



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, August 20, 2014 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

- 1. Call to Order and Roll Call**
- 2. Approval of the Minutes of the August 6, 2014 Meeting**
- 3. Extraterritorial Certified Survey Map – 5558 E Freedom Lane**
Review and consideration of a one-lot Certified Survey Map for the property located at 5558 E. Freedom Lane in the Town of Turtle
- 4. Alley Vacation – 900 Blocks of Johnson Street and Townline Avenue**
Public hearing, review and consideration of the vacation of an unnamed east-west alley located between the 900 blocks of Johnson Street and Townline Avenue
- 5. Conditional Use Permit – OLA Church – Alcohol Sales**
Public hearing, review and consideration of a Conditional Use Permit to allow alcohol sales, possession, and consumption in a PLI, Public Lands and Institutions, District for the property located at 2222 Shopiere Road
- 6. Appointment of a Plan Commission Representative to the GBEDC Board**
- 7. Status Report on Prior Plan Commission Items**
- 8. Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: August 15, 2014

Approved: Julie Christensen, Community
Development Director

**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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, August 6, 2014
The Forum, Beloit City Hall
100 State Street, Beloit**

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:03 PM. Gail Riddle called the roll. Present were Commissioners Ruster, Finnegan, Tinder, and Kincaid. Commissioner Moore was absent.

2. **Approval of the Minutes of the July 23, 2014 Meeting**

Commissioner Tinder moved and Commissioner Ruster seconded a motion to approve the Minutes of the July 23, 2014 Meeting. The motion carried (4-0).

3. **Street Vacation – Milwaukee Road Frontage Road – Fran Fruzen Intermediate**

Review and consideration of the vacation of a portion of the Milwaukee Road frontage road adjacent to the new Fran Fruzen Intermediate School.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked if the access to Milwaukee Road was reciprocal to the access to the church parking lot. Ms. Christensen answered that there is an agreement made with the church.

City Engineer Mike Flesch commented that the existing access onto Milwaukee Road would be slightly improved, and there would be an island installed. The bus drop off would be one-way only to the east and exit east. Parents will have another drop off and are not allowed to drop off where buses drop off.

Commissioner Tinder made a motion to approve the Street Vacation with the Staff Recommendation that the Plat of Vacation shall extend the existing ingress/egress easement over the portion of frontage road that allows the church property access to Milwaukee Road. Commissioner Finnegan seconded the motion. The motion carried (4-0).

4. **Certified Survey Map – 2036 Townhall Road**

Review and consideration of a two-lot Certified Survey Map for the property located at 2036 Turtle Townhall Road in the City of Beloit.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Faragher asked what the status of the septic system was on the property. Mike Flesch answered that a septic system could be installed on the property.

Commissioner Finnegan made a motion to approve the Certified Survey Map and Commissioner Tinder seconded the motion. The motion carried (4-0).

5. **Status Report on Prior Plan Commission Items**

Jack Meyers has decided to move forward with his Zoning Map Amendment and it will be on the City Council's next agenda.

6. **Adjournment**

The meeting adjourned at 7:14 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 20, 2014

Agenda Item: 3

File Number: CSM-2014-11

Applicant: Combs & Associates, Inc.

Owner: Eugene & Cheryl Shepherd

Location: 5558 E. Freedom Lane,
Town of Turtle

Existing Zoning: R-R (Town Zoning)

Existing Land Use: Residential & Ag

CSM Area: 1.8 Acres

Request Overview/Background Information:

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and a one-lot Certified Survey Map (CSM) for the property located at 5558 E. Freedom Lane in the Town of Turtle within the City's Extraterritorial Jurisdiction.

Key Issues:

- The subject property is a unique parcel that includes land on both sides of E. Freedom Lane. Proposed Lot 1 includes the portion to the south of E. Freedom Lane, and includes an existing house & accessory buildings, and is surrounded by State Highway 67 right-of-way to the south and west.
- Proposed Lot 1 is 1.5 acres in area and the CSM will dedicate approximately 0.3 acres to the public, extending 33 feet along the entire northern boundary of Lot 1 to the centerline of the existing street.
- The remaining parent parcel to the north of E. Freedom Lane includes farmland and agriculture-related buildings totaling approximately 32.4 acres, but is excluded from this CSM. Because this portion is excluded from this CSM, an identical 33-foot dedication of E. Freedom Lane right-of-way is not provided adjacent to the remaining parent parcel. The remaining parent parcel is contiguous to other agricultural land owned by Mr. & Mrs. Shepherd.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any comments or concerns.

Consistency with Comprehensive Plan and Strategic Plan:

This proposed CSM lies outside the limits of the City's Future Land Use Map. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 5558 E. Freedom Lane in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2014.

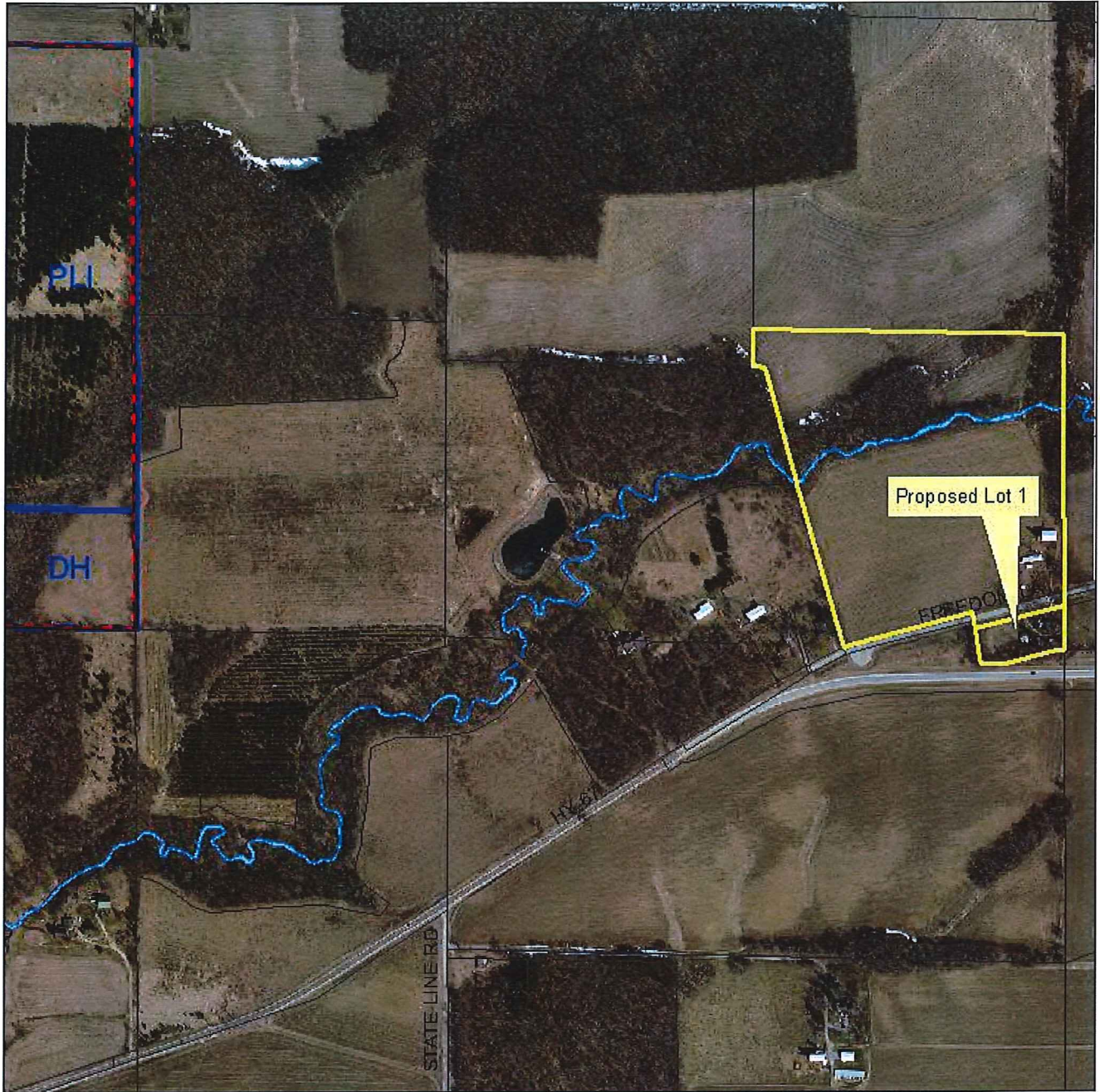
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Application, and Resolution.

Location & Zoning Map

5558 E. Freedom Lane

CSM-2014-11



1 inch = 601 feet



Legend

 Beloit & Turtle Parcels

Map prepared by: Drew Pennington, AICP

Date: July 2014

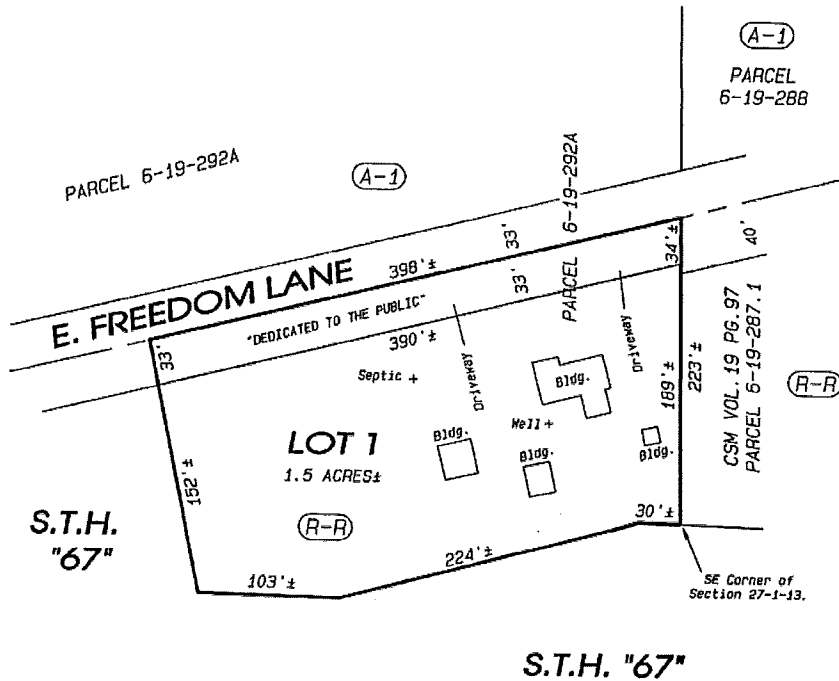
For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 27 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 210 For: SHEPHERD

DATE: JULY 14, 2014

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print) File Number: CSM-2014-11

1. Address of property: 5558 E. FREEDOM LANE
2. Tax Parcel Number(s): 6-19-292 A
3. Property is located in (circle one): City of Beloit or Town of Turtle; ~~Beloit~~; ~~Rock~~ or ~~LaPrairie~~
 In the SE Quarter of Section 27, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of records: Eugene & Cheryl Shepherd Phone: 815-389-2997
535 Middle Rd. @ South Beloit IL 61080
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs And Associates, Inc Phone: 608-752-0575
109 W. Milwaukee St. Janesville WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is ONE lot(s).
7. Total area of land included in this map: 1.8 Acres ±
8. Total area of land remaining in parent parcel: 148 Acres ±
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: R-R
11. Is the proposed use permitted in this zoning district: YES

12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

Ronald J. Combs Agent Ronald J. Combs, 7/28/14
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$160.00</u>
Scheduled meeting date: <u>Aug. 20, 2014</u>	
Application accepted by: <u>Don Perington</u>	Date: <u>7/17/14</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
5558 E. FREEDOM LANE IN THE TOWN OF TURTLE**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the property located at 5558 E. Freedom Lane in the Town of Turtle is located within the extraterritorial jurisdiction of the City; and

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

Part of the SE ¼ of the SE ¼ of Section 27 and part of the NE ¼ of the NE ¼ of Section 34, T. 1N., R. 13E. of the 4th P.M., Town of Turtle, Rock County, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED THAT the City Plan Commission of the City of Beloit does hereby approve the attached one-lot Certified Survey Map for the property located at 5558 E. Freedom Lane in the Town of Turtle, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2014.

Adopted this 20th day of August, 2014.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 20, 2014

Agenda Item: 4

File Number: VA-2014-03

Applicants: David & Diana Quillen and
Four Adjacent Property Owners

Adjacent Zoning: R-1B, Single-Family
Residential District

Adjacent Land Use: Single-Family
Dwellings

Request Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The attached Plat of Vacation shows this alley, and the requested vacation would return the entire land area to the owners of the abutting lots.

Key Issues:

- This unnamed east-west alley is perpendicular to an unnamed north-south alley that was vacated in 1981 and 2009.
 - There are seven lots with frontage on this alley, and five of the seven property owners signed the petition.
 - According to Wisconsin Statutes, the City Council may vacate an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots abutting upon the portion of the unpaved alley to be vacated. The petition that has been submitted meets this requirement.
 - Planning staff has reviewed the petition & plat, and conducted a site visit. According to Planning staff's review, the single-family rental property located at 1815 Portland Avenue has only one off-street parking space accessible from a shared driveway on Portland Avenue. This rental property utilizes this unnamed alley to access at least two off-street parking spaces in the rear. According to Section 8-103 of the Zoning Ordinance, all single-family dwellings must have at least two off-street parking spaces.
 - The attached Public Notice was sent to the owners of all lots abutting upon the alley, including the two property owners that did not sign the petition. Planning staff did not receive a formal objection from the owner of 1815 Portland Avenue, who is listed as Roger Null. Planning staff contacted Mr. Null via phone, who indicated that the property was in the middle of a foreclosure proceeding. Wisconsin Circuit Court records confirm this fact.
 - Even without a formal objection to this proposed alley vacation, Planning staff is opposed to knowingly violating State Statutes and the City's Zoning Ordinance by eliminating access to the rear off-street parking stalls that serve the single-family rental property located at 1815 Portland Avenue.
 - If vacated, AT&T, Alliant Energy, and Charter Communications have requested a utility easement over the entire alley.
-

Consistency with Strategic Plan:

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Staff Recommendation:

The Planning & Building Services Division recommends **denial** of the petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue, as doing so would deprive the single-family rental property at 1815 Portland Avenue of off-street parking stalls that are required by the City of Beloit Zoning Ordinance.

Fiscal Note/Budget Impact: N/A

Attachments: Vacation Petition, Plat of Vacation, Location & Zoning Map, Photo, Resolution Setting Hearing Date, Public Notice, and Mailing List.

PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way known as: _____

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

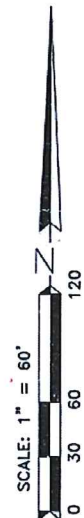
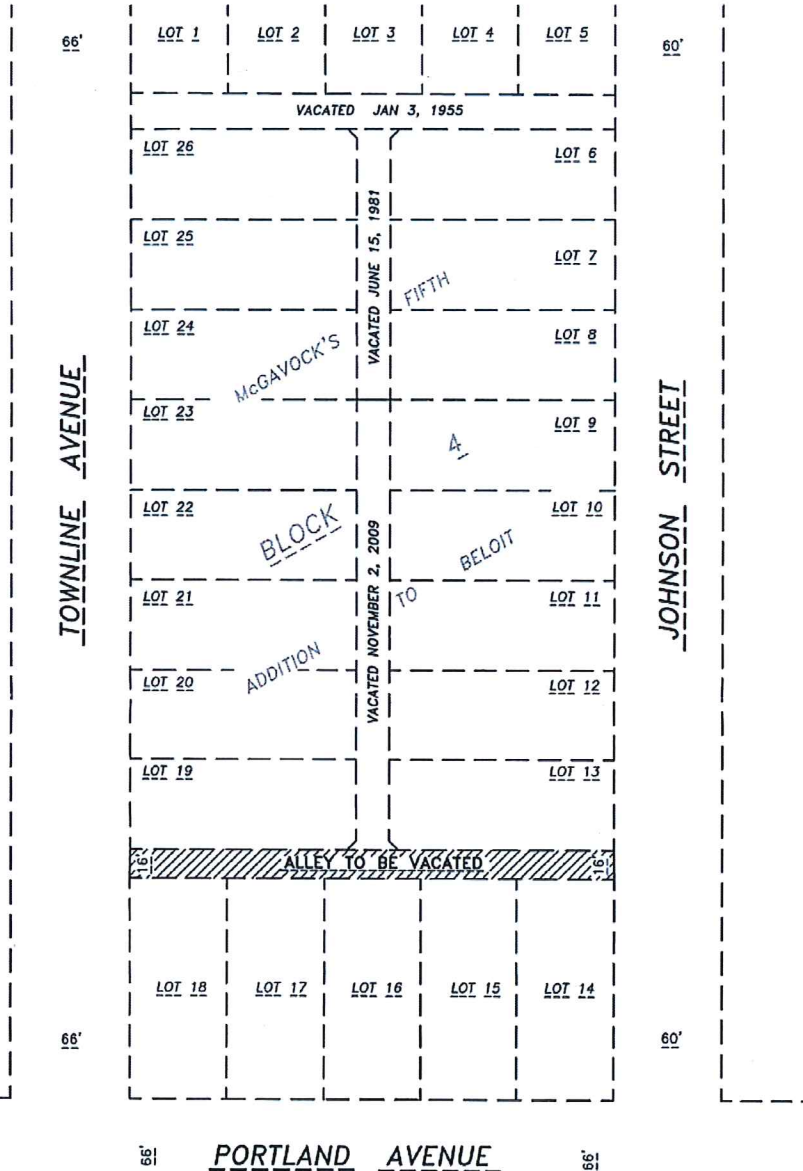
Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: David & Joanna Quillen Address: 716 Johnson St	<i>[Signature]</i> David B Quillen	3-27-14 3-29-14
Name: Gay Zimmerman Address: 1819 Portland	<i>[Signature]</i> Gay Zimmerman	3-29-14
Name: Graciela Uscampodol Address: 1825 Portland	<i>[Signature]</i> Graciela Uscampodol	3-29-14
Name: Carol Baurtsch Address: 1809 Portland	<i>[Signature]</i> Carol Baurtsch	3-29-14
Name: Patrick Maroney Address: 921 Tenth Avenue	<i>[Signature]</i> Patrick Maroney	4-5-14
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: David B Quillen
 Address of contact person: 916 Johnson
 Phone number of contact person: (608) 363-1043
 Signature of contact person: *[Signature]*

To be completed by Planning Staff	
Filing fee: <u>\$75.00</u> Amount paid: <u>\$75.00</u> Meeting date: <u>Aug. 20, 2014</u>	
Application accepted by: <u><i>[Signature]</i></u> Date: <u>4/16/14</u>	

PLAT OF VACATION

OF THE EAST-WEST ALLEY LYING BETWEEN TOWNLINE AVENUE AND JOHNSON STREET AND LYING ADJACENT TO LOTS 13, 14, 15, 16, 17, 18, AND 19, AND THAT PORTION OF THE PREVIOUSLY VACATED ALLEY, ALL BEING SITUATED IN BLOCK 4 OF MCGAVOCK'S FIFTH ADDITION, CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



A RESOLUTION TO VACATE A PORTION OF THE ALLEY AS SHOWN HEREON WAS ADOPTED _____ 2014 AND IS REFERENCED AS CITY OF БЕЛОИТ CLERK FILE NO. _____



ORDER NO. 31852
 FOR THE EXCLUSIVE USE OF:
 David and Diane Quillen
 SCALE: 1" = 60 FEET
 File Name: J:\31850-31899\31852-Quillen\31852.DWG
 Plotted on 05/16/14 at 16:53:05.

Jeffrey R. Garde
 JEFFREY R. GARDE, P.L.S.
 WISCONSIN PROFESSIONAL LAND SURVEYOR S-2766
 DATED THIS 16th DAY OF MAY, 2014

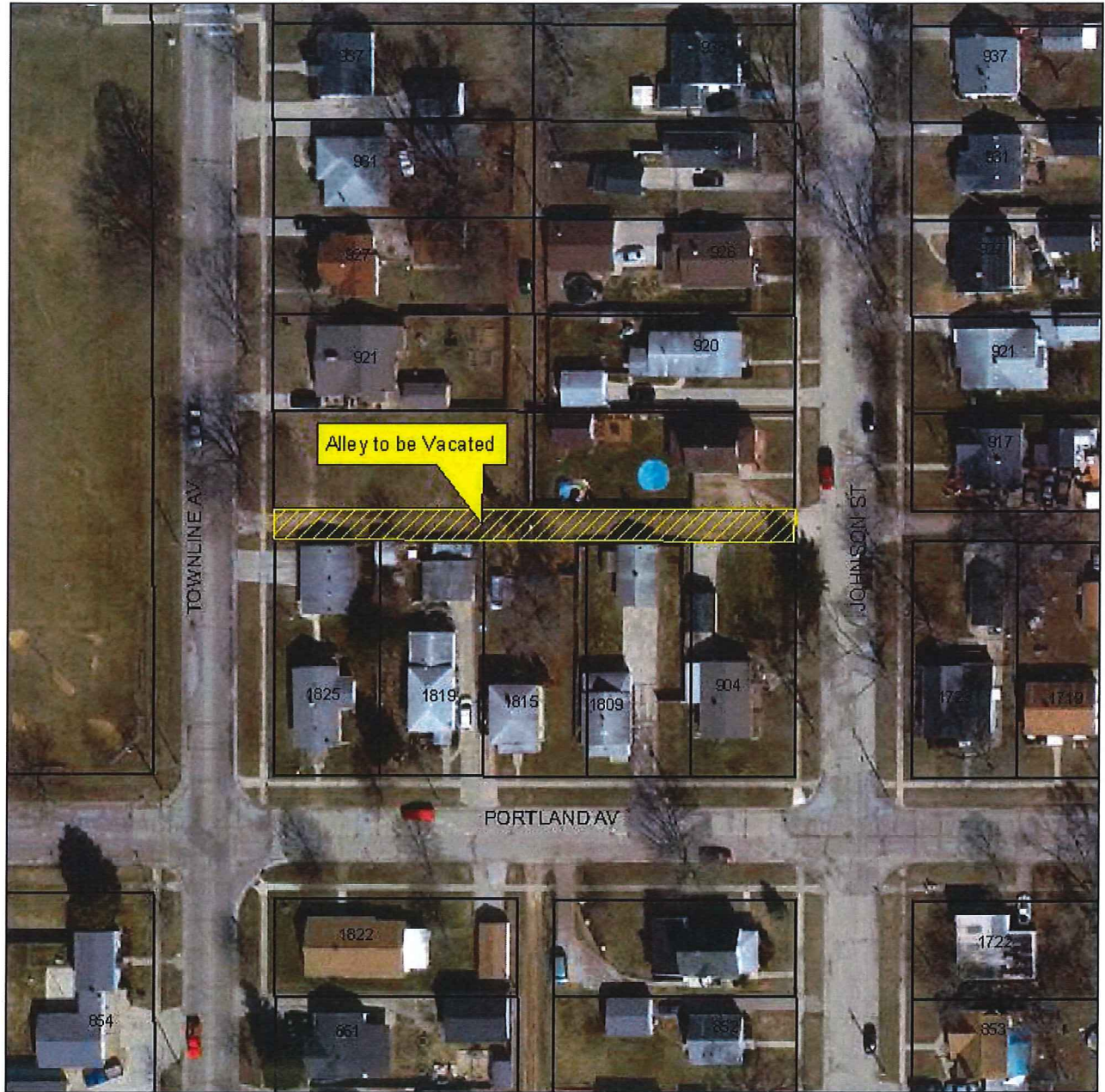
Batterman
 engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
 608.365.4464 www.tbatterman.com

Location Map

Unnamed E-W Alley

VA-2014-03



1 inch = 73 feet



Legend

 COB Parcels

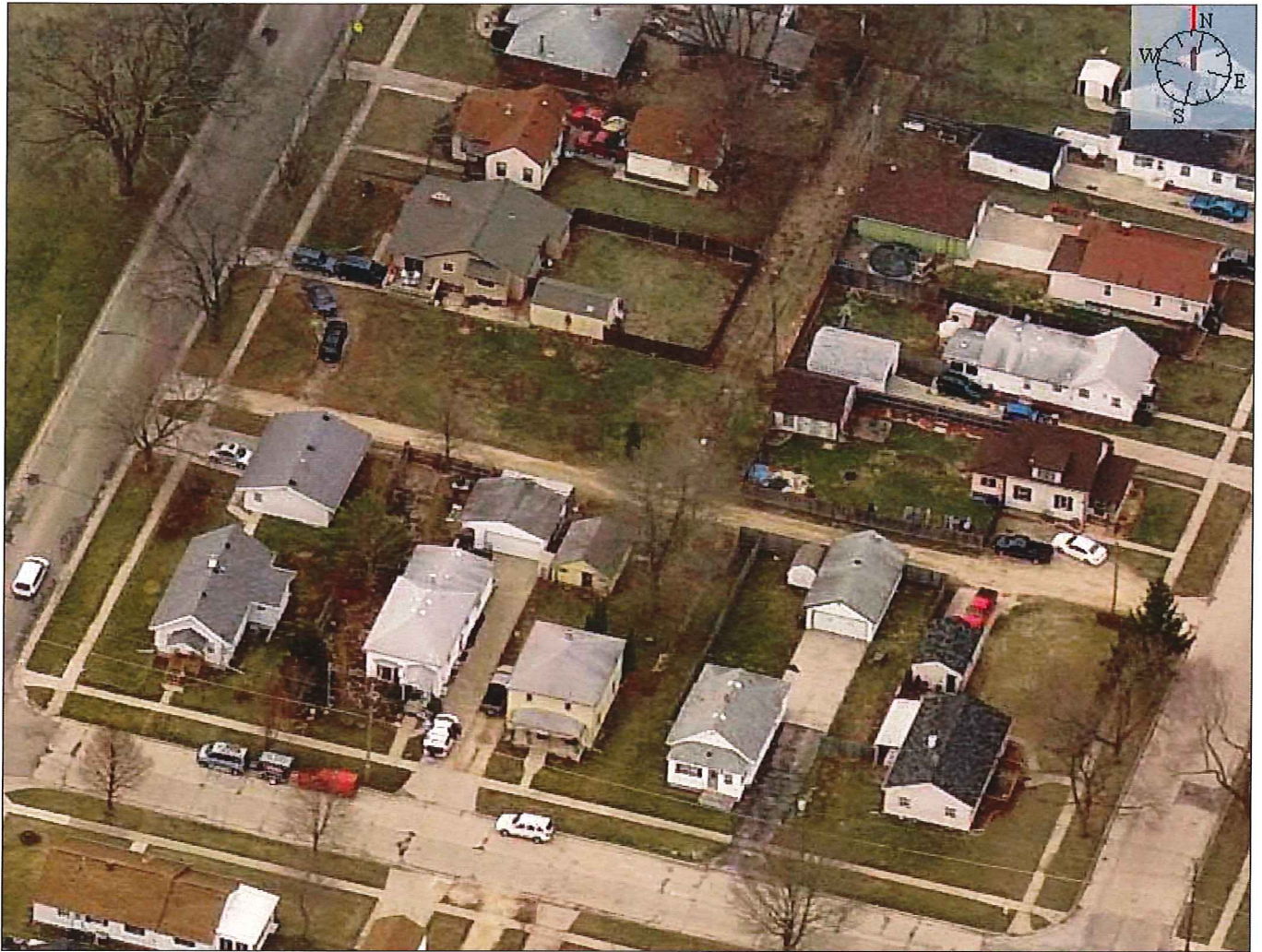
Map prepared by: Drew Pennington, AICP

Date: July 2014

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





**RESOLUTION
SETTING A DATE FOR A PUBLIC HEARING FOR THE
VACATION OF AN UNNAMED EAST-WEST ALLEY LOCATED BETWEEN THE
NINE HUNDRED BLOCKS OF JOHNSON STREET AND TOWNLINE AVENUE
IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN**

IT IS RESOLVED THAT a public hearing on the proposed Resolution to discontinue and vacate the east-west alley lying adjacent to Lots 13, 14, 15, 16, 17, 18, and 19 in Block 4 of McGavok's Fifth Addition in the City of Beloit, Rock County, Wisconsin, shall be held at the regular **City Council Meeting on Tuesday, September 2, 2014**, and the City Clerk is authorized and directed to give notices required under Section 66.1003, Wisconsin Statutes.

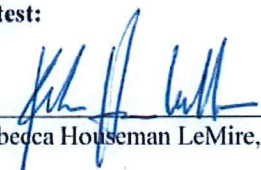
Adopted this 21st day of July, 2014.

City Council of the City of Beloit



Mark Spreitzer, Council President

Attest:



Rebecca Houseman LeMire, City Clerk



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

July 23, 2014

To Whom It May Concern:

The City of Beloit has received a petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The alley that is proposed to be vacated is shown and described on the attached *Plat of Vacation*. If approved, this vacation would return the land area to the adjacent property owners and abandon the alley as a public right-of-way.

This proposed vacation will be considered during the following meetings:

City Plan Commission: Wednesday, August 20, 2014 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 (Public Hearing): Tuesday, September 2, 2014 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

DAVID & DIANA QUILLEN
916 JOHNSON ST
BELOIT, WI 53511

PATRICK & ELLEN MORONEY
921 TOWNLINE AVE
BELOIT, WI 53511

GRACIEIA OCAMPO DE TAPIA
1825 PORTLAND AVENUE
BELOIT, WI 53511

GARY ZIMMERMAN
1819 PORTLAND AVENUE
BELOIT, WI 53511

ROGER NULL
1914 FREDERICK STREET
BELOIT, WI 53511

CAROL BAERTSCHI
1809 PORTLAND AVENUE
BELOIT, WI 53511

HEATHER TIKKANEN
1612 ARBUTUS STREET
JANESVILLE, WI 53546

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: August 20, 2014

Agenda Item: 5

File Number: CU-2014-06

Applicant: Randy Gracyalny

Owner: Our Lady of the Assumption

Location: 2222 Shopiere Road

Existing Zoning: PLI, Public Lands
and Institutions

Existing Land Use: Religious
Institution

Parcel Size: 13 Acres

Request Overview/Background Information:

Randy Gracyalny, on behalf of Our Lady of the Assumption, has filed an application for a Conditional Use Permit to allow alcohol sales in a PLI, Public Lands and Institutions District, for the property located at 2222 Shopiere Road. The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

- North: R-1B, Single-Family Residential District; Single-Family Dwellings
- South: PLI, Public Lands and Institutions; Cemetery
- East: R-1A, Single-Family Residential District; Single-Family Dwellings
- West: PLI, Public Lands and Institutions; Cemetery

Alcohol sales are a conditional use in the PLI District. If the Conditional Use Permit is approved, the City Council is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties.

Key Issues:

- Our Lady of the Assumption is primarily used for religious services, child care and education, and their administrative offices. These uses will remain.
- The applicant is seeking a Conditional Use Permit for alcohol sales, which are intended to occur during special events only. Events are typically held during weekend evenings. The applicant anticipates approximately 15 special events including alcohol per year.
- Alcohol sales are a conditional use in the PLI District. An alcohol beverage license is required for each special event. At most, two events per year may serve wine. City Council approval is required for each special event license.
- This large site has ample parking and good access for special events which are already held at this location. The introduction of alcohol to this location will not negatively affect the neighborhood.
- The City's Review Agents have reviewed this application and have no concerns.
- The attached Public Notice was sent to 31 nearby property owners. As of this writing, Planning staff has not received any comments.
- **Findings of Fact**

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

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - The introduction of alcohol sales for special events at the subject property will not endanger public health, safety, morals, comfort, and general welfare. The events at which alcohol sales will occur already take place at the subject property and do not have a negative effect on the surrounding neighborhood.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The conditional use will not injure the use and enjoyment of nearby properties. The events at which alcohol sales will be permitted will typically be during weekend evenings.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The conditional use is not expected to diminish or impair property values in the neighborhood.

- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - Not Applicable.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - Not Applicable.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the subject property and the introduction of occasional alcohol sales will not affect this.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The establishment of the conditional use is not expected to generate a significant increase in traffic. The subject property has adequate off-street parking to accommodate the existing land uses.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Institutional & Community Service uses and a zoning district classification of PLI for the subject property. The underlying zoning district classification is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to alcohol sales in a PLI, Public Lands and Institutions District, for the property located at 2222 Shopiere Road, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the sale, possession, & consumption of alcohol at the subject property for a maximum of 15 events per year.
2. Prior to establishment of the conditional use, the applicant shall obtain the proper alcohol beverage licenses.
3. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively.

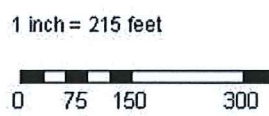
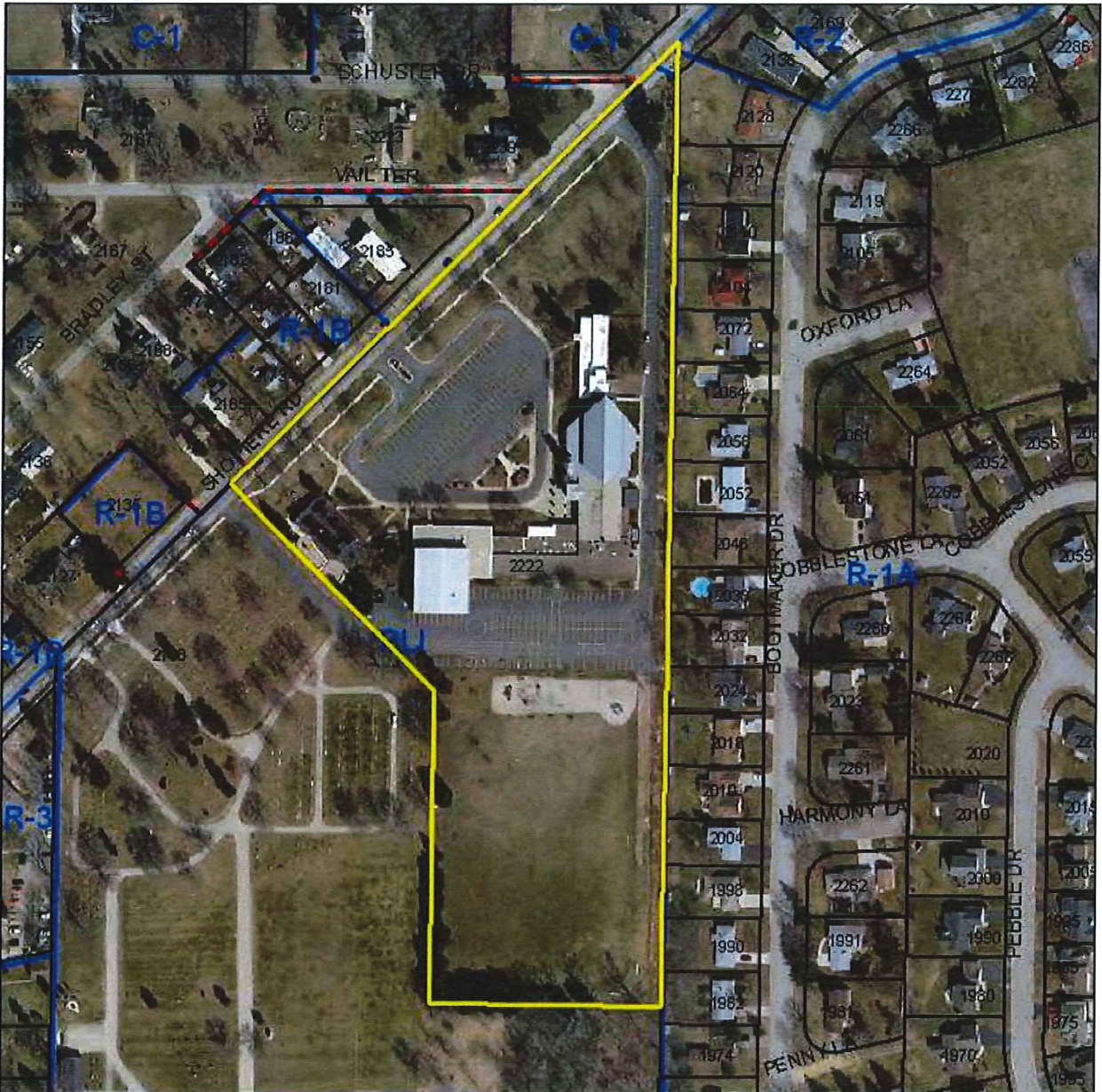
Fiscal Note/Budget Impact: N/A



Attachments: Location & Zoning Map, Application, Public Notice, and Mailing List.

Location & Zoning Map

2222 Shopiere Road

CU-2014-06



Legend	
	COB Parcels
	450 Zoning District

Map prepared by: Stephanie Hummel
Date: August 2014
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2014-00

1. Address of subject property: 2222 Shopiere Road, Beloit, WI 53511

2. Legal description: see attached 21950205 PLI

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: 12.55 acres.

3. Tax Parcel Number(s): 2195 - 0205

4. Owner of record: Our Lady of the Assumption Phone: 608-362-9066

2222 Shopiere Road, Beloit, WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Randy Gracyalny

2222 Shopiere Road, Beloit, WI 53511
(Address) (City) (State) (Zip)

608-362-9066 / 608-676-5110 / randyg@olabeloit.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: church, school, child care,

Administrative Offices and related activities

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

A Conditional Use Permit for: Alcohol (wine + beer) sale and use

in a(n) PLI Zoning District.

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

Principal use: Religious services and activities, educational (3K-8)
and early childhood education and care.

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: _____ Completion date: _____

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

- () Owner
- () Leasehold, length of lease: _____
- () Contractual, nature of contract: _____
- (X) Other, explain: PASTOR

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] | PAUL UGO ARIZO | 7/10/2014
 (Signature of Owner) (Print name) (Date)

[Signature] | Randal Graczyk | 7/10/14
 (Signature of Applicant, if different) (Print name) (Date)

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

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff	
Filing fee: <u>\$275.00</u>	Amount paid: <u>275</u> Meeting date: <u>8/20/2014</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>S. Hummel</u>	Date: <u>7/17/14</u>



NOTICE TO THE PUBLIC

August 7, 2014

To Whom It May Concern:

Randy Gracyalny, on behalf of Our Lady of the Assumption, has filed an application for a Conditional Use Permit to allow alcohol sales in a PLI, Public Lands and Institutions District, for the property located at:

2222 Shopiere Road.

Alcohol sales are a conditional use in the PLI District. Alcohol sales at this location will be for special events only. The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, August 20, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Tuesday, September 2, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning Division at (608) 364-6708 or hummels@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

CODY HOPPER
1966 BOOTMAKER DR
BELOIT, WI 535113814

CARL RAMQUIST
1990 BOOTMAKER DR
BELOIT, WI 53511

NANCY KRESSIN
2010 BOOTMAKER DR
BELOIT, WI 535113816

JOSEPH EVES
2032 BOOTMAKER DR
BELOIT, WI 535113816

MOUNT THABOR CEMETERY
1827 N WASHINGTON ST
JANESVILLE, WI 535480180

BERTHA SADLER
2058 BOOTMAKER DR
BELOIT, WI 535113816

DOUGLAS WILLIAMS
2173 SHOPIERE RD
BELOIT, WI 535120915

R & R VENTURES
104 WISCONSIN ST
P O BOX 84
DARIEN, WI 53114

FRANCISCAN SISTERS OF OUR LADY INC
2110 BOOTMAKER DR
BELOIT, WI 535112318

OUR LADY OF ASSUMPTION PARISH
2222 SHOPIERE RD
BELOIT, WI 535113840

YOLANDA MIRAMONTES
1974 BOOTMAKER DR
BELOIT, WI 53511

MICHAEL STEARNS
1998 BOOTMAKER DR
BELOIT, WI 53511

JUAN & LESLIE K PAGAN
3509 CORBRIDGE LN
ROCKFORD, IL 61107

KIM WOLTER
2038 BOOTMAKER DR
BELOIT, WI 535113816

MICHAEL F & LORI K PARISI
895 WYMORE RD APT 935C
ALTAMONTE SPRINGS, FL 327146907

DUNG & PHUONG NGO
2064 BOOTMAKER DR
BELOIT, WI 535113816

KALMAN KOVACS
2072 BOOTMAKER DR
BELOIT, WI 535113816

JAMES LONG
1833 CLEVELAND ST
BELOIT, WI 53511

QUAN DAO
2120 BOOTMAKER DR
BELOIT, WI 535112318

WILLIAM M & GRACE J CUNNINGHAM
2601 SARAH LN
BELOIT, WI 53511

BERNARD ANDERSON
1982 BOOTMAKER DR
BELOIT, WI 535113814

THOMAS STOGSDILL
2004 BOOTMAKER DR
BELOIT, WI 535113816

JEFFREY W & LISA A POPP
2024 BOOTMAKER DR
BELOIT, WI 53511

SCHATZE FUNK RASMUSSEN
2046 BOOTMAKER DR
BELOIT, WI 535113816

GATEWAY REDEVELOPMENT LLC
P O BOX 41
BELOIT, WI 53512

LORRAINE F & TRENA L SUGDEN
2165 SHOPIERE RD
BELOIT, WI 53511

MARLENE TIJERINA
2177 SHOPIERE RD
BELOIT, WI 535113839

NORTHERN ILLINOIS INC FAMILY SERVICES OF
SOUTHERN WISCONSIN &
416 COLLEGE ST
BELOIT, WI 53511

VIRGIINIA WILLIAMS
2128 BOOTMAKER DR
BELOIT, WI 53511

RALPH THORPE
2169 BOOTMAKER DR
BELOIT, WI 535112317

ALLAN WOLF
2249 SHOPIERE RD
BELOIT, WI 53511

ERLE J & CHARLOTTE A HEINE
2265 SHOPIERE RD
BELOIT, WI 53511