



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, June 3, 2015 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 May 6, 2015 Meeting**
3. **Certified Survey Map – 1750 Gateway Boulevard**  
Review and consideration of two-lot Certified Survey Map for property located at 1750 Gateway Boulevard in the City of Beloit
4. **Preliminary Plat – Deerfield Estates Second Addition – 2222 Canterbury Drive**  
Review and consideration of 15-lot Preliminary Plat for property located at 2222 Canterbury Drive in the City of Beloit
5. **Conditional Use Permit – 1180 Madison Road – The Alibi Bar & Grill**  
Public hearing, review and consideration of Conditional Use Permit to allow a temporary outdoor seating area and temporary outdoor sales, possession, and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1180 Madison Road
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

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

Notice Mailed: May 29, 2015

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

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Wednesday, May 6, 2015 at 7:00 PM**  
**The Forum**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:01pm.

Councilperson Kincaid was present. Commissioners Tinder, Finnegan, Ruster, Faragher, Mathis, Johnson, and Moore were present.

**2. Nomination and Election of Officers**

a. Nomination and Election of Chairperson

Commissioner Tinder nominated Commissioner Faragher to continue as Chairperson. Commissioner Ruster seconded the motion. The motion passed unanimously (7-0).

b. Nomination and Election of Vice-Chairperson

Commissioner Tinder nominated Commissioner Mathis as Vice-Chairperson. Commissioner Ruster seconded the motion. The motion passed unanimously (7-0).

**3. Approval of the Minutes of the April 22, 2015 Meeting**

Commissioner Moore moved to approve the Minutes. Commissioner Johnson seconded the motion. The motion passed unanimously (7-0).

**4. Certified Survey Map – 601 Willowbrook Road**

Review and consideration of two-lot Certified Survey Map for property located at 601 Willowbrook Road in the City of Beloit

Julie Christensen presented the staff report and recommendation.

Commissioner Ruster inquired into why the Ho-Chunk did not desire to have the billboard on their property and whether or not the City would be responsible for the upkeep.

Councilman Kincaid explained the history of the ownership of the sign, noting that the sign company was reluctant to sell the sign to the City or anyone else for that matter.

Councilman Kincaid asked what property the City owned in relation to the property in question. He followed up with questions regarding who did the survey, specifically noting

the sign. The City of Beloit owns the land North, South, and West of the property. It was stated that the surveyor had previously been employed by the Ho-Chunk.

Commissioner Ruster asked what sort of restrictions there will be for the Ho-Chunk regarding the sign ordinance. Councilman Kincaid and Ms. Christensen explained the restrictions and agreements. The existing billboard would not be counted towards the sign allowance for the Ho-Chunk Development as long as it was not moved or the size altered.

Councilman Kincaid inquired into the regulations of the out lot. Ms. Christensen explained the precedent regarding out lots, also mentioning that there was a possibility of adding the out lot to the Wastewater Treatment Plant parcel.

Commissioner Johnson moved to approve. Commissioner Tinder seconded the motion. The motion passed unanimously (7-0).

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

Ms. Christensen stated that the Conditional Use for Cherry Tree Assisted Living Facility was approved by City Council. There is a possibility of the May 20, 2015 meeting being cancelled due to no applications.

Commissioner Ruster inquired as to whether or not the casino is a done deal. Ms. Christensen explained that the City is making an effort to have the necessary steps completed on the City's end. As of now, the Ho-Chunk Nation is waiting on approval from the Bureau of Indian Affairs and other State level agencies.

Ms. Christensen stated that Lucy's Burger Bar had a successful opening.

**6. Adjournment**

The meeting adjourned at 7:20pm.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** June 3, 2015

**Agenda Item:** 3

**File Number:** CSM-2015-07

**Applicant:** Hawks Ridge Apartments

**Owner:** Hawks Ridge Apartments

**Location:** 1750 Gateway Blvd

**Existing Zoning:** PUD, Planned Unit Development

**Existing Land Use:** Multifamily Residential

**Total Area:** 19.09 Acres

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### Request Overview/Background Information:

Hawks Ridge Apartments has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 1750 Gateway Blvd in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### Key Issues:

- The intent of the proposed CSM is to subdivide this existing 19-acre parcel into a developed parcel (proposed Lot 1) and an undeveloped parcel (proposed Lot 2) so that the owner can obtain financing to complete this multi-family development.
- Proposed Lot 1 is 11.26 acres in area and includes the six completed buildings and the clubhouse/pool.
- Proposed Lot 2 includes 7.83 acres of undeveloped land that is approved for up to four additional multi-family buildings. Proposed Lot 2 is bisected by a 30-36' utility & access easement that will provide a second driveway on Gateway Blvd.
- This development with up to ten, 32-unit multifamily buildings was approved as a Planned Unit Development (PUD) in 2004. The attached Resolution to approve this PUD did not contemplate a future, interior land division and the associated setbacks. In the absence of interior setbacks, Planning staff is recommending a condition of approval that will establish a minimum building setback of 30 feet, which is consistent with the R-3 zoning district.
- The applicant has not proposed a change in the approved PUD – Master Land Use Plan, which means that the proposed building types, densities, locations, and driveway network remain unchanged as shown on the attachment.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.

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### Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for Mixed Residential land uses. Consideration of this request supports Strategic Goal #5.

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### 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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 1750 Gateway Blvd in the City of Beloit, subject to the following conditions:

1. Lot 1 shall retain the address of 1750 Gateway Blvd and Lot 2 shall be addressed as 1780 Gateway Blvd (PIN: 22870505).
2. In order to correct deficient emergency and regular access to the existing units, the applicant shall construct the second driveway in the designated access easement by December 1, 2015. This driveway shall be constructed regardless of whether or not additional buildings are constructed this year.
3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, CSM, Application, 2004 Plan, PUD Resolution, and Resolution.

# Location & Zoning Map

Hawk's Ridge, 1750 Gateway Blvd



CSM-2015-07



1 inch = 233 feet

0 45 90 180 270 Feet

### Legend

-  City Limits (Corp Poly)
-  COB Parcels (Parcel Poly)

Map prepared by: Drew Pennington, AICP  
Date: May 2015  
For: City of Beloit Planning & Building  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 BEING A RE-DIVISION OF LOT 1, CERTIFIED SURVEY MAP VOLUME  
 27, PAGE 193 - 195, BEING PART OF THE SOUTHEAST ¼ OF THE  
 NORTHWEST ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST,  
 CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

**BASIS OF BEARING:**  
 THE SOUTH LINE OF  
 LOT 1, CDM MAP VOL. 27,  
 PAGES 193-195 WAS TAKEN  
 TO BEAR N89°46'44"W.

0' 150'

SCALE 1" = 150'

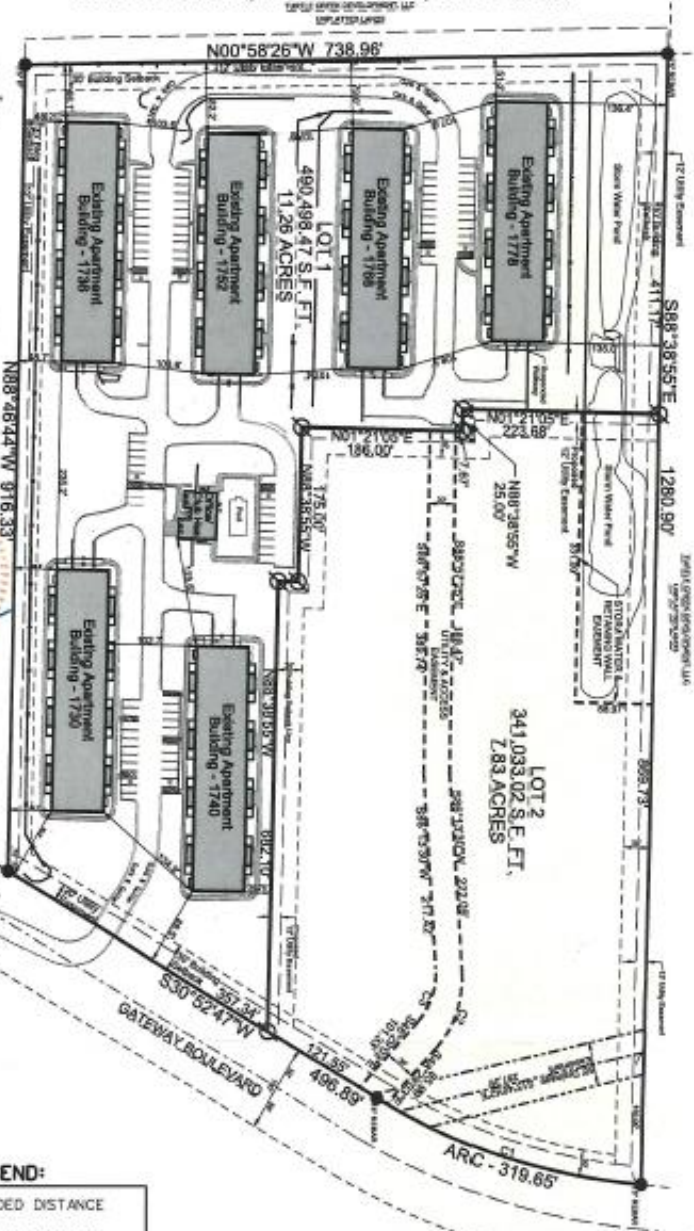
**OWNER:**  
 HAWKS RIDGE  
 APARTMENTS LLC  
 N7152 BOWERS ROAD  
 ELKHORN WI, 53121

**SURVEYOR:**  
 V2G SURVEYING LLC  
 550 BAY VIEW ROAD-STE B  
 MILWAUKEE, WI 53148  
 262-379-5897



WEST & CORNER  
 CONCRETE MON.  
 SECTION 28-1-13

EAST & CORNER  
 IRON PIPE  
 SECTION 28-1-13



**LEGEND:**

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊗ ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.

**CURVE TABLE**

LINE	RADIUS	ARC	CHORD BEARING	CHORD
C1	700.00'	318.60'	S17°47'37"W	318.60'
C2	118.00'	83.28'	S17°17'36"E	80.87'
C3	82.00'	84.02'	S17°17'36"E	83.14'



SHEET 1 OF 3  
 DRAFT DATE: 04/20/2015  
 V2G JOB NO.: 2015-022

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING A RE-DIVISION OF LOT 1, CERTIFIED SURVEY MAP VOLUME 27, PAGE 193 - 195, BEING PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**SURVEYORS CERTIFICATE:**

I, MICHAEL A. GREESON, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED AS LYING IN PART OF THE S.E.  $\frac{1}{4}$  OF THE N.W.  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP VOLUME 27, PAGES 193 - 195, RECORDED AS DOCUMENT No. 1670000 IN THE OFFICE OF REGISTER OF DEEDS, ROCK COUNTY, THENCE N88°48'44"W, 516.33' TO A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°58'20"W, 738.95' TO A FOUND REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 1; THENCE S88°38'55"E ALONG THE NORTH LINE OF SAID LOT 1, 1290.90' TO A FOUND REBAR ON THE WESTERLY RIGHT OF WAY LINE FOR GATEWAY BOULEVARD, SAID POINT BEING ON A CURVE; THENCE 316.88' ALONG SAID WESTERLY RIGHT OF WAY AND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 700.00', A CHORD THAT BEARS S17°47'40"W FOR A LENGTH OF 316.88' TO A FOUND REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY S30°52'47"W, 496.89' TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO ALL RIGHTS, RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS EITHER RECORDED OR UNRECORDED.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN AND BY THE DIRECTION OF HAWKS RIDGE APARTMENTS LLC, TOMMY LARSON, PRESIDENT.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s. 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF БЕЛОIT, ROCK COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THIS 22nd DAY OF APRIL, 2015.

  
MICHAEL A. GREESON, R.L.S. #2770



**OWNERS CERTIFICATE:**

AS MANAGING MEMBER, I THOMAS L. LARSON, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ABOVE TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE STATE STATUTES, THE CITY OF БЕЛОIT AND ROCK COUNTY, WISCONSIN.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
THOMAS L. LARSON, MANAGING MEMBER

STATE OF WISCONSIN )  
  ) ss.  
\_\_\_\_\_) COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, THE ABOVE NAMED THOMAS L. LARSON, MANAGING MEMBER FOR HAWKS RIDGE APARTMENTS, LLC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, WISCONSIN.  
MY COMMISSION EXPIRES \_\_\_\_\_



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING A RE-DIVISION OF LOT 1, CERTIFIED SURVEY MAP VOLUME  
27, PAGE 193 - 195, BEING PART OF THE SOUTHEAST ¼ OF THE  
NORTHWEST ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 13 EAST,  
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**CITY OF БЕЛОIT PLAN COMMISSION APPROVAL CERTIFICATE:**

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF БЕЛОIT PLAN COMMISSION, ON

THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_

**Consent of Corporate Mortgagee:**

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws  
of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the  
surveying, dividing, mapping and dedication of the land described on this plat, and does hereby  
consent to the above certificate of \_\_\_\_\_, owner.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by  
\_\_\_\_\_, its Managing Member, and countersigned by \_\_\_\_\_  
its Secretary (cashier), at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto  
affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

In the presence of:

\_\_\_\_\_  
(Corporate Seal)  
Corporate Name

Managing Member \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Mortgage Notary Certificate:**

STATE OF WISCONSIN)  
\_\_\_\_\_) COUNTY) SS  
\_\_\_\_\_) Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015,  
\_\_\_\_\_) President, and \_\_\_\_\_, Secretary (cashier) of the above  
named corporation, to me known to be the persons who executed the foregoing instrument, and to  
me known to be such President and Secretary (cashier) of said corporation, and acknowledged  
that they executed the foregoing instrument as such officers as the deed of said corporation,  
by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.





# CITY of BELOIT

## Planning and Building Services 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: ~~2015-022~~ CSA-2015-07

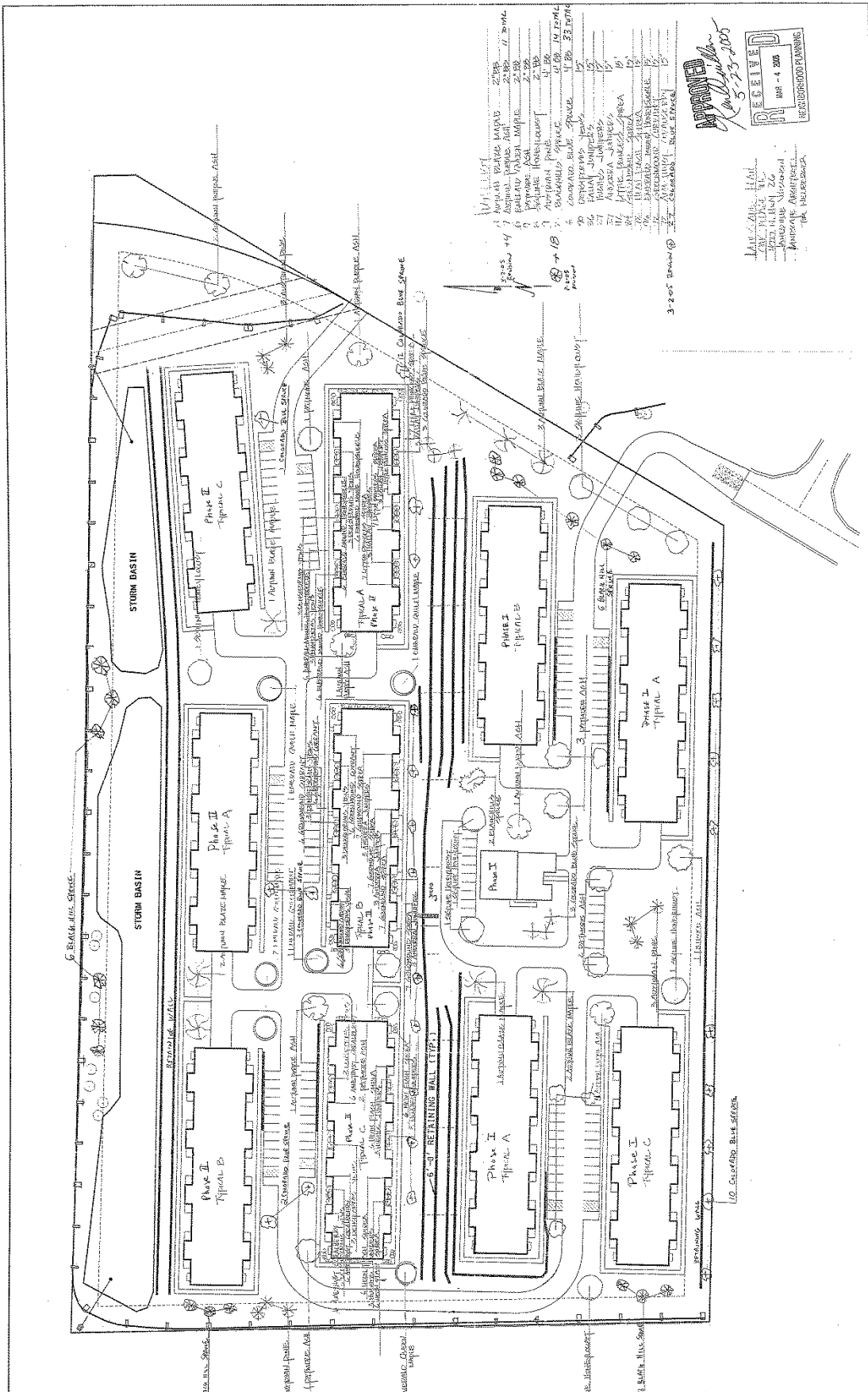
- Address of property: 175P Gateway Blvd.
- Tax Parcel Number(s): 206 22870500
- Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the \_\_\_ Quarter of Section \_\_\_, Township \_\_\_, North, Range \_\_\_ East of the 4th P.M.
- Owner of record: Hawks Ridge Apartments, LLC Phone: 262-642-9286  
N7152 Bowers Rd, Elkhorn WI 53121  
(Address) (City) (State) (Zip)
- Applicant's Name: Hawks Ridge Apartments, LLC  
N7152 Bowers Rd, Elkhorn, WI 53121  
(Address) (City) (State) (Zip)  
262-642-9286 / 262-903-8906 / tommy@teronomy.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
- Number of new lots proposed with this land division is two lot(s).
- Total area of land included in this map: 19.09 acres
- Total area of land remaining in parent parcel: 11.26 acres
- Is there a proposed dedication of any land to the City of Beloit? NO
- The present zoning classification of this property is: multifamily residential
- Is the proposed use permitted in this zoning district: Yes
- 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.

Thomas L. Larson / Thomas L. Larson / 4/27/15  
(Signature of applicant) (Print 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>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>June 3, 2015</u>	Date: <u>4/20/15</u>
Application accepted by: <u>Don Pennington</u>	Date: <u>4/20/15</u>



- APPREVED**  
*[Signature]*  
 5-23-2005
- RECEIVED**  
 BR-4 2005  
 REGISTERED PLANNING
- LAURENCE HALL  
 2011 BIRCH BL  
 WISCONSIN 53001  
 LANDSCAPE ARCHITECT  
 WISCONSIN REG. NO. 1000000000
- 3-205 1000000000
- PHASE I**
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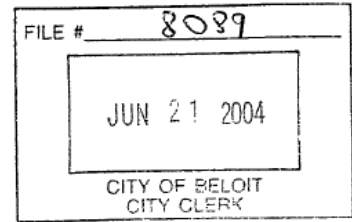
**LANDSCAPE PLAN**

**HAWKS RIDGE APARTMENTS**  
 CITY OF BELOIT  
 ROCK COUNTY, WISCONSIN

Scale: 1" = 50'

**RSV ENGINEERING, INC.**  
 Registered Professional Engineers  
 2011 BIRCH BL  
 WISCONSIN 53001

NO.	DATE	REVISIONS
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**RESOLUTION**  
**AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE**  
**PLAN ON PROPERTY LOCATED AT 1750 GATEWAY BOULEVARD**

**WHEREAS**, the application of Teronomy Builders, Inc. for approval of a Planned Unit Development (PUD) Master Land Use Plan for a residential development consisting of ten multifamily apartments and a clubhouse on property located at 1750 Gateway Boulevard, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW THEREFORE IT IS HEREBY RESOLVED** that the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the proposed Planned Unit Development (PUD) Master Land Use Plan to allow a development consisting of ten multifamily apartments and a clubhouse on property located at 1750 Gateway Boulevard in the City of Beloit, for the following described premises:

Part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 1 North, Range 13 East of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Commencing at the East-Quarter corner of Section 28 aforesaid; thence North  $88^{\circ}46'44''$  West along the East-West centerline of said Section 28 a distance of 3446.20 feet to the Northwesterly right-of-way of Gateway Boulevard; thence North  $30^{\circ}52'47''$  East along said right-of-way 680.46 feet to the Northeasterly corner of Lot One of Certified Survey Map Document No. 1600107 as recorded in Volume 26, Pages 72 – 74 of Rock County Certified Survey Maps; thence North  $88^{\circ}46'44''$  West 916.33 feet to the Northwest corner of said Lot One; thence North  $0^{\circ}58'26''$  West, 738.96 feet; thence South  $88^{\circ}38'55''$  East 1344.36 feet to the Northwesterly right-of-way of Gateway Boulevard; thence South  $30^{\circ}52'47''$  West 791.14 feet along said right-of-way to the point of beginning. Containing 19.273 acres, more or less.

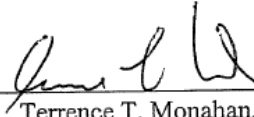
As a condition of granting the Planned Unit Development (PUD) Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development which are hereby deemed necessary for the public interest:

1. Ten, 32-unit multifamily apartment buildings with up to 320 dwelling units, including a clubhouse, swimming pool and fitness center, shall be permitted on subject property if development substantially conforms to the approved Master Land Use Plan submitted with this application and all of the required conditions.
2. This development shall be constructed according to the approved detailed PUD Final Plan submitted to and approved by the City Zoning Officer prior to issuance of any building permits.
3. Roadway access to Gateway Boulevard shall be as indicated on the PUD Final Plan or as otherwise approved by the City Engineer.
4. The PUD Final Plan shall include a looped access drive to provide easy emergency access in and through the site and if this project is constructed in phases then a temporary turn around shall be constructed at the end of any access drive that results in a dead-end.

5. The PUD Final Plan shall include a looped water system with the number and location of fire hydrants provided and installed as approved by the City Zoning Officer.
6. The developer shall include sidewalks in the PUD Final Plan and these sidewalks shall be constructed as per the approved PUD Final Plan as each building is constructed if this development is constructed in two or more phases.
7. The developer shall construct concrete driveway aprons at their access drives and a public concrete sidewalk, five-foot wide, along the entire lot frontage in the Gateway Boulevard right-of-way at the same time as construction of Gateway Boulevard extension is performed.
8. Monies in lieu of parkland dedication shall be paid to the City's Parkland Dedication Fund in the amount of \$46,665.60 (320 x 145.83) prior to issuance of the first building permit for construction on this lot, or as otherwise determined by the *Park, Recreation & Conservation Advisory Commission*.
9. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

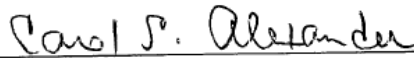
Adopted this 21<sup>ST</sup> day of June, 2004.

**BELOIT CITY COUNCIL**



Terrence T. Monahan, President

ATTEST:



Carol S. Alexander, CMC, City Clerk

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT 1750 GATEWAY BLVD**

**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 jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 1750 Gateway Blvd, containing 19.09 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

Lot 1 of a Certified Survey Map as recorded in Volume 27 on Pages 193-195 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 1750 Gateway Blvd, subject to the following conditions:

1. Lot 1 shall retain the address of 1750 Gateway Blvd and Lot 2 shall be addressed as 1780 Gateway Blvd (PIN: 22870505).
2. In order to correct deficient emergency and regular access to the existing units, the applicant shall construct the second driveway in the designated access easement by December 1, 2015. This driveway shall be constructed regardless of whether or not additional buildings are constructed this year.
3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2015.

Adopted this 3<sup>rd</sup> day of June, 2015.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

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

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** June 3, 2015

**Agenda Item:** 4

**File Number:** PS-2015-01

**Applicant:** R.H. Batterman & Co.

**Owner:** Acorn Development

**Location:** 2222 Canterbury Drive

**Existing Zoning:** R-1A, Single-Family Residential District

**Existing Land Use:** Vacant Land

**Platted Area:** 8.74 Acres

---

### Request Overview/Background Information:

R.H. Batterman & Co., on behalf of Acorn Development, has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of Deerfield Estates *Second* Addition for the property located at 2222 Canterbury Drive. Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. According to Section 12.03(2)(e) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any preliminary plat within the City.

The attached **Location and Zoning Map** shows the location of the platted area. The adjacent zoning and land uses are as follows:

- North: Town of Turtle A1, Exclusive Agricultural District; Agricultural
- South: PLI, Public Lands & Institutions District; Parkland
- East: PUD, Planned Unit Development; Single-Family Residential
- West: R-1A, Single-Family Residential District; Single-Family Residential

---

### Key Issues:

- A Preliminary Plat including all of Deerfield Estates was approved in December 2003. The Final Plat of Deerfield Estates *First* Addition was approved & recorded in 2004 and subsequently developed, but a Final Plat of Deerfield Estates *Second* Addition was never approved and all prior approvals expired.
- The attached plat includes 14 single-family lots, an out-lot for stormwater management, and the completion of Deer Path Way between the current dead-ends in Deerfield Estates *First* Addition and Walnut Grove.
- The City and developer are currently negotiating a Development Agreement regarding the needed infrastructure.
- In order to effectuate this plat, the City must convey (donate) 21,080 square-feet of land from the adjacent southern parcel to the developer to complete the straight rear lot lines shown on lots 62-65. This conveyance must occur prior to acceptance of the final plat for this land.
- The developer is not proposing any additional parkland at this time. The developer met all parkland requirements with the first plat. The platted area is adjacent to Freeman Park.
- As shown on the attached plat, most of the proposed lots are 100 feet wide, with the northern lots being 160 feet deep and the southern lots being 175 feet deep. The proposed lots meet the minimum standards for R-1A lots.
- There is an existing sanitary sewer main in an existing 20-foot easement along the rear of proposed lots 59-61, which bisects proposed lot 58 and travels along the western edge of lot 66 before crossing the stormwater out-lot. This existing sanitary sewer main will serve the eastern half of this proposed subdivision, while the western half will be connected to the sanitary sewer main that serves Deerfield Estates *First* Addition.
- The platted area includes an existing drainage swale that drains from northeast to southwest towards the floodplain/greenway. In order to accommodate existing and additional stormwater, the developer has proposed the construction of three culverts in the existing swale under the new section of Deer Path Way, along with three additional culverts connecting the stormwater out-lot to the floodplain/greenway.
- The proposed Deer Path Way right-of-way is 70 feet in width, which conforms to the design standards in the Subdivision Ordinance and matches the width of existing, adjacent rights-of-way.
- The developer has proposed the removal of an existing oak tree to accommodate the street extension. The original preliminary plat approved in 2003 contemplated saving the tree through the use of a circular median.
- The proposed Deer Path Way will be classified as a Minor Street and will be required to include sidewalks on the northern side of the street.
- The Review Agents have reviewed the preliminary plat and do not have any comments or concerns.

---

### Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject property. The proposed subdivision plat is consistent with this recommendation.

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** – The proposed plat will close a gap in the existing street network, which will reduce vehicle travel distances while improving bike & pedestrian connectivity.
- **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 Preliminary Plat of Deerfield Estates Second Addition for the property located at 2222 Canterbury Drive, based on its consistency with the Comprehensive Plan and the Zoning Ordinance, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. The Final Plat shall only include land owned by the developer and may not include any land owned by the City of Beloit or other private parties. Any land transfers shall be completed before the Final Plat is submitted.
3. The Final Plat shall include all of the easements that have been requested by the City's Review Agents.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

---

**Fiscal Note/Budget Impact:** N/A

---

**Attachments:** Location & Zoning Map, Photos, Preliminary Plat, Public Notice, Mailing List, Application, Site Assessment Checklist, and Resolution.

# Location & Zoning Map

Prelim. Plat of Deerfield Estates 2nd Addition



PS-2015-01



1 inch = 233 feet



### Legend

-  City Limits (Corp Poly)
-  COB Parcels (Parcel Poly)

Map prepared by: Drew Pennington, AICP  
Date: May 2015  
For: City of Beloit Planning & Building  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

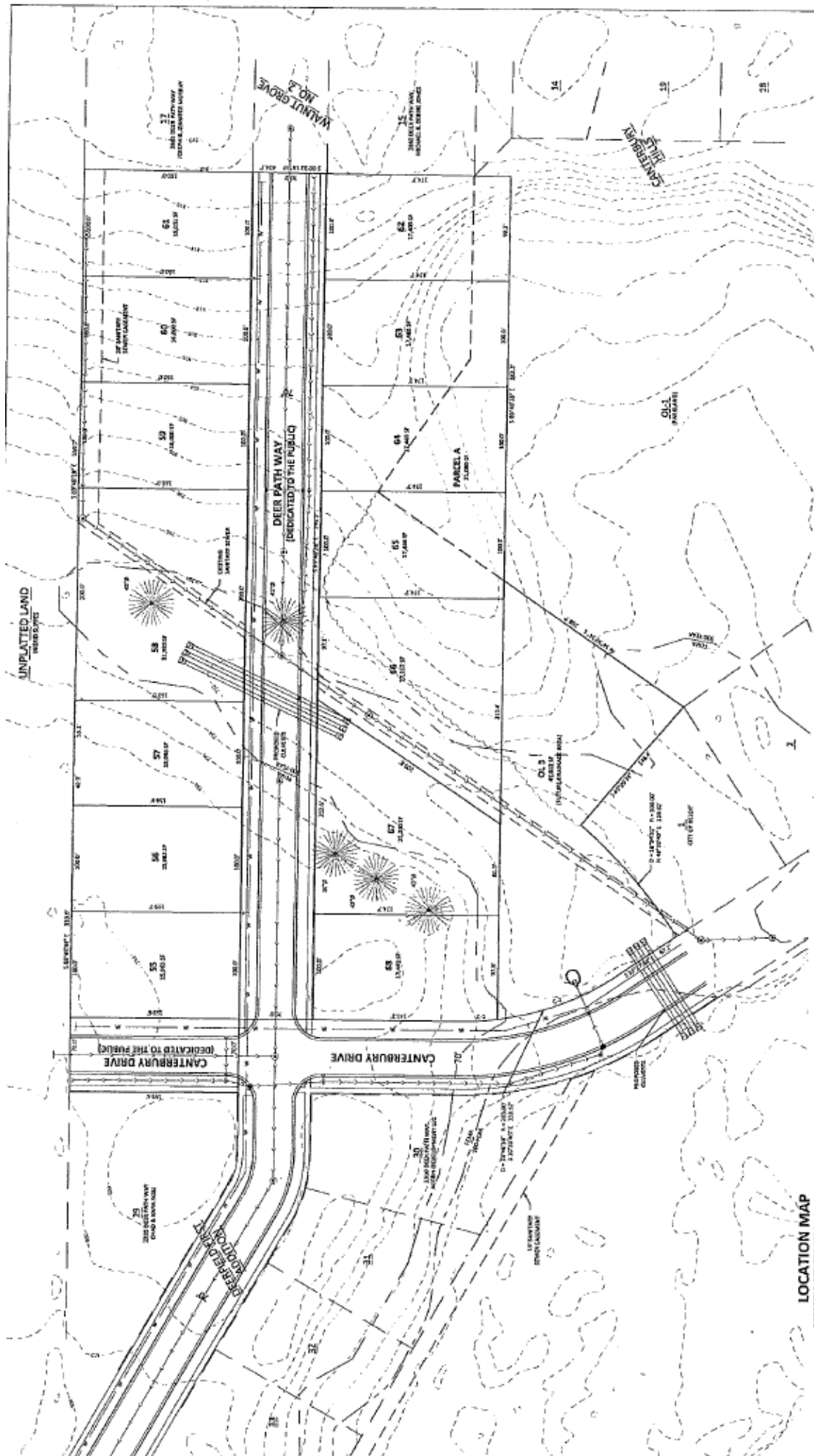


Looking East from Deerfield 1st



Looking West from Walnut Grove





**PLAY DATA**

15 LOTS THIS PROPOSAL  
 CURRENT ZONING R1A  
 LOTS TO HAVE CITY SEWER AND WATER  
 LOTS SIZE 15,965 TO 46,813 SQ. FT. MORE OR LESS  
 96% OF NEW ROADS MORE OR LESS  
 8.74 ACRES MORE OR LESS

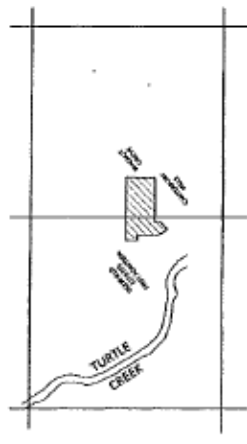
CURVE NO.	AREA	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	774.50'	265.00'	S 89°17'30" E	53.32'
C-2	2074.47'	385.00'	S 20°11'11" E	122.30'

**ORDER NO. 31905**  
**FOR ACORN DEVELOPMENT LLC**  
 P.O. BOX 931  
 BELLOTT, WI 53511

**R.H. BATTERMAN & CO., INC.**  
 LAND SURVEYORS - ENGINEERS - PLANNERS  
 2857 BARTELLS DRIVE  
 BELLOTT, WI 53511  
 608-365-4464 FAX 608-365-1850  
 E-MAIL: rhb@rhbatterman.com

**LOCATION MAP**

DEERFIELD ESTATES SECOND ADDITION



NW 3/4 OF SECTION 20 T. 1 N., R. 13 E. NE 1/4 OF SECTION 20 T. 1 N., R. 13 E.

**PRELIMINARY**

**DEERFIELD ESTATES SECOND ADDITION**

BEING PART OF LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 12, PAGES 5-8 OF CERTIFIED SURVEY MAPS LOCATED IN THE NORTHWEST AND NORTHWEST 3/4 OF SECTION 20, T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF BELLOTT, ROCK COUNTY, WISCONSIN.



## **NOTICE TO THE PUBLIC**

May 21, 2015

To Whom It May Concern:

R.H. Batterman & Co., on behalf of Acorn Development, has submitted an Application for Review of a Preliminary Subdivision Plat and the attached Preliminary Plat of Deerfield Estates *Second* Addition for the property located at:

**2222 Canterbury Drive.**

Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. A Preliminary Plat including all of Deerfield Estates was approved in December 2003. The Final Plat of Deerfield Estates *First* Addition was approved & recorded in 2004 and subsequently developed, but a Final Plat of Deerfield Estates *Second* Addition was never approved and all prior approvals expired.

The attached plat includes 14 single-family lots, an out-lot for stormwater management, and the completion of Deer Path Way between the current dead-ends in Deerfield Estates *First* Addition and Walnut Grove. The City and developer are currently negotiating a Development Agreement regarding the proposed street connection. A map of the area is also attached.

The following public hearing will be held regarding this proposed Preliminary Plat:

**City of Beloit Plan Commission:** Wednesday, June 3, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

**THE PUBLIC IS INVITED TO ATTEND THIS HEARING.**

**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](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

Acorn Development LLC  
P.O. Box 931  
Beloit, WI 53512

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

Joseph & Jennifer Murray  
2865 Deer Path Way  
Beloit, WI 53511

Brandon & Amber Davies  
2885 Deer Path Way  
Beloit, WI 53511

Michael & Debbie Jones  
2860 Deer Path Way  
Beloit, WI 53511

Daniel & Lara Skrzypcynski  
1935 Oxford Street  
Rockford, IL 61103

Intrinsic I LLC  
4447 E. Falcon Drive  
Byron, IL 61010

Mark & Janalynn Maxted  
2270 Winchester Drive  
Beloit, WI 53511

Timothy & Lori Quinn  
2262 Winchester Drive  
Beloit, WI 53511

Boris & Olga Ogurtsov  
2320 Deer Path Way  
Beloit, WI 53511

Victor Masliah  
2330 Deer Path Way  
Beloit, WI 53511

Cory Buggs  
2335 Deer Path Way  
Beloit, WI 53511

**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 Preliminary Subdivision Plat**

(Please Type or Print)

File Number: PS-2015-01

1. Proposed subdivision name: Deerfield Estates Second Addition
2. Address of property: 2222 Canterbury Drive
3. Tax Parcel Number(s): 22070350
4. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE/NW Quarter of Section 20, Township 1 North, Range 13 East of the 4th P.M.
5. Owner of record: Acorn Development LLC Phone: N/A  
P.O. Box 931 Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
7. The present zoning classification is: R-1A Single Family Residential
8. All existing uses on the property are: Residential
9. Proposed future zoning classification(s) is (are): R-1A Single Family Residential
10. Proposed future uses of the property are: Residential
11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist**; as required for all major subdivision plats by section 12.02(1).
  - Pre-application meeting**; a pre-application meeting was held on 5-15-14  
with City of Beloit Staff as per section 12.02(2).
  - Site Assessment Report**; if required as per section 12.02(5) of the Subdivision Ordinance.
  - Concept Plan**; as required by section 12.02(6) of the Subdivision Ordinance.
  - Developer's Statement**; as required by section 12.02(7) of the Subdivision Ordinance.
  - Preliminary Plat Map**; 10 copies as required by section 12.03(2) including all information required by section 12.03(3) 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 to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN / 10-2-14  
(Signature of applicant) (Name of applicant) (Date)

**This application must be submitted at least 30 days prior to the Plan Commission meeting date.**

Review fee: \$500 plus \$15 per lot Amount paid: \$ 725.00  
Scheduled meeting date: Nov. 5, 2014  
Application accepted by: [Signature] Date: 10/3/14

# CITY of BELOIT

## Neighborhood Planning Division

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

### SITE ASSESSMENT CHECKLIST

For property located at: 2222 Canterbury Drive  
 Property owner's name: Acorn Development LLC

ITEM OF INFORMATION	Not Known = NK	YES	NO
<b>I. Land Resources; Does the project site involve:</b>		-----	-----
A. Changes in relief and drainage patterns? (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		X	
B. A landform or topographical feature including perennial streams?			X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		X	
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?			X
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?			X
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?			X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"?			X
H. Prevention of future gravel extraction?		X	
I. A drainage-way with a tributary area of 5 or more acres?			X
J. Lot coverage of more than 50 percent impermeable surfaces?			X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?			X
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?			X
<b>II. Water Resources; Does the project site involve:</b>		-----	-----
A. An area traversed by a stream, intermittent stream or dry run?		X	
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?			X
C. The use of septic systems for on-site wastewater disposal?			X
D. Lowering of water table by pumping or drainage?			X
E. Raising of water table by altered drainage?			X
F. Frontage on a lake, river, or other navigable waterway?			X
<b>III. Human and Scientific Interest; Does this project site involve:</b>		-----	-----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?			X
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?			X

## Site Assessment Checklist

(continued)

ITEM OF INFORMATION	YES	NO
<b>IV. Biological Resources; Does the project site involve:</b>	-----	-----
A. Critical habitat for plants and animals of community interest per DNR inventory?		Not known
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?		Not known
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)	X	
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?	X	
E. Environmental corridors as mapped by the City of Beloit or Rock County?		Not known

<b>V. Energy, Transportation and Communications:</b>	-----	-----
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)? Unknown future business		X
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?		X
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?		X
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	X	

<b>VI. Population:</b>	-----	-----
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity?		
Elementary; NA _____	E: Cap= NK	
Middle; NA _____	M: Cap= NK	
High School; NA _____	H: Cap= NK	

**NOTES:**

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

**RESOLUTION  
APPROVING A PRELIMINARY SUBDIVISION PLAT  
OF DEERFIELD ESTATES SECOND ADDITION  
FOR THE PROPERTY LOCATED AT 2222 CANTERBURY DRIVE**

**WHEREAS**, the City Plan Commission of the City of Beloit has heretofore held a public hearing on June 3, 2015 regarding the Preliminary Subdivision Plat of Deerfield Estates Second Addition for the property located at 2222 Canterbury Drive in the City of Beloit.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby approve the Preliminary Subdivision Plat of Deerfield Estates Second Addition for the property located at 2222 Canterbury Drive, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. The Final Plat shall only include land owned by the developer and may not include any land owned by the City of Beloit or other private parties. Any land transfers shall be completed before the Final Plat is submitted.
3. The Final Plat shall include all of the easements that have been requested by the City's Review Agents.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 3<sup>rd</sup> day of June, 2015.

By: \_\_\_\_\_  
James Faragher, Plan Commission Chairman

ATTEST:

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



# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** June 3, 2015

**Agenda Item:** 5

**File Number:** CU-2015-03

**Applicant:** Wendy Drake

**Owner:** Dan and Wendy Drake

**Location:** 1180 Madison Road

**Existing Zoning:** C-2, Neighborhood Commercial District

**Existing Land Use:** Restaurant/Bar

**Parcel Size:** .4706 Acre

---

### Request Overview/Background Information:

Wendy Drake, on behalf of The Alibi, has filed an application for a Conditional Use Permit to allow a temporary outdoor seating area and temporary outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1180 Madison Road. The applicant is seeking a permit to allow The Alibi to hold a yearly, one-day customer appreciation party outside in the parking lot.

---

### Key Issues:

- Approval of the Conditional Use Permit request would allow the applicant to host an annual customer appreciation celebration on one day in the month of July. Approval of the permit would be indefinite and future events would not require renewals.
- The applicant has submitted a site plan showing the location of the proposed stage area for a live band and the location of the snow fence enclosure.
  - The snow fence will enclose the entire parking lot in order to denote the event area and to ensure alcohol is not consumed outside of the property limits.
- The event will feature a live band and will likely generate higher-than-average noise levels. The applicant must obey the noise ordinance in Chapter 15.10 of the municipal code and not generate unreasonable sound levels that will disturb residents in the vicinity.
- The applicant needs to provide supplemental parking in lieu of the parking lot that will be used to hold the event.
  - The owners of The Alibi currently have permission to use the adjacent surface parking lot owned by Schultz Power Equipment for overflow parking. The surface parking lot should provide adequate space for event patrons to park.
- The Fire Department noted that the building's occupancy load cannot be exceeded and that all exits must be well-marked and clear of obstructions.
- Portable toilets will be used to provide extra restrooms for the event.
- The applicant currently has a Conditional Use Permit that allows alcohol service, possession, and consumption on the small patio area. In order to serve alcohol outside during the event, the Conditional Use Permit needs to be amended to allow for the temporary sale of alcohol outside of the patio area.
- The attached Public Notice was sent to eighteen (18) nearby property owners. No comments were received.
- **Findings of Fact**
  - *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;*
    - Subject to certain conditions of approval, the proposed annual one day event will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
  - *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 Alibi is located on a busy commercial corridor and moderate noise from the event should not negatively affect any of the businesses in the area.
  - *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
    - The conditional use will not diminish or impair property values in the neighborhood. Due to the event only occurring one day per year and the time and noise constraints to be placed on the event, property values will not be negatively affected.
  - *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
    - Not Applicable.

- *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.
- *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 conditional use.
- *Whether adequate measures will be taken to minimize traffic congestion; and*
  - Not Applicable.
- *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:**

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

Due to the one day per year nature of the event, the comprehensive plan was not used as a guide during the analysis.

---

**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 and Building Services Division recommends **approval** of a Conditional Use Permit to allow a temporary outdoor seating area and temporary outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1180 Madison Road, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes an outdoor seating area in the parking lot for a customer appreciation event held by The Alibi once per year in the month of July, indefinitely.
2. Prior to the establishment of this conditional use, the applicant must get the current license allowing the sale of alcohol on the patio amended by the City Clerk's Office to allow for the temporary sale of alcohol outside of the patio area.
3. Prior to the establishment of the conditional use, the applicant shall provide proof of the parking agreement with the owner of the surface lot adjacent to the property.
4. Music must not be played in the outdoor seating area after 10:00 PM.
5. The event can only be held once per year in the month of July between the hours of 7:00 AM and 11:00 PM.
6. 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:**

Zoning and Location Map, Property Site Plan, Application, Public Notice, and Mailing List.




# Location & Zoning Map

1180 Madison Road

CU-2015-03



### Legend

-  COB Parcels
-  Zoning District
-  1180 Madison Road



0 25 50 100  
Feet

## PLANNING AND BUILDING SERVICES DIVISION

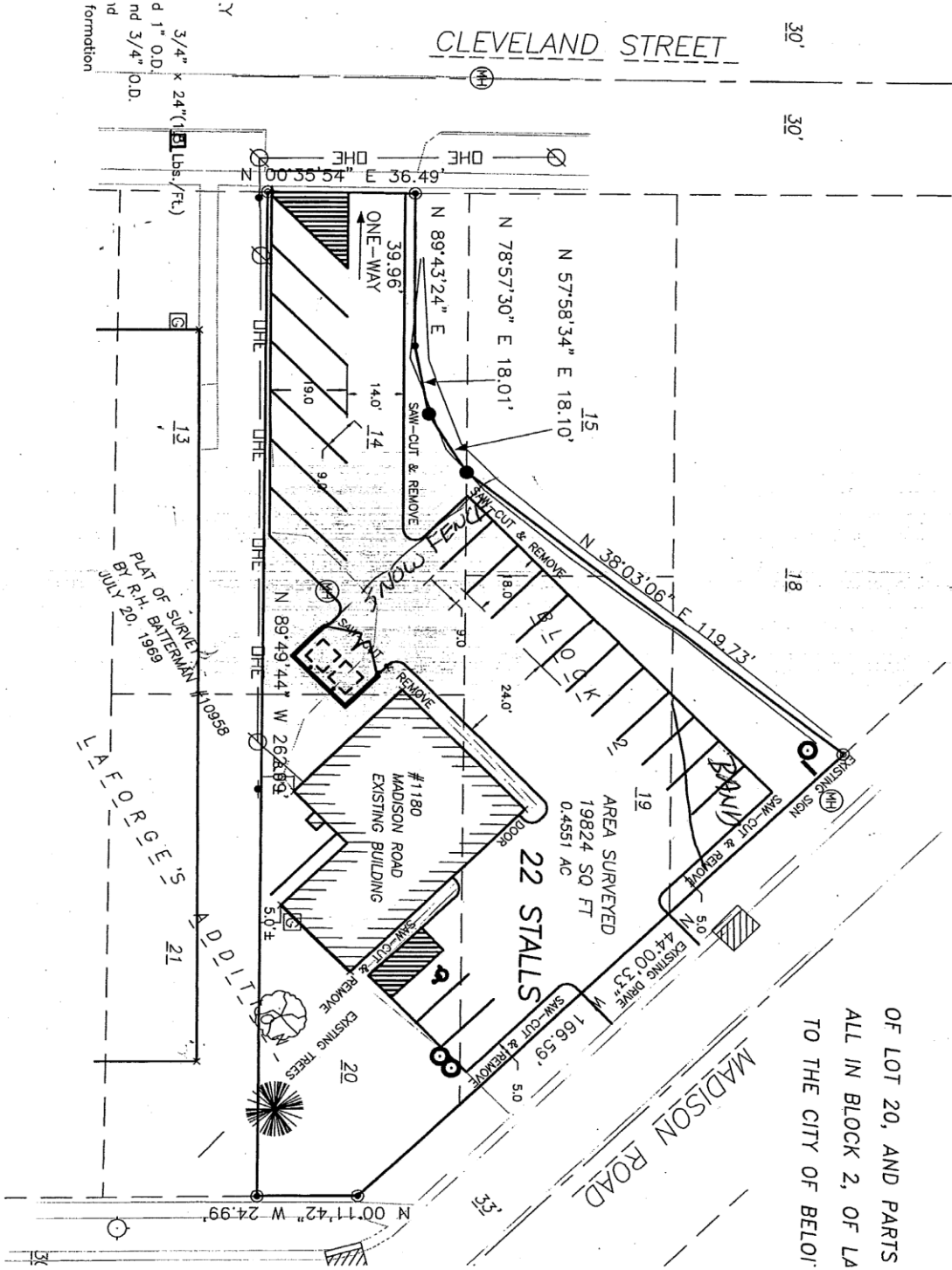
Map prepared by: Alex Morganroth

Date: May 2015

For: City of Beloit,

Planning & Building Services

Date of Aerial Photography: April 2011



OF LOT 20, AND PARTS  
 ALL IN BLOCK 2, OF LA  
 TO THE CITY OF BELOW

3/4" x 24" (15) Lbs./Ft.  
 d 1" O.D.  
 nd 3/4" O.D.  
 rd  
 formation

# 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-2015-03

1. Address of subject property: 1180 Madison Rd. Beloit

2. Legal description: See attached

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

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = 19,824 square feet.

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

3. Tax Parcel Number(s): 12740436

4. Owner of record: Dan and Wendy Drake Phone: 608-558-5685

2115 S. Pow Wow Trail Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Wendy K Drake

2115 S. Pow Wow Trail Beloit WI 53511  
(Address) (City) (State) (Zip)

608-365-6069 1608-558-5685  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Bar and Grill

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

A Conditional Use Permit for: Sale of Beer, Alcohol and food for planned & yearly customer appreciation and anniversary part. in a(n) C-2 Zoning District.  
In July

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

Principal use: Bar & Grill

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

Accessory use: Off Street Parking

9. Project timetable: Start date: One day event each July 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: Land 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] (Signature of Owner) | Dan Drake (Print name) | 5/7/15 (Date)

[Signature] (Signature of Applicant, if different) | Wendy K. Drake (Print name) | 5-7-15 (Date)

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

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

**To be completed by Planning Staff**

Filing fee: **\$275.00** Amount paid: 275.00 Meeting date: 6/3/2015

No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: AEM Date: 05/07/15



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.beloitwi.gov](http://www.beloitwi.gov)  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

May 15, 2015

To Whom It May Concern:

Wendy Drake, the operator of The Alibi, has filed an application for a Conditional Use Permit to allow a temporary outdoor seating area and temporary outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District. The permit would allow The Alibi to hold an annual, one-day customer appreciation event in the parking lot in a C-2, Neighborhood Commercial District, for the property located at:

**1180 Madison Road.**

Outdoor alcohol sales are a conditional use in the C-2 District. The following public hearings will be held regarding this proposed Conditional Use Permit:

**City Plan Commission:** Wednesday, June 3, 2015, 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, June 15, 2015, 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 Alex Morganroth in the Planning Division at (608) 364-6708 or [morganrotha@beloitwi.gov](mailto:morganrotha@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

CU-2015-03, The Alibi, 1180 Madison Street

SUSAN J COLE REVOCABLE TRUST DTD  
JUNE 30, 2011  
2510 MARIGOLD CT  
RACINE, WI 53402

BELOIT NEW LIFE CHURCH  
1146 GRANT ST  
BELOIT, WI 53511

CHAD E & SHELBY A MOFFITT  
1154 CLEVELAND ST  
BELOIT, WI 53511

DAN J & WENDY K DRAKE  
2115 POW WOW TRL  
BELOIT, WI 53511

ANTONIO PICCIONE  
1181 MADISON RD  
BELOIT, WI 535114161

GARY O & DIANE L SHOEMAKER  
14402 W STATE RD 81  
BRODHEAD, WI 53520

KERRY J & TRACEY R TORSINI  
1164 MADISON RD  
BELOIT, WI 53511

LEORA HOEPER  
1148 CLEVELAND ST  
BELOIT, WI 535114115

SANDRA MEADE  
2037 TOWNLINE AVE  
BELOIT, WI 53511

MICHAEL COOMER  
1200 CLEVELAND ST  
BELOIT, WI 53511

MARIA PICCIONE  
1201 MADISON RD  
BELOIT, WI 53511

CITY OF BELOIT  
100 STATE ST  
BELOIT, WI 53511

EVALEE CHURCHES REVOCABLE TRUST  
1140 CLEVELAND ST  
BELOIT, WI 535114115

PROFESSIONAL ANESTHESIA SERVICE  
LLC  
1165 MADISON RD  
BELOIT, WI 53511

JOSH REDIESKE  
1160 CLEVELAND ST  
BELOIT, WI 53511

THE OVERFLOWING CUP TOTAL LIFE  
CENTER INC  
P O BOX 1075  
BELOIT, WI 535121075

NEWARK MUTUAL FIRE INS CO  
1205 MADISON RD  
BELOIT, WI 535114132