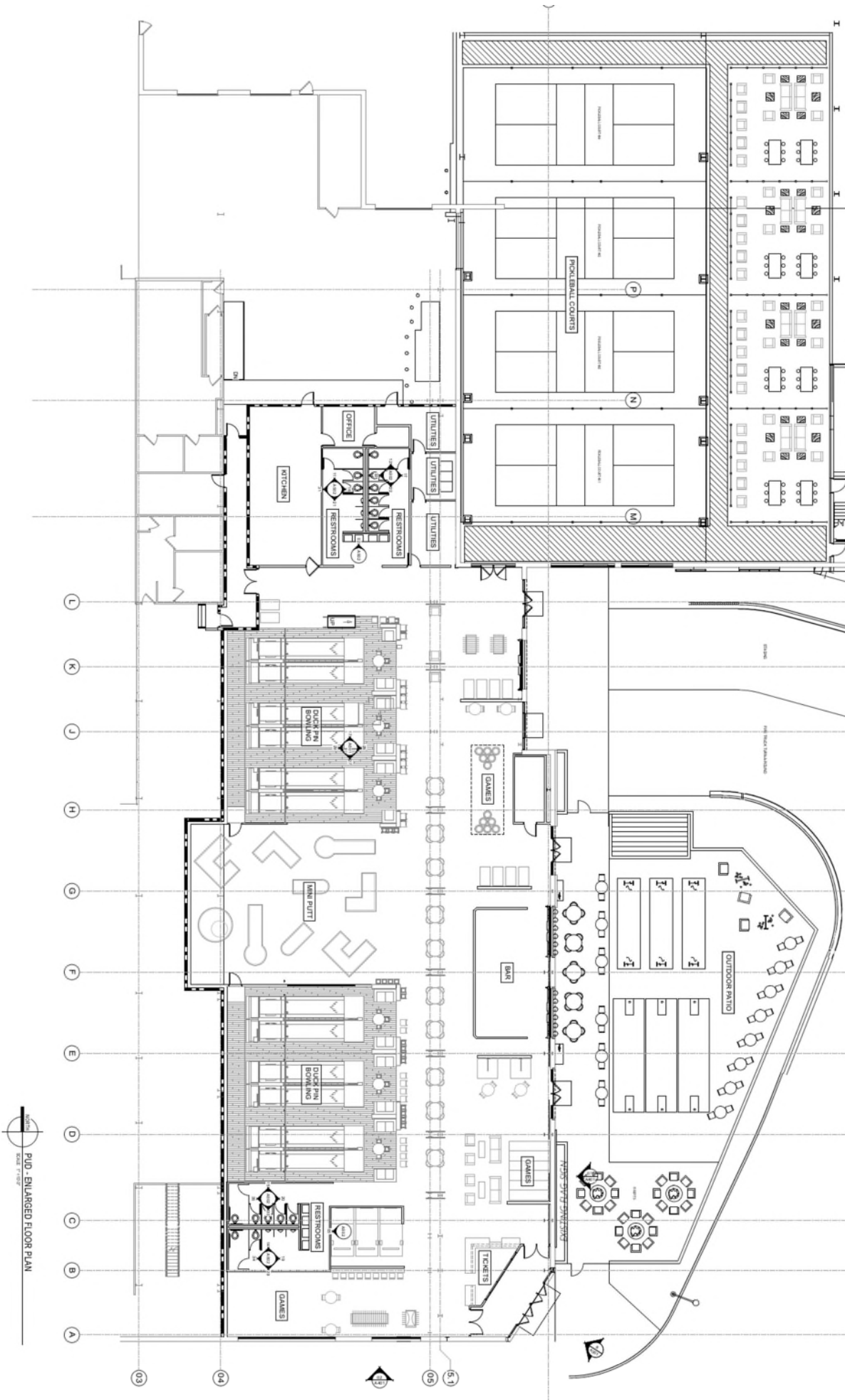
# CHANGE IN PUD BOUNDARY







PRELIMINARY - NOT FOR CONSTRUCTION





## Scope of work

Angus-Young on behalf of Hendricks Commercial Properties, LLC are submitting an amended PUD Master Land Use Plan Approval and a Zoning Map Amendment for the site located on the east side of the Ironworks Campus at 605 Third Street, Beloit, WI. The previous PUD and Zoning Amendment were approved by Plan Commission on 2/8/2023 and City Council on 3/6/2023 and 3/20/2023. The current zoning is M-2 light industrial. The scope of the project includes the following:

1. Renovation of existing space of about 29,750 gsf of existing manufacturing building into an entertainment venue with services such as Duck Pin Bowling, Arcade games, Indoor yard games, a bar serving alcoholic beverages, and live band performances.
2. Exterior open space of about 5,300 gsf to include outdoor games and seating. The area will be fenced off with 42" high fence. The interior bar will be provided with overhead doors to allow for bar service to the open space and alcohol will be served in the open space.

## Operator

Operator of the bar will be:  
Geronimo Hospitality Group  
525 3<sup>rd</sup> Street  
Beloit, WI 53511

## 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 8,979 net square feet of seating, with offices, kitchens, and limited seating areas, 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 426 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 4pm – 12 am weekdays and Noon to 12 am on weekends. The total required for Dorrbackers and is only 25% of the total available stalls. Please see the attached Tenant Hours of Operation exhibit for a full summary of the adjacent tenant spaces and their hours of operation.

## 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 one two sided standoff 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 street lighting at the fire lane.

## Alcohol Service

The applicant/operator will obtain all applicable liquor licenses before the establishment of sales, possession, and consumption of alcohol on-site. The applicant/operator will also retain these licenses as long as alcohol is served on-site.

## Access

Two access points are required to the PUD area by City of Beloit Ordinance. The proposed access points to the site shall be from Irontek Drive "spine roadway" and from Third Street through the central courtyard area to the docks and overhead door on the north side of the proposed PUD area. These access points shall be maintained at all times and through future development of the Ironworks Campus.

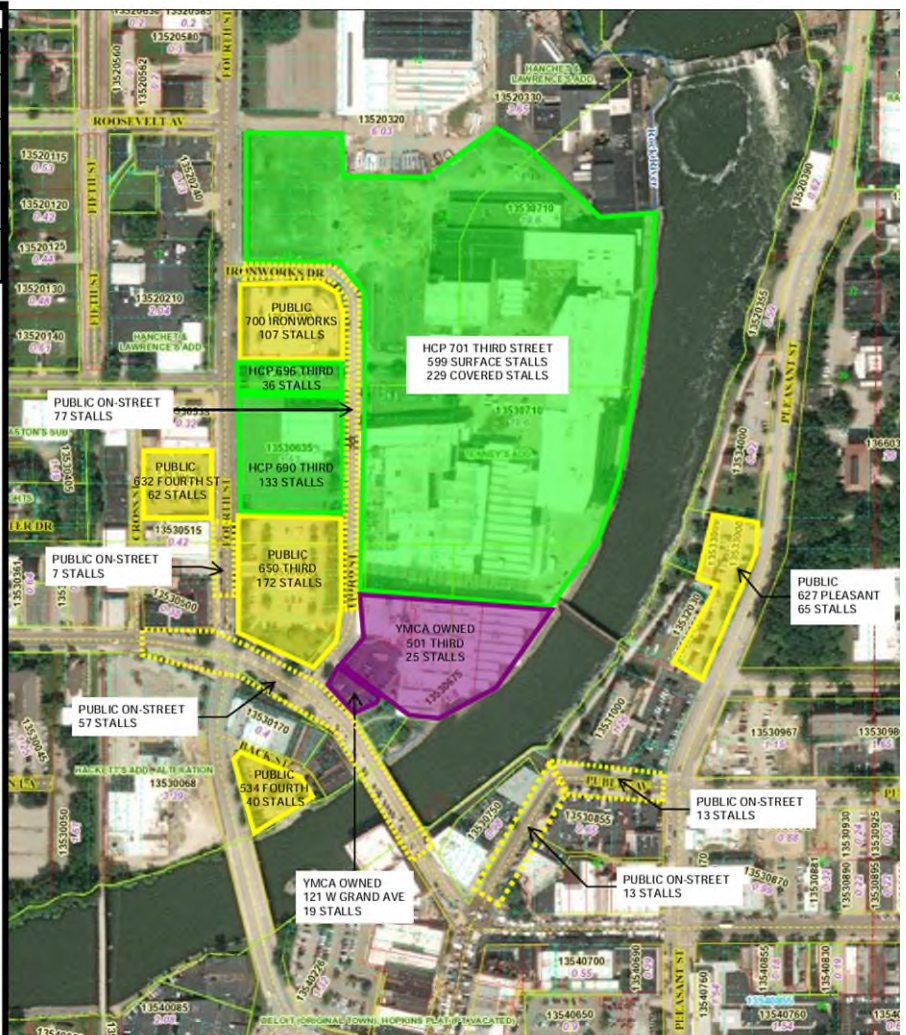
## Open Space

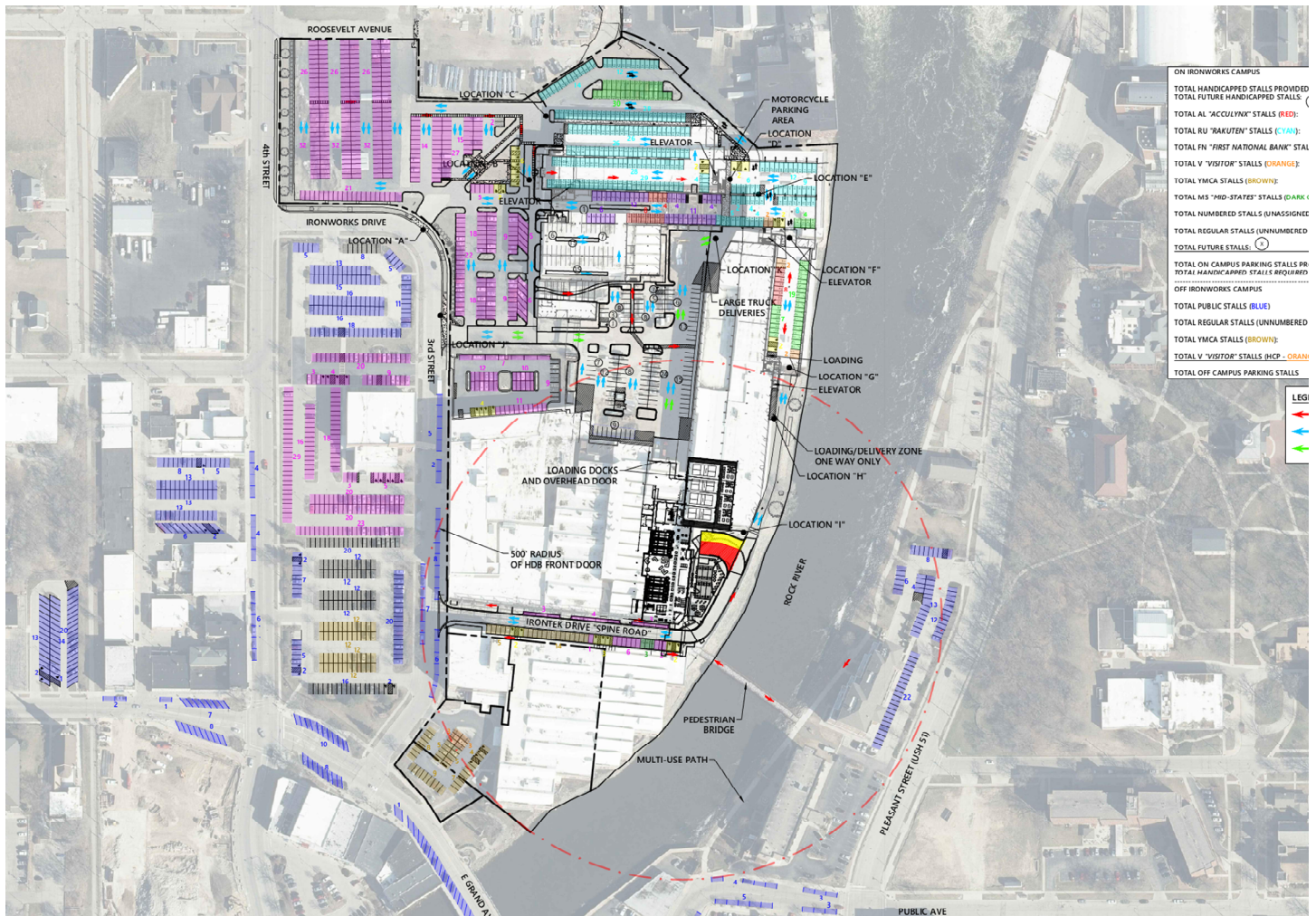
The PUD area must maintain fifteen percent (15%) of the gross land area as open space. The total requested PUD area (indoor and outdoor) is 44,539 square feet. The 15% open space requirement equals 6,681 square feet. The proposed outdoor patio space, not including the fire lane area, is 8,815 square feet which exceeds the requirement.

## Storm Water Management

As part of the spine roadway development, storm water management was required by the State and City. A bioretention basin was installed in the center island of the existing turnaround to meet these requirements. The proposed development will remove the existing bioretention basin and replace it with an equal or better storm water best management practice. Preliminary design proposes a 78-inch diameter underground corrugated metal pipe system beneath the fire lane and driveway. Plans, calculations, and a storm water management report will be submitted as part of the Final PUD review process to City staff for review to ensure these requirements have been met.

Entire Campus				
	Area	Parking Calculation	Required	% Total
Office	378,845	1 Space per 250 sf Floor Area	1516	76%
Industrial	31,000	1 Space per 500 sf manufacturing	62	3%
	121,774	1 Space per 2,000 sf warehouse or 1 per employee	61	3%
Existing Entertainment Golf Lab	11,860	1 Space per 150 sf Floor Area	80	4%
Henry Dornbakers	29,750 gsf, 8,979 Seating Area	50% of Capacity, 426 Stalls, Previous M-2 = 34 Stalls	426	21%
<b>Total Required:</b>			<b>1,998</b>	
<b>Parking Available:</b>				
<b>Public Lots:</b>		<b>Available:</b>		
(West)	700 Ironworks Drive		107	
(West)	650 Third Street		172	
(South)	534 Fourth Street		40	
(West)	632 Fourth Street		62	
(East)	627 Pleasant		65	
<b>Subtotal:</b>			<b>446</b>	
<b>On-Street Stalls</b>				
	W 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	
<b>Subtotal:</b>			<b>167</b>	
<b>Private Lots by HCP:</b>				
	701 Third Street Surface		599	
	701 Third Street Covered		229	
	696 Third Street		36	
	690 Third Street		133	
<b>Subtotal:</b>			<b>997</b>	
<b>Owned by YMCA:</b>				
	501 Third Street		25	
	121 W Grand Ave		19	
<b>Subtotal:</b>			<b>44</b>	
<b>Total Available:</b>			<b>1,654</b>	





ON IRONWORKS CAMPUS

TOTAL HANDICAPPED STALLS PROVIDED	1
TOTAL FUTURE HANDICAPPED STALLS	0
TOTAL AL "ACCULYMA" STALLS (RED)	0
TOTAL AL "RAKUTEN" STALLS (CYAN)	0
TOTAL FN "FIRST NATIONAL BANK" STALLS	0
TOTAL V "VISITOR" STALLS (ORANGE)	0
TOTAL YMCA STALLS (BROWN)	0
TOTAL MS "MID-STATES" STALLS (DARK C)	0
TOTAL NUMBERED STALLS (UNASSIGNED)	0
TOTAL REGULAR STALLS (UNNUMBERED)	0
TOTAL FUTURE STALLS	0
TOTAL ON CAMPUS PARKING STALLS PER TOTAL HANDICAPPED STALLS REQUIRED	0
OFF IRONWORKS CAMPUS	
TOTAL PUBLIC STALLS (BLUE)	0
TOTAL REGULAR STALLS (UNNUMBERED)	0
TOTAL YMCA STALLS (BROWN)	0
TOTAL V "VISITOR" STALLS (HCP - ORANGE)	0
TOTAL OFF CAMPUS PARKING STALLS	0






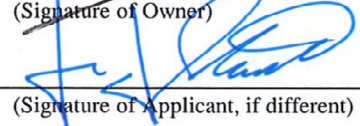
13. Project timetable: Start date: February 2024 Completion date: October 2024

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.

 (Signature of Owner)	<u>TROY ANDERSON</u> (Print name)	<u>9-8-23</u> (Date)
 (Signature of Applicant, if different)	<u>Joseph J STADELMAN</u> (Print name)	<u>9-7-23</u> (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 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: 605 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: 44,539 sf \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 13530710

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

525 3rd St, Suite 300 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): \_\_\_\_\_

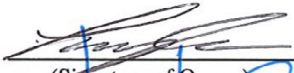
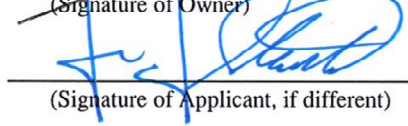
Accessory use(s): \_\_\_\_\_

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, Suite 300                      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.

 / Troy Anderson / 9/8/23  
(Signature of Owner)                                      (Print name)                                      (Date)  
 / Joseph Stadelman / 9.7.23  
(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](http://www.beloitwi.gov)

*Equal Opportunity Employer*

## **NOTICE TO THE PUBLIC**

September 20, 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 expanding the already approved entertainment-oriented use with sales, possession, consumption of liquor, outdoor seating, food trucks and a rooftop sign. The following public meetings will be held regarding this proposed amendment:

**City Plan Commission:** Wednesday, October 4, 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, November 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.**

HERITAGE VIEW LLC  
525 3RD ST STE 300  
BELOIT WI 53511-6225

JOSEPH K KITTAH  
604 PLEASANT ST APT 350  
BELOIT WI 53511-6264

TIM MONAHAN REVOCABLE TRUST  
604 PLEASANT ST APT 200  
BELOIT WI 53511-6274

KAREN KNOX  
604 PLEASANT ST APT 360  
BELOIT WI 53511-6274

DANIEL B BUCHOLTZ  
DEANNE S BUCHOLTZ  
604 PLEASANT ST APT 230  
BELOIT WI 53511-6264

LINDSAY A PEARMAN  
604 PLEASANT ST APT 370  
BELOIT WI 53511-6274

PAMELA M PIER  
604 PLEASANT ST APT 240  
BELOIT WI 53511-6264

BELOIT COLLEGE  
BOARD OF TRUSTEE  
700 COLLEGE ST  
BELOIT WI 53511-5509

RICHARD W DEXTER  
REVOCABLE TRUST  
604 PLEASANT ST APT 250  
BELOIT WI 53511-6264

BELOIT CONVENTION  
AND VISITORS' BUREAU, INC  
656 PLEASANT ST  
BELOIT WI 53511

JENNI HOPKINS  
MATTHEW W HOPKINS  
604 PLEASANT ST APT 260  
BELOIT WI 53511-6274

MARY JO PATCH  
TRUST AGREEMENT  
604 PLEASANT ST APT 310  
BELOIT WI 53511-6265

MARIANNA T PORTER  
604 PLEASANT ST APT 270  
BELOIT WI 53511-6274

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

DENNIS L MORRIS  
KAREN H MORRIS  
604 PLEASANT ST APT 320  
BELOIT WI 53511-6265

First American Credit Union  
1982 Cranston Rd  
Beloit, WI 53511

JUDITH A WARNER  
161 FLAMINGO DR  
BELLEAIR FL 33756-1903

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

ALAN J REHBEIN  
CYNTHIA J REHBEIN  
604 PLEASANT ST APT 340  
BELOIT WI 53511-6264

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

**ORDINANCE NO. 3812**

**AN ORDINANCE TO REPEAL ORDINANCE NO 3778 AND TO AMEND THE  
ZONING DISTRICT MAP OF THE CITY OF BELOIT**

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

**Section 1. Ordinance Repealed.** Ordinance No. 3778 adopted by the City Council on March 20, 2023 is hereby repealed.

**Section 2.** 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 M-2, General Manufacturing District to PUD, Planned Unit Development District:

Part of Lot 1 of Certified Survey Map Document No. 2065929, recorded in Volume 37 on Pages 445-452 of Certified Survey Maps, being part of Government Lots 2 and 3 of Section 35, Town 1 North, Range 12 East, of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Lot 2 of aforesaid Certified Survey Map Document No. 2065929; thence South 84°14'42" East along the North lines of Lot 2 and Lot 3 of aforesaid Certified Survey Map Document No. 2065929 a distance of 305.38 feet to the Northeast corner of Lot 3 of aforesaid Certified Survey Map No. 2065929; thence North 52°02'14" East a distance of 89.49 feet to the point of beginning; thence North 6°00'00" East a distance of 86.05 feet; thence North 84°00'00" West a distance of 20.78 feet; thence North 6°00'00" East a distance of 42.48 feet; thence South 84°00'00" East a distance of 20.78 feet; thence North 6°00'00" East a distance of 46.42 feet; thence North 84°00'00" West a distance of 0.85 feet; thence North 6°00'00" East a distance of 6.19 feet; thence South 84°00'00" East a distance of 1.49 feet; thence North 6°00'00" East a distance of 22.00 feet; thence North 84°00'00" West a distance of 21.75 feet; thence North 6°00'00" East a distance of 10.73 feet; thence South 84°00'00" East a distance of 21.75 feet; thence North 6°00'00" East a distance of 22.76 feet; thence South 84°00'00" East a distance of 44.23 feet; thence South 6°00'00" West a distance of 5.96 feet; thence South 84°00'00" East a distance of 12.93 feet; thence North 5°32'42" East a distance of 91.54 feet; thence South 84°01'25" East a distance of 93.50 feet; thence South 6°04'45" West a distance of 131.19 feet; thence South 84°24'13" East a distance of 35.20 feet; thence South 22°27'08" West a distance of 12.15 feet; thence South 25°59'52" West a distance of 88.19 feet; thence South 26°43'34" West a distance of 33.27 feet; thence 21.38 feet along the arc of a curve to the right having a radius of 249.68 feet and a chord which bears South 28°23'55" West a distance of 21.38 feet; thence South 31°09'24" West a distance of 43.41 feet; thence 31.53 feet along the arc of a curve to the right having a radius of 28.00 feet and a chord which bears South

63°25'13" West a distance of 29.89 feet; thence North 84°12'53" West a distance of 32.73 feet; thence North 9°37'18" West a distance of 10.31 feet; thence North 84°19'19" West a distance of 52.91 feet to the point of beginning. Containing 45,039 square feet of land, more or less. (a/k/a 625 THIRD STREET)

**Section 3.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

**City Council of the City of Beloit**

\_\_\_\_\_  
Regina Dunkin, Council President

Attest:

\_\_\_\_\_  
Marcy J Granger, City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2023

Effective this \_\_\_\_ day of \_\_\_\_\_, 2023

01-611100-5231-\_\_\_\_\_



## **REPORT TO THE PLAN COMMISSION**

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

**Agenda Items:** 3.c. and 4.a.

**File Number:** ZMA-2023-09 and RPB-2023-07

### **General Information**

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**Applicant:** Walter E. Ward

**Owner:** Most Worshipful Prince Hall Free & Accepted Masons of Wisconsin Inc. W.B. Kennedy Lodge #3

**Address/Location:** 1031 William Street

**Applicant's Request/Proposal:** Walter E. Ward on behalf of the Most Worshipful Prince Hall Free & Accepted Masons of Wisconsin Inc. W.B. Kennedy Lodge #3 has submitted applications for a Comprehensive Plan Amendment from *Two-Family/Townhouse Residential* to *Neighborhood Commercial*, and a Zoning Map Amendment from R-2, Two-Family Residential District to C-2, Neighborhood Commercial District for property located at 1031 William Street in the City of Beloit.

In 2019, W.B. Kennedy Lodge purchased and moved to the property at 2034 Liberty Avenue from Prince Hall Drive. Earlier this summer, they purchased the properties at 1031 and 1033 William Street, which is a platted but unimproved street between Merrill Avenue and Liberty Avenue just east of the W.B. Kennedy Lodge. 1031 and 1033 William Street are located across the William Street right-of-way (R.O.W.) from the W.B. Kennedy Lodge.

W.B. Kennedy Lodge plans to build a parking lot at 1031 and 1033 William Street because of limited parking at the 2034 Liberty Avenue site. City staff have initiated the vacation of a portion of the William Street R.O.W, because no improved street currently exists, nor does staff believe there is a need for an improved street in the future. If and when the Plat of Vacation is approved, the R.O.W. lands will transfer to adjacent property owners including W.B. Kennedy Lodge, after which the applicant plans to combine 2034 Liberty Avenue, 1031 and 1033 William Street and their portion of the vacated R.O.W. into one lot.

### **Staff Analysis**

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**Existing Site Conditions:** 1031 William Street (0.155 acres) is currently vacant and is zoned R-2, Two-Family Residential District. The future land use designation for this parcel in the Comprehensive Plan is *Two-Family/Townhouse Residential*. 1033 William Street, which is

directly north of 1031 William Street is also vacant, but already zoned C-2, Neighborhood Commercial District. As such, 1031 William Street will need to be rezoned to C-2, and will require a Comprehensive Plan amendment in order for the zoning to be consistent with the Comprehensive Plan.

**Surrounding Land Use and Zoning:** To the east of the subject property is vacant R-2, Two-Family Residential land. To the south and west is property zoned R-2, with a single-family residential use. To the north is C-2, Neighborhood Commercial District, including 1033 William Street which will be developed as a parking lot with the subject property. Various C-2 zoned uses front Liberty Avenue between Division Street and Mary Street, including W.B. Kennedy Lodge.

**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.

Because the Comprehensive Plan's Future Land Use Map recommends *Two-Family/Townhouse Residential* for this parcel, a Comprehensive Plan Amendment to *Neighborhood Commercial* would be needed in order for this proposed rezoning to C-2, Neighborhood Commercial District to be consistent with the Comprehensive Plan. If rezoned, development of these underused parcels that lack frontage on a built street will improve the parcels and by doing so, will help create and sustain safe and healthy neighborhoods through community revitalization and investment in support of Strategic Goal #1 - Create and Sustain Safe and Healthy Neighborhoods.

**Land Use Analysis:**

In order to build a parking lot over the two properties, and meet the Open Green Space requirement of the landscape code, the lots will need to be combined by (a future) Certified Survey Map (CSM). Otherwise, a five-foot open green space strip would be required on each lot along the property line between 1031 and 1033 William Street, splitting the future parking lot. Before the lots can be combined, the zoning for both 1031 and 1033 William Street needs to be the same to avoid multiple zoning districts over one parcel. C-2 is an appropriate zoning for a parking lot use, and is consistent with 2034 Liberty Avenue, the site of the W.B. Kennedy Lodge. Likewise, if the vacation of a portion of the William Street R.O.W that City staff have initiated is approved, the applicant plans to combine 2034 Liberty Avenue, 1031 and 1033 William Street and their portion of the vacated R.O.W. into one lot, with consistent zoning.

If both the Comprehensive Plan Amendment and Zoning Map Amendment are approved, redevelopment of the property will be subject to Site Plan Review requirements as well as the Architectural Review and Landscaping code, which require staff review and approval.

**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 existing land use is vacant land with miscellaneous outdoor storage. Rezoning 1031 William Street to C-2 will allow it to be combined with 1033 William Street for development of a much needed parking lot for W.B. Kennedy Lodge.
2. **The zoning classification of property within the general area of the subject property.**  
Existing zoning surrounding 1031 William Street includes a mix of R-2, Two-Family Residential District and C-2, Neighborhood Commercial District. Generally, C-2 is compatible with and integrated among other zoning districts to accommodate neighborhood-oriented retail sales and service land uses throughout the City. There are R-2 zoned properties to the east, west and south of the subject property with a mix of single-family and vacant uses. There are C-2, Neighborhood Commercial zoned properties to the north of the subject property, and along Liberty Avenue, including a two-family building, outdoor storage yard, industrial uses and community service.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
The existing zoning classification is R-2, Two-Family Residential District. Uses permitted in R-2 may be compatible with this location, but the property has remained vacant and does not front on an improved public street. If rezoned, a parking lot development that meets code will improve the parcels and meet a need for W.B. Kennedy Lodge. Additionally, if the staff-initiated vacation of a portion of William Street is approved, the subject parcel can be combined with 2034 Liberty Avenue, 1033 William Street and the portion of the vacated R.O.W. that would transfer to W.B. Kennedy Lodge into one lot with consistent zoning.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
There has not been much development or need for zoning map amendments in this area as it is a developed area of the City. However, staff believes that the investment in a parking lot by W.B. Kennedy Lodge will improve the property, meet a need for W.B. Kennedy Lodge, and be compatible with surrounding properties.

**STAFF RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT:**

The Planning and Building Services Division recommends approval of a Comprehensive Plan Amendment to change the future land use classification from *Two-Family/Townhouse*

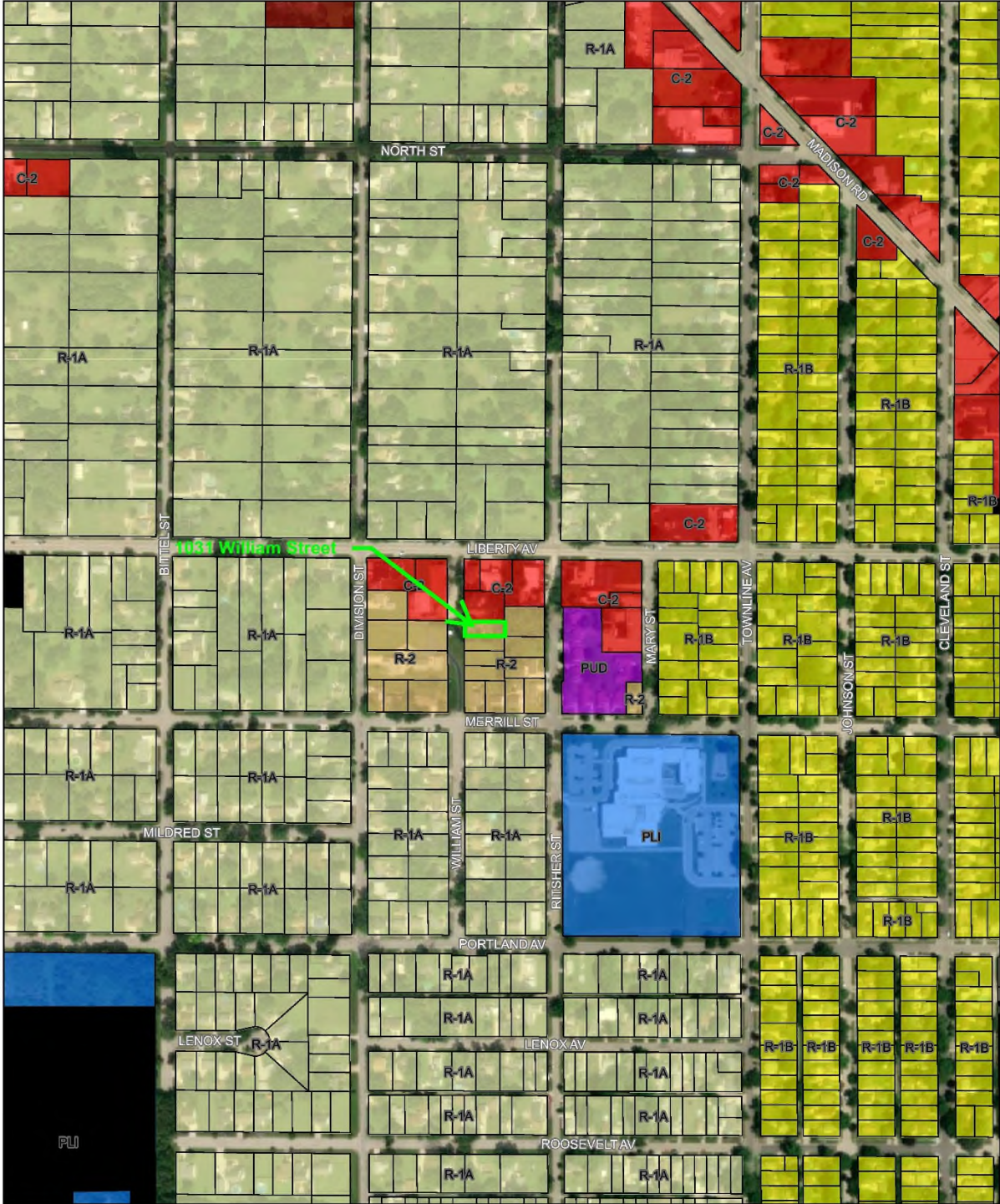
*Residential to Neighborhood Commercial* for the property located at 1031 William Street in the City of Beloit and also recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District to C-2, Neighborhood Commercial District for the property located at 1031 William Street in the City of Beloit.

Resolutions for approval and denial of the Comprehensive Plan Amendment are included in this agenda packet. The Plan Commission 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:** Zoning Map, Location Map, Application, Zoning Public Notice, Zoning Mailing List, Ordinance, Comprehensive Plan Future Land Use Map, Application and Resolutions.

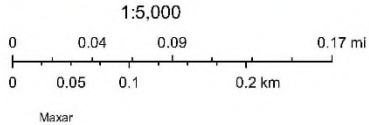


# Zoning Map

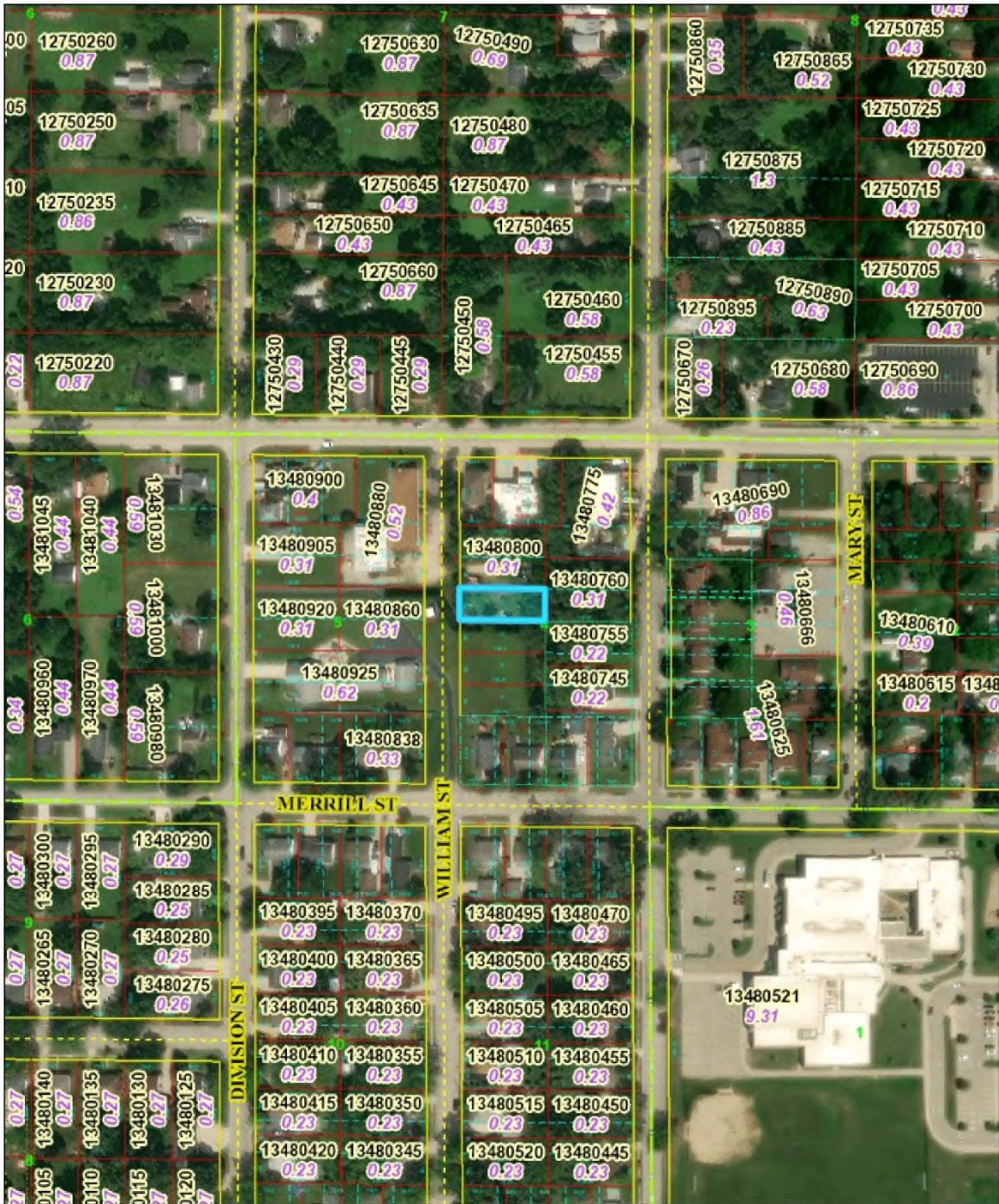


- 9/25/2023
- Zoning Districts
- R-1A
  - C-2
  - C-3
  - PLI
  - PUD
  - R-1B
  - R-2
  - World Imagery
  - Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



# Location Map



1031 William Street  
 Web Print: 09/25/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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**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: Lot 8 1031 William Street

2. Legal description: Lot: 8 Block:4 Subdivision: McGavock Hts

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

Property dimensions are: 50 feet by 135 feet = \_\_\_\_\_ square feet.

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

3. Tax Parcel Number(s): \_\_\_\_\_

4. Owner of record: Most Worshipful Prince Hall Grand Lodge W.B. Kennedy Lodge Phone: 608-362-0364  
2034 Liberty Ave. Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Most Worshipful Prince Hall Grand Lodge W.B. Kennedy Lodge/ Walter E Ward  
2034 Liberty Ave Beloit, WI 53511  
(Address) (City) (State) (Zip)  
608-362-0364 / 608-481-0638 / lindaward7747@gmail.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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

All existing uses on this property are: Vacant

7. All the proposed uses for this property are:

Principal use(s): Parking

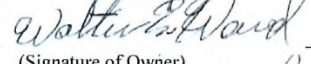
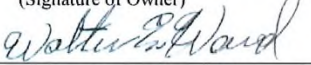
Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_


8. I/we represent that I/we have a vested interest in this property in the following manner:  
 (  ) Owner  
 ( ) Leasehold, Length of lease: \_\_\_\_\_  
 ( ) Contractual, Nature of contract: \_\_\_\_\_  
 ( ) Other, explain: \_\_\_\_\_
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:  
 Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_  
 \_\_\_\_\_  
(Address) (City) (State) (Zip)

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

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

	/	Walter E Ward	/	9/6/2023
<small>(Signature of Owner)</small>		<small>(Print name)</small>		<small>(Date)</small>
	/	Walter E Ward	/	9/6/2023
<small>(Signature of Applicant, if different)</small>		<small>(Print name)</small>		<small>(Date)</small>

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.

To be completed by Planning Staff	
Filing Fee: <b>\$300.00</b>	Amount Paid: <u>\$300</u> Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: 	Date: <u>9-6-2023</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**

September 15, 2023

To Whom It May Concern:

Walter E. Ward on behalf of the Most Worshipful Prince Hall Free & Accepted Masons of Wisconsin Inc. W.B. Kennedy Lodge #3 has submitted an application for a Zoning Map Amendment from R-2, Two-Family Residential District to C-2, Neighborhood Commercial District for property located at **1031 William Street**.

The following public hearings will be held regarding the application:

**City Plan Commission:** Wednesday, October 4, 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, November 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 TJ Nee at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.**

WILLIAM EGGERS  
1017 DIVISION ST.  
BELOIT, WI 53511

E Z MACHINE WORKS  
1020 RITSHER ST.  
BELOIT, WI 53511

T J B DEVELOPMENT  
6319 S. US HIGHWAY 51  
JANESVILLE, WI 53546-9430

JOAN RICE FAMILY TRUST  
12039 GALLOWAY LN.  
CALEDONIA, IL 61011-9105

RICKY D. HOFF  
2024 LIBERTY AVE.  
BELOIT, WI 53511-4029

BROWN/MANNING-BROWN  
INVESTMENTS/PROPERTIES LLC  
1127 RIDGEWAT ST.  
BELOIT, WI 53511

DENISE L. STEVENSON  
2025 MERRILL AVE.  
BELOIT, WI 53511-4835

RUTH M. LINNEMAN  
2021 MERRILL AVE.  
BELOIT, WI 53511-4835

RODRIGO DOMINGUEZ  
2011 MERRILL AVE.  
BELOIT, WI 53511-4835

JEFFREY & HOLLY KORBOL  
2016 LIBERTY AVE.  
BELOIT, WI 53511

**ORDINANCE NO. 3813**

**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-2, Two-Family Residential District to C-2, Neighborhood Commercial District:

LOT 8, BLOCK 4, MCGAVOCK HEIGHTS, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 0.155 ACRES MORE OR LESS. A/K/A 1031 WILLIAM STREET, PARCEL NO. 206-13480805.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

**City Council of the City of Beloit**

\_\_\_\_\_  
Regina Dunkin, Council President

Attest:

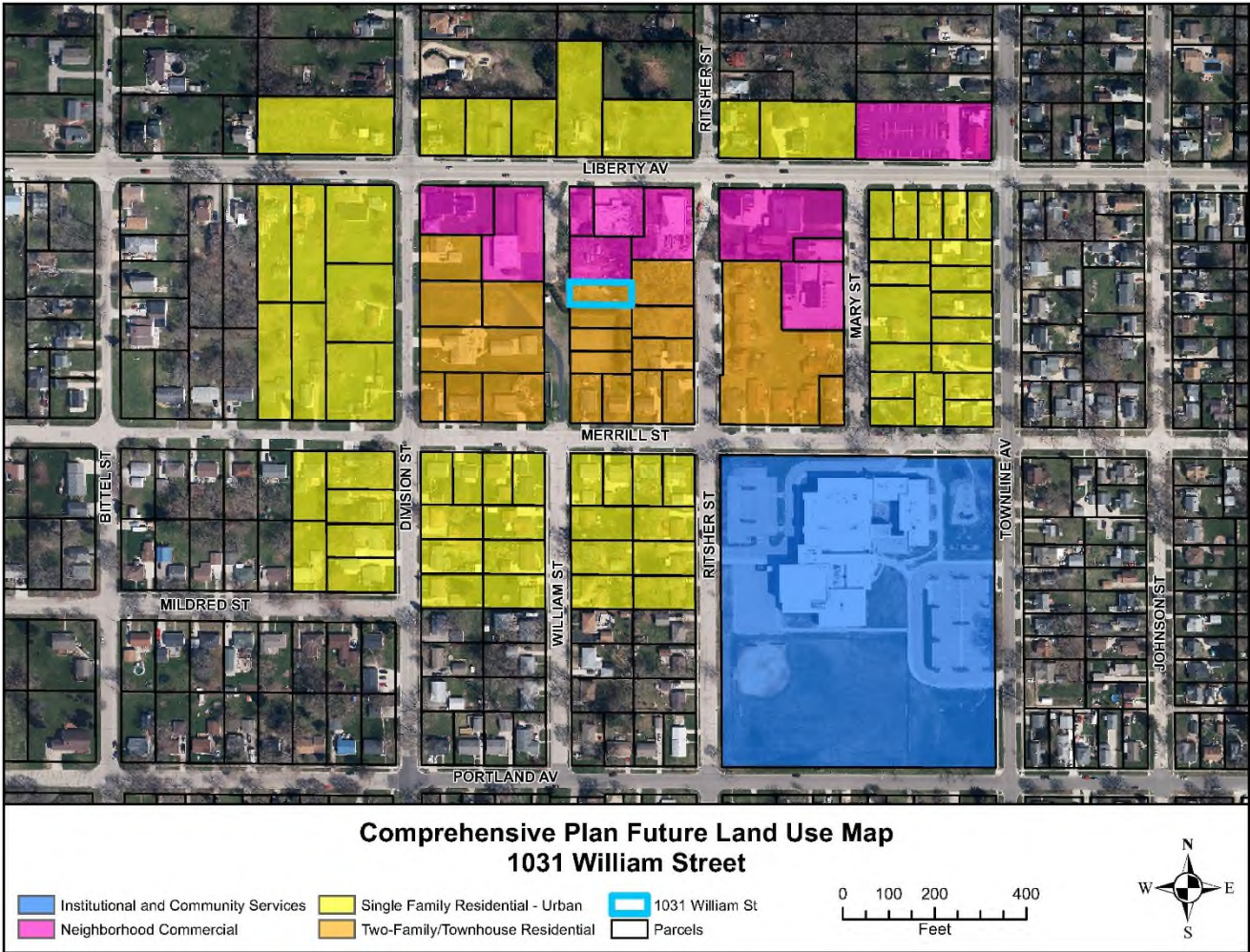
\_\_\_\_\_  
Marcy J Granger, City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2023

Effective this \_\_\_\_ day of \_\_\_\_\_, 2023

01-611100-5231-\_\_\_\_\_

# Comprehensive Plan Future Land Use Map







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.

Walter E. Ward / 9/6/2023  
(Signature of Owner) (Print name) (Date)

Walter E. Ward / 9/6/2023  
(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: \$275 Meeting Date: \_\_\_\_\_

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

Application accepted by: [Signature] Date: 9-6-2023

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

**RESOLUTION 2023-038  
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE  
CITY OF БЕЛОIT 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:

1031 William Street - From *Two-Family/Townhouse Residential* to *Neighborhood Commercial*.

Adopted this 4<sup>th</sup> day of October, 2023.

**Plan Commission**

\_\_\_\_\_  
Mike Ramsden, Chairperson

ATTEST:

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

**RESOLUTION 2023-039  
RECOMMENDING DENIAL OF AN AMENDMENT TO THE  
CITY OF БЕЛОIT 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:

1031 William Street - From *Two-Family/Townhouse Residential* to *Neighborhood Commercial*.

Adopted this 4<sup>th</sup> day of October, 2023.

**Plan Commission**

\_\_\_\_\_  
Mike Ramsden, Chairperson

ATTEST:

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