



MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, March 21, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the March 7, 2018 Meeting**
3. **Attachment – 2032 E Ridge Road**
Review and consideration of a Petition for Attachment to the City of Beloit for the property located at 2032 E Ridge Road in the Town of Turtle
4. **Zoning Map Amendment – 1575 Prairie Avenue**
Public hearing, review and consideration of a Zoning Map Amendment from C-1, Office District, to R-1A, Single Family Residential District, for a portion of the property located at 1575 Prairie Avenue
5. **Zoning Map Amendment – 1905 Mound Avenue and 1950 Church Street**
Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to PLI, Public Lands and Institutions District, for the properties located at 1905 Mound Avenue and 1950 Church Street
6. **Conditional Use Permit – 101 & 145 Maple Avenue and 1621 Shore Drive**
Public hearing, review and consideration of a Conditional Use Permit to allow a new pavilion and expanded outdoor seating and activity areas with the possession, sales & consumption of alcoholic beverages in a C-3, Community Commercial District, for the property located at 101 & 145 Maple Avenue and 1621 Shore Drive
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

If you are unable to attend this meeting, please contact Frank Fuerte in the Community Development Department at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Posted: March 16, 2018
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



**Meeting Minutes
Beloit City Plan Commission
Wednesday, March 7, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher and Tinder were present; Commissioners Finnegan, Ruster and Councilor Leavy were absent.

2. Approval of the Minutes of the February 7, 2018 Meeting

Commissioner Johnson moved to approve the minutes. Commissioner Weeden seconded the motion. The motion passed, voice vote.

3. Location and Architectural Design – Wastewater Facility Storage Building

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

Commissioner Weeden asked what we were actually reviewing, as it appears that the design has already been approved by City Council. Ms. Christensen explained that the City Council only approved the budget for the building and that the State Statutes requires Plan Commission to review the location and architectural design of public buildings prior to City Council action.

Commissioner Johnson moved to approve the location and architectural design of the Wastewater Facility Storage Building. Commissioner Tinder seconded the motion. The motion passed, voice vote.

4. Location and Architectural Design – Eagles Ridge Park Shelter

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

Commissioner Faragher asked if the proposed cost of the project included the Sand Volleyball Court and the other amenities included in the Master Park Plan.

Ms. Christensen indicated that the proposed shelter will cost \$35,000 and that there is additional funding which could be used for the other amenities on the plan. The

playground and path outlined in the map are already in place and surveys are being circulated in the neighborhood to determine the most urgent park needs. They have determined that a new parking lot will not be added for this neighborhood park, as this park is a neighborhood park primarily used by the adjacent residential neighborhood.

Commissioner Haynes moved to approve the location and architectural design of the Eagles Ridge Park Shelter. Commissioner Johnson seconded the motion. The motion passed, voice vote.

5. Status Report on Prior Plan Commission Items

Ms. Christensen indicated that the vacation of the portion of right-of-way at Maple Avenue and Fourth Street was approved as well as the Master Land Use Plan and rezoning for the Welcome Center at the March 5 City Council meeting. The Final Plat for The Oaks No.2 and the Conditional Use Permit for 419 Pleasant Street were approved at the February 19 City Council meeting.

Ms. Christensen mentioned that items coming before Plan Commission at the next meeting include the amendment of a Conditional Use Permit for an outdoor seating area for The Rock Restaurant, a few rezonings and an attachment from the Town of Turtle. The Comprehensive Plan Steering Committee will meet in The Forum on Monday, March 12 at 4:30PM and will be going over the *Land Use* chapter of the Plan.

6. Adjournment

Commissioner Faragher adjourned the meeting at 7:17pm.

Minutes respectfully submitted by Frank Fuerte.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 21, 2018

Agenda Item: 3

File Number: ANX-2018-01

Applicant: John & Corrine Davis

Owner: John & Corrine Davis
Revocable Trust

Location: 2032 E. Ridge Road

Existing Zoning: R1, Urban
Residential District (Town Zoning)

Existing Land Use: Single-Family
Dwelling

Parcel Size: 0.282 Acre

Request Overview/Background Information:

John & Corrine Davis have submitted a petition for attachment to the City of Beloit for their property located at 2032 E. Ridge Road in the Town of Turtle pursuant to Section 66.0307 of Wisconsin Statutes. A failing septic system is the impetus for this attachment request, as the applicants must be attached to the City in order to connect to the City's sanitary sewer system.

Key Issues:

- The subject property is located within the 208 Sewer Service Area and the City of Beloit extended sanitary sewer service to this area in 2008. The subject property is located in one of three Town "islands."
- The subject property is not located within the *Boundary Adjustment Area* designated in the *Cooperative Boundary Plan between the City of Beloit and the Town of Turtle*. However, the 1999 Boundary Plan governs this property, stating "if the sanitary septic system on a property in a Town island fails and the Rock County Health Department determines that the septic system cannot be repaired or replaced, the property owner may petition the City of Beloit to attach to the City for the purpose of obtaining City sewer service."
- The attached Plat shows the location of the subject property on the southeast side of E. Ridge Road between E. Ridge Road and Milwaukee Road. The plat includes both private property (0.282 acre) and Milwaukee Road and E. Ridge Road right-of-way, for a total of 0.83 acre.
- The City Council is expected to adopt a Resolution accepting this Petition for Attachment on March 19, 2018.
- According to the Treasurer's Office, there is an outstanding special assessment that must be paid before the subject property may connect to the City's sewer system.
- The Wisconsin Department of Administration (DOA) does not need to review this attachment, as the DOA does not review attachments pursuant to a boundary agreement [Wis. Stat. § 66.0307(10)]. As a courtesy, a copy of the petition was provided to DOA's Municipal Boundary Review office and the Town of Turtle Clerk.
- The Rock County Health Department has been notified of the failing septic system and supports connections to public sewer service systems when available. A letter from the Rock County Health Department is attached.
- The attached Location & Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: R1, Urban Residential District, Single-Family Dwelling (Town of Turtle)
 - South: R-3, Low-Density Multifamily District, Vacant/Condos (City of Beloit)
 - East: R-1A, Single-Family Residential; Single-Family Dwelling (Attached to City of Beloit in 2016)
 - West: R1, Urban Residential District, Single-Family Dwelling (Town of Turtle)
- When property is attached to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends that the temporary zoning classification for this property be R-1A, Single-Family Residential District, because of the size, location, and surrounding land uses of the property. A temporary classification of R-1A is consistent with the Comprehensive Plan. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed by staff in the near future.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Single-Family Residential – Urban uses for this property. This land use category is intended for existing and planned groupings of single-family detached residences that are served by public sanitary sewer and water systems. This proposed attachment is consistent with the Comprehensive Plan.

Consideration of this request supports City of Beloit Strategic Goals #1 and #5 by sustaining healthy neighborhoods through high quality infrastructure.

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** – A reduction in the number of septic systems located in densely populated areas, such as the Town of Turtle islands, will reduce groundwater contamination.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The provision of sanitary sewer service will satisfy the owner's need for a healthy and sanitary dwelling.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the Petition for Attachment to the City of Beloit for the property located at 2032 E. Ridge Road in the Town of Turtle and assignment of a temporary zoning district classification of R-1A, Single-Family Residential.

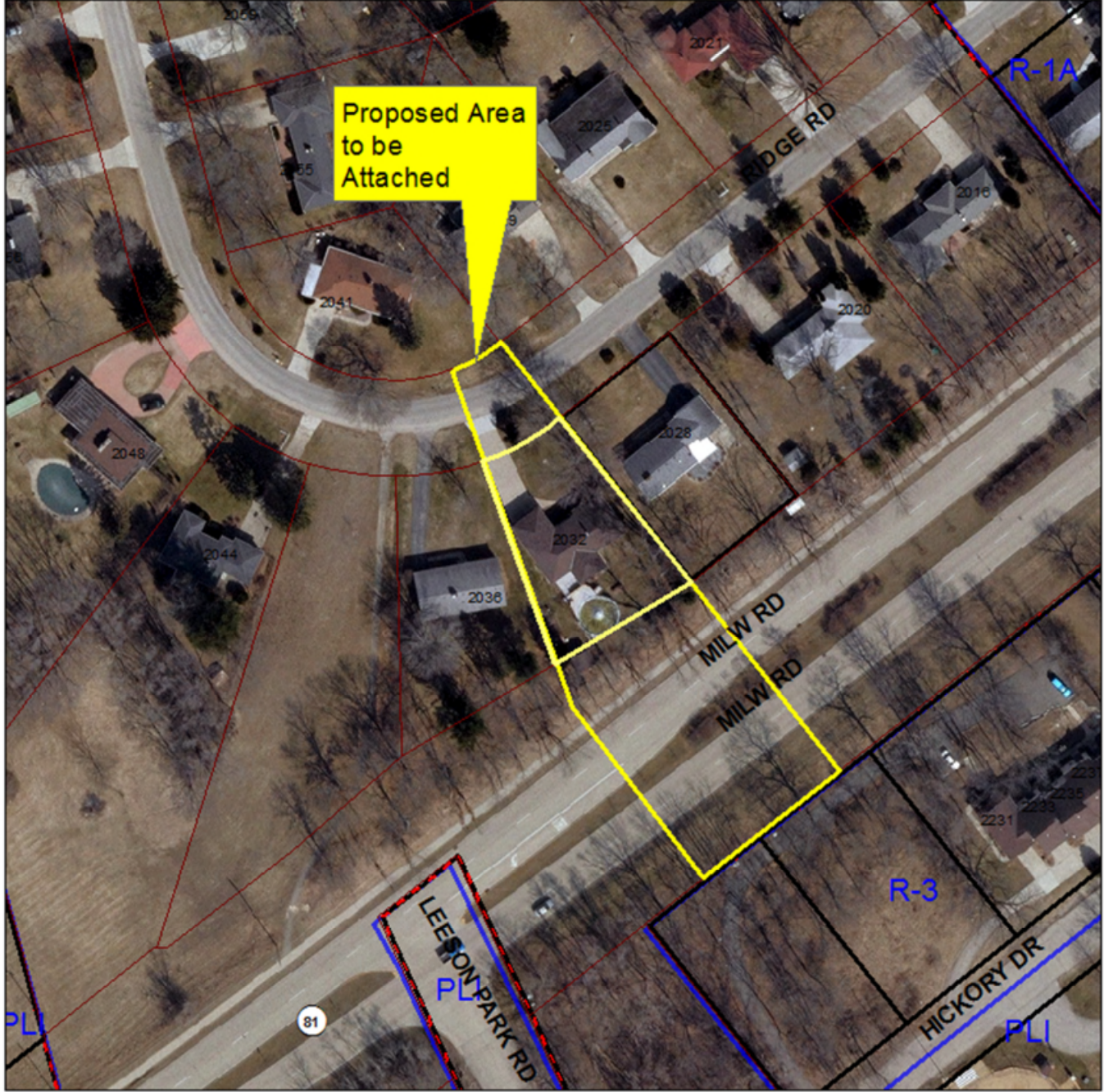
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Petition for Attachment, Plat, and Health Department Letter

Location & Zoning Map

2032 E. Ridge Road

ANX-2018-01



1 inch = 99 feet
0 12.85 50 75 Feet

- Legend**
- Turtle Parcels
 - City Parcels
 - City Limits

Map prepared by: Drew Pennington, AICP
Date: March 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF BELOIT**

Address of Property: 2032 E. Ridge Road Beloit, Wisconsin 53511

Property is located in (circle one): Town of Turtle Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place Turtle Ridge Sherwood Drive N/A

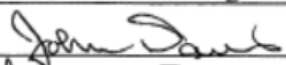
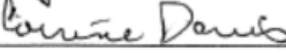
If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the *Cooperative Boundary Agreement between the City of Beloit and Town of Turtle*? (If you are not sure, please leave blank for Planning staff to answer.) **YES NO**

The current population or territory to be annexed and/or attached is two persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned _____.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	John Davis	2032 E. Ridge Road	2/20/2018
	Corrine Davis	2032 E. Ridge Road	2/20/2018

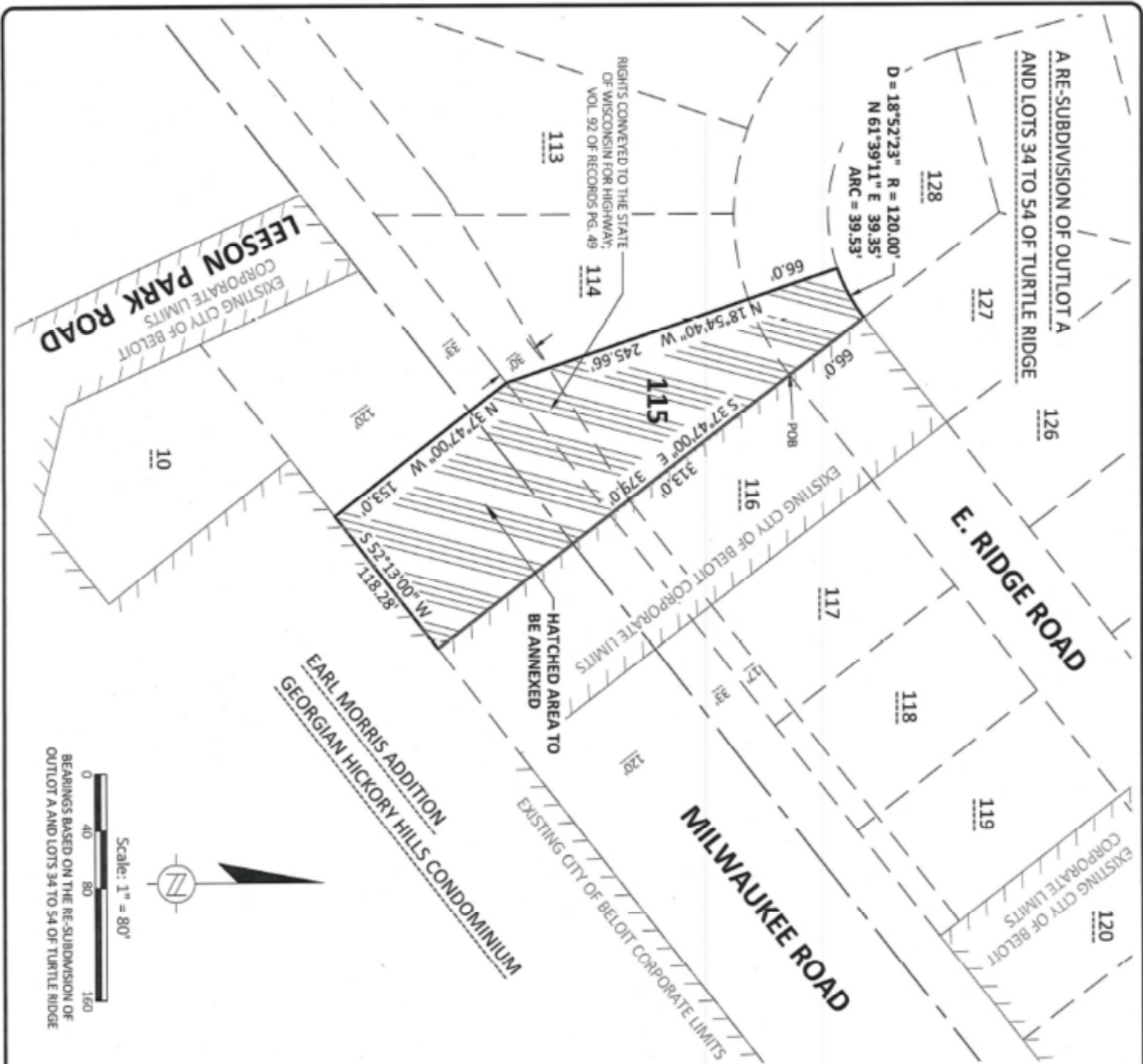
Personally came before me this 20th day of February, 2018, the above named,
(day) (month) (year)

John and Corrine Davis to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Lisa E Brown 
Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: January 26, 2021



Scale: 1" = 80'
 0 40 80 160
 BEARINGS BASED ON THE RE-SUBDIVISION OF
 OUTLOT A AND LOTS 34 TO 54 OF TURTLE RIDGE

**PLAT SHOWING TERRITORY ANNEXED TO
 THE CITY OF БЕЛОIT**
 OF LOT 115 OF A RE-SUBDIVISION OF OUTLOT A AND
 LOTS 34 TO 54 OF TURTLE RIDGE, BEING ALSO A PART
 OF THE S. W. 1/4 OF SECTION 30, T. 1 N., R. 13 E. OF THE
 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY,
 WISCONSIN

DESCRIBED AS FOLLOWS:

Beginning at the most Northernly corner of Lot 115, aforesaid; thence South 37°47'00" East along the Northeastery line of said Lot and its extension, 313.0 feet more or less to the Southeastery right of way line of Milwaukee Road; thence South 52°13'00" West 118.28 feet along said right of way line; thence North 37°47'00" West 153.0 feet more or less to the southwestery corner of said Lot; thence North 18°54'40" West along the westerly line of said Lot 115 and its extension, 245.66 feet to the Northwestery right of way line of East Ridge Road and the beginning of a non-tangent curve to the left; thence along the arc of said non tangent curve 39.53 feet, said curve having a radius of 120.00 feet and a chord that bears North 61°39'11" East 39.35 feet; thence South 37°47'00" East 66.00 feet to the place of beginning. Containing 36,186 square feet more or less.

STATE OF WISCONSIN)
 COUNTY OF ROCK) ss.

I, Lori Stortler, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Turtle, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the Plat hereon drawn is a correct representation of the annexation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin, this _____ day of _____, 2018

Lori Stortler, Clerk

STATE OF WISCONSIN)
 COUNTY OF ROCK) ss.

I hereby certify that the Plat of Annexation as described hereon drawn correctly represents said territory as described and said Plat is true and correct.

Dated this 23rd day of February, 2018

Jeffrey R. Garde, P.L.S. 2766



ORDER NO: 32920

DRAWN BY: DGM
 February 21, 2018

ORDERED BY
 JOHN DAVIS
 2032 E. RIDGE ROAD
 БЕЛОIT, WI. 53511

ANNEXATION PLAT

Batterman
 engineers surveyors planners
 2857 Bartels Drive Beloit, Wisconsin 53511
 608.365.4464 www.batterman.com



North Office

3328 U.S. Hwy 51 N
Janesville, WI 53545-0772
Mailing Address:
PO Box 1088
Janesville, WI 53547-1088

608-757-5440
608-758-8423 (fax)



Public Health

www.co.rock.wi.us/health

South Office

61 Eclipse Center
Beloit, WI 53511

608-364-2010
608-364-2011 (fax)

February 28, 2018

Drew Pennington
Director of Planning & Building Services
City of Beloit
100 State St
Beloit, WI 53511

Re: Private Onsite Wastewater Treatment System (POWTS) for:
2032 E Ridge Rd
Tax ID: 038-001817
Parcel #: 6-19-1126

Dear Mr. Pennington:

As per your request I reviewed the report for the POWTS evaluation conducted by Roger Fanning on 02/15/18 for the property described above. Based on the report it appears that the drainage field component of the POWTS is in a state of failure. Specifically, the report detailed that the septic tank and drywell liquids were above normal operating levels. This indicates that the soil interface around the drywell is no longer accepting liquids at a functioning rate. This is typical of older septic systems and is usually caused by the soil being clogged from solids and biomat accumulation. This type of failure can only be corrected by the installation of a new septic drainage field or, if possible and permitted by code, through rejuvenation techniques.

If you have any questions feel free to contact me at (608) 757-5440 or wesson@co.rock.wi.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Wesson".

Matt Wesson, R.S.
Environmental Health Supervisor
Rock County Public Health Department

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 21, 2018

Agenda Item: 4

File Number: ZMA-2018-02

Applicant: Krista Connelly

Owner: Krista's Inc.

Location: 1575 Prairie Avenue

Current Zoning (Split Zoning): C-1, Office District, (1.7 acres) and R-1A, Single-Family Residential District (10.8 acres)

Existing Land Use: Single-Family Residential and Vacant Land

Parcel Size: 12.5 Acres

Proposed Zoning: Rezone R-1A

Request Overview/Background Information:

Krista Connolly, property owner, has submitted an application for a Zoning Map Amendment (ZMA) to change the zoning district classification from C-1, Office District, to R-1A, Single-Family Residential District, for a 1.7-Acre portion of the property located at 1575 Prairie Avenue.

Key Issues:

- Most of the 12.5-acre parcel is already zoned R-1A. However, the northwest portion of the subject property, the portion immediately adjacent to Prairie Avenue, is zoned C-1 as shown on the attached Location & Zoning Map.
- The subject property contains a single-family dwelling and a paved parking area which are located near Prairie Avenue in the area proposed to be rezoned. This property is mostly wooded, undeveloped land which abuts a railroad at its southwestern boundary, City-owned park lands at its south and east boundaries, Turtle Creek at its northeast boundary, and a residential neighborhood at its northern boundaries.
- The applicant intends to eventually subdivide the subject property for future sale. A subdivision plat will be needed at that time.
- The proposed zoning change to R-1A is consistent with the City's Comprehensive Plan which recommends Single-Family Residential – Urban uses for the subject property.
- The R-1A is a single-family residential district that is primarily intended to accommodate single-family detached dwellings on moderate to large-size lots, at typical densities of 2 to 5 units per acre. The district is intended to be applied in low-density residential neighborhoods that are predominately developed with single-family detached dwellings and in areas of the community where similar development patterns are desired.
- The attached **Location & Zoning Map** shows the location of the subject property and the zoning of the surrounding area. The surrounding properties are situated in various zoning districts, which includes:
 - R-1A, Single-Family Residential District
 - R-1B, Single-Family Residential District
 - C-1, Office District
 - PLI, Public Lands & Institutions District
- A majority of the surrounding properties are used for Single-Family Residential or Park Lands.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- Property Photos and the ZMA Application Form are attached.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - The current and proposed single-family residential use is compatible with existing and planned uses within the general area. The surrounding land use generally consists of residential, office, retail, and park land uses.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed zoning classification is compatible with the general area of the subject property. The subject property is surrounded by multiple zoning districts, which includes R-1A, R-1B, C-1, and PLI. The northwest portion of the subject property is located in a C-1 district while the remaining portion is zoned R-1A. The portion of the subject property zoned C-1 contains a single-family dwelling which is permitted in both C-1 and R-1A districts.

Changing the portion of the subject property zoned C-1 to R-1A will be harmonious with the adjacent residential properties.

- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
- The subject property is suitable for the uses permitted in both C-1 and R-1A districts, but has very limited street access.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- There has been very little development pressure in the general area of the subject property. The surrounding area is predominately residential which makes it suitable with the proposed zoning classification change from C-1 to R-1A.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Single-Family Residential - Urban uses. This proposed Zoning Map Amendment 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 #3, which is to create and sustain economic and residential growth.

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** – The proposed ZMA is intended for the future division and sale of the subject property, which could potentially be developed to serve the growing demand for housing in the area.

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to R-1A, Single-Family Residential District, for a 1.7-Acre portion of the property located at 1575 Prairie Avenue.

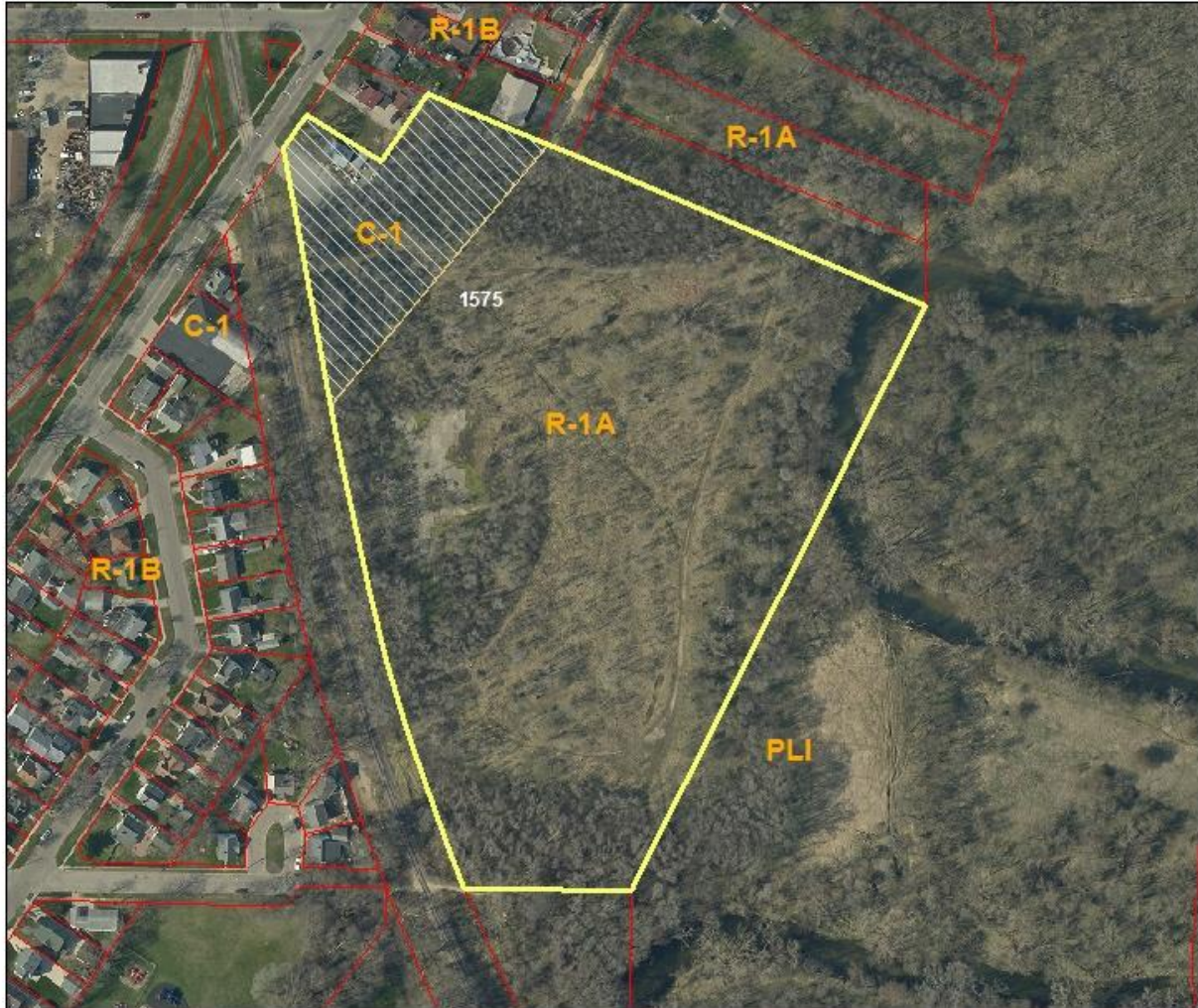
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1575 Prairie Avenue

ZMA-2018-02



Legend

1 inch = 219 feet

0 30 60 120 180 Feet



Zoning to be Changed to R-1A



Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: Feb. 27, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Northwest Portion of the
Property Currently Zoned C-1



Remaining Portion of the
Property Already Zoned R-1A



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2018-02

1. Address of subject property: 1575 Prairie Ave

2. Legal description: Lot: X Block: _____ Subdivision: (ATTACHED)
(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 1/2 acres.

3. Tax Parcel Number(s): 1252 1740

4. Owner of record: Krista's Inc (Krista Connolly) Phone: 608-362-4940
115 Commonwealth Ave. Dedham Ma 02026
(Address) (City) (State) (Zip)

5. Applicant's Name: Krista Connolly
115 Commonwealth Ave. Dedham Ma 02026
(Address) (City) (State) (Zip)
1 608-362-4940
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: Commercial to: Residential

All existing uses on this property are: Rentel property used as a single family home

7. All the proposed uses for this property are:

Principal use(s): Keeping it as a single family home. Separating the land from the home to perhaps sell.

Secondary use(s): Potential development of the land, keep the home as a rental.

Accessory use(s): _____

UNPL LAND SEC 25-1-12, COM 92 FT SWLY OF SW COR L 2 LARSENS CREST, TH SWLY 56.83 FT TO RR PROPERTY, TH SELY ALONG TRACKS 1036 FT M/L TO C/L CARNEGIE AVE PRODUCED ELY, TH ELY 228.95 FT, TH NELY 897.2 FT, TH NWLY 734.6 FT M/L, TH SW 115.22 FT, TH NWLY 120 FT TO POB

NOTICE TO THE PUBLIC

March 6, 2018

To Whom It May Concern:

Krista Connolly, property owner, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to R-1A, Single-Family Residential District, for a portion of the property located at:

1575 Prairie Avenue

Most of the 12.5-acre parcel is already zoned R-1A. However, the northwest portion of the parcel, located near Prairie Avenue, is currently zoned C-1. The applicant intends to eventually subdivide the subject property for future sale. The proposed zoning change to R-1A is consistent with the City's Comprehensive Plan which recommends Single-Family Residential – Urban uses for the subject property. The R-1A is primarily intended to accommodate single-family detached dwellings on moderate to large-size lots, at typical densities of 2 to 5 units per acre. The district is intended to be applied in low-density residential neighborhoods that are predominately developed with single-family detached dwellings and in areas of the community where similar development patterns are desired.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 21, 2018, 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, April 2, 2018, 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 Rudy Moreno, Planner II, in the Planning & Building Services Division at (608) 364-6708 or morenor@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

ATTN: REAL ESTATE DEPT
WISCONSIN POWER & LIGHT CO
4902 N BILTMORE LN
MADISON, WI 53707

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

RICHARD TANGNEY
1427 CENTRAL AVE
BELOIT, WI 53511

JESSE F SINGH & JESSICA EATON
1439 CENTRAL AVE
BELOIT, WI 53511

JOANNA GURSTELLE
630 SPRUCE ST
MADISON, WI 537153848

JAMES & RUTH RELERFORD
1961 WISCONSIN AVE
BELOIT, WI 535113064

TIMOTHY MCKEARN
2815 RIVERSIDE DR
BELOIT, WI 53511

ELIZABETH PETERSON
1525 E STRATFORD DR
BELOIT, WI 53511

CHARLES HARBISON
1453 CENTRAL AVE
BELOIT, WI 535113848

SERGIO SANCHEZ
1463 CENTRAL AVE
BELOIT, WI 53511

JOHN SARNOW
1223 SHANNON CT
JANESVILLE, WI 53546

C/O MELVIN G & JUNE A WEISS
MELVYN G & JUNE A WEISS
REVOCABLE TRUST
2537 SUNSHINE LN
BELOIT, WI 53511

THERESE M MASANZ RICKY E
MARR
1471 CENTRAL AVE
BELOIT, WI 53511

SOO LINE RAILROAD COMPANY
120 S 6TH ST STE 190
MINNEAPOLIS, MN 55402

RENT A STALL INC
612 FOURTH ST
BELOIT, WI 535116208

DONALD & LYNN KINZER
1716 CRESCENT DR
BELOIT, WI 535113860

BAYVIEW LOAN SERVICING
4425 PONCE DE LEON BLVD 5TH
FL
CORAL GABLES, FL 33146

KIM SOINE
1576 CRESCENT DR
BELOIT, WI 535113800

WHIRLING WHEEL ENTERPRISES
LLC
3307 RIVERSIDE DR
BELOIT, WI 53511

DTJ INVESTMENTS LLC
P O BOX 15094
LOVES PARK, IL 61132

LISA JUDY
1597 PRAIRIE AVE
BELOIT, WI 53511

CHRISTINE THREET
1440 CENTRAL AVE
BELOIT, WI 535113849

THOMAS LANGONE
1433 CENTRAL AVE
BELOIT, WI 535113848

TIM A & STACEY HINZPETER
P O BOX 21386
SARASOTA, FL 34276

JUDE M & STACEY M TROPP
1403 CARNEGIE CT
BELOIT, WI 53511

RICARDO MONTERO
1423 CENTRAL AVE
BELOIT, WI 53511

KCK MANAGEMENT LLC
1318 UNIVERSITY PKWY
ROCKTON, IL 61072

WADE & LAURA WILLIAMS
2680 PRAIRIE AVE
BELOIT, WI 53511

CHET ELLIOTT & SHAYLA EDGE
1437 CENTRAL AVE
BELOIT, WI 53511

GLORIA BARBER
1443 CENTRAL AVE
BELOIT, WI 53511

WILLIAM TROPP
1407 CARNEGIE CT
BELOIT, WI 53511

PIETRO & CALOGERA CIMINO
308 OGDEN AVE
CLINTON, WI 53525

MACARTHUR & BARBARA
MCCLENDON
1449 CENTRAL AVE
BELOIT, WI 535113848

CAROL A FOX CAROL A FOX
TRUST
1607 CRESCENT DRIVE
BELOIT, WI 53511

C/O FRANK C KOLLINS FRANK
KOLLINS TRUST DATED MARCH
27, 2014
1607 CRESCENT DR
BELOIT, WI 53511

REVA VERA
2338 SHOPIERE RD
BELOIT, WI 53511

MICHAEL TRUMM
1605 SHERMAN AVE
BELOIT, WI 53511

CROSBY ORIGINALS LLC
1655 COPELAND AVE
BELOIT, WI 53511

TOMMIE C & KATRINA C
RICHARDSON
1608 PRAIRIE AVE
BELOIT, WI 53511

MARIJUANA SAWYER
1724 CRESCENT DR
BELOIT, WI 53511

LUCAS WHEELLOCK
1611 PRAIRIE AVE
BELOIT, WI 535113838

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

JAMES ANDERSON
1607 PRAIRIE AVE
BELOIT, WI 53511

WASHINGTON CORPORATIONS
KANSAS CITY LINE
P O BOX 1260
SOUTH FALLS, SD 57101

SUSAN BAYSE
1612 PRAIRIE AVE
BELOIT, WI 53511

KAJI JOHNSON
1601 PRAIRIE AVE
BELOIT, WI 53511

LOOKABEL LLC
1614 CRESCENT DR
BELOIT, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 21, 2018

Agenda Item: 5

File Number: ZMA-2018-03

Applicant: James M. Ivy

Owner: New Zion Baptist Church

Location: 1905 Mound Avenue &
1950 Church Street

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

Existing Land Use: Religious Institution and Vacant Land

Parcel Size:

Proposed Zoning: PLI, Public Lands & Institutions District

1905 Mound Avenue: 3.15 Acres

1950 Church Street: 2.24 Acres

Total: 5.39 Acres

Request Overview/Background Information:

James M. Ivy, on behalf of New Zion Baptist Church, has submitted an application for a Zoning Map Amendment (ZMA) to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands and Institutions District, for the properties located at 1905 Mound Avenue and 1950 Church Street.

Key Issues:

- The intent of the proposed zoning change is to allow the expansion of community services offered on the subject properties.
- Both properties were used for school uses prior to their current uses. The New Zion Baptist Church purchased the former Waterman School properties in 1988. The subject properties have a history of institutional and civic uses.
- The property located at 1905 Mound Avenue is a 3.15-acre parcel which contains a religious institution. The applicant intends to include a day care center, within the existing building, in addition to its current religious services. Day care centers are permitted by-right in PLI districts.
- The property located at 1950 Church Street is a 2.24-acre vacant lot which is currently used as green space. The applicant intends to install a community garden on the southeast portion of the subject property. The applicant is also considering the construction of a new community center on the vacant lot at some point in the future.
- PLI is a special purpose district that is intended to accommodate major public and quasi-public uses. Some public and quasi-public uses are also allowed within residential, commercial and industrial zoning districts.
- The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. Most of the surrounding properties within the City of Beloit are zoned R-1B and most have Single-Family Residential uses. The adjacent Town of Beloit properties are zoned R-1, Single-Family Residential District, and most have single-family residential uses as well.
- Planning staff mailed the attached Public Notice to the owners of nearby properties in the City of Beloit and the Town of Beloit Clerk. As of this writing, staff has not received any comments.
- This application is being considered in accordance with the ZMA procedures contained in Section 2-300 of the Zoning Ordinance.
- Photos and the ZMA application are attached.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - Institutional and civic uses, such as religious institutions, day care centers, and parks & open space, are allowed within PLI district. These uses are compatible with the existing area uses.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The subject properties are located in an R-1B district and are adjacent to Town of Beloit properties which are zoned R-1, Single-Family Residential District. The current and proposed zoning classification for the subject properties are harmonious with the surrounding residential properties considering some public and quasi-public uses are allowed in an R-1B district, such as religious institutions, day care centers, and parks & open space.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - Parks and open space are allowed by-right in an R-1B district. Religious institutions and day care center are allowed in an R-1B with a Conditional Use Permit.
 - Given the previous and current use of both properties, a zoning change to PLI would be fitting and harmonious with the surrounding residential neighborhoods.

- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- There has been very little development pressure in the general area of the subject properties.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Single-Family Residential - Urban uses. The Comprehensive Plan mentions that small public and institutional uses – such as parks, schools, churches, and storm water facilities – may be built on lands within this category. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports Strategic Goal #1 which is to create and sustain safe and healthy neighborhoods. New Zion Baptist Church will be able to increase community outreach and collaboration while retaining the single-family character of the neighborhood by expanding the community services that are offered on the subject properties.

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:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands and Institutions District, for the properties located at 1905 Mound Avenue and 1950 Church Street

Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1905 Mound Ave & 1950 Church St

ZMA-2018-03



1 inch = 164 feet



Legend

-  Parcel Boundaries
-  Zoning District
-  City Limits

Map prepared by: Rudy Moreno, Planner II
Date: Feb. 27, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

1905 Mound Avenue



1950 Church Street



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: 2MA-2018-03

1. Address of subject property: 1905 MOUND AVENUE & 1950 CHURCH ST

2. Legal description: Lot: ¹⁻¹¹24-38 Block: 10 Subdivision: Perrigo Place add
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 250 feet by 550 feet = 137,500 square feet.

If more than two acres, give area in acres: 3.15 acres.

3. Tax Parcel Number(s): 12450010

4. Owner of record: New Zion Baptist Phone: 608-362-7703

1905 Mound Ave Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: James M. Ivy

4723 Indigo Roscoe IL 61073
(Address) (City) (State) (Zip)

608-362-7703 / 608-718-1559 / Pastorjimmy@col.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: Residential to: PLI

All existing uses on this property are: Daily Child care center;
Before & After School care facility

7. All the proposed uses for this property are:

Principal use(s): Religious worship; Community outreach
& Recreation

Secondary use(s): _____

Accessory use(s): _____

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

- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

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

Name(s): James M. Iuy Phone: 608-718-1559
4723 Indigo Roscoe IL 61073
(Address) (City) (State) (Zip)

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

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

[Signature] James M. Iuy 1 02/21/18
(Signature of Owner) (Print name) (Date)

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

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

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: <u>275.00</u> Meeting Date: <u>MAR. 21, 2018</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Rudy M...</u>	Date: <u>2/21/18</u>
Date Notice Published: <u>3/9/18 & 3/16/18</u>	Date Notice Mailed: <u>3/9/18</u>

NOTICE TO THE PUBLIC

March 6, 2018

To Whom It May Concern:

James M. Ivy, on behalf of New Zion Baptist Church has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands and Institutions District, for the properties located at:

1905 Mound Avenue & 1950 Church Street

The intent of the proposed zoning classification change is to allow the expansion of community services on the subject properties. The property located at 1905 Mound Avenue is a 3.15-acre parcel which contains a religious institution. The applicant intends to include a day care center within the existing church. The property located at 1950 Church Street is a vacant 2.24-acre parcel which currently used as green space. The applicant intends to install a community garden on the southeast portion of the 1950 Church Street Property. The PLI, Public Lands and Institutions District, is a special purpose district that is intended to accommodate major public and quasi-public uses.

The following public hearings will be held regarding this proposed Zoning Map Amendment:

City Plan Commission: Wednesday, March 21, 2018, 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, April 2, 2018, 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 Rudy Moreno, Planner II, in the Planning & Building Services Division at (608) 364-6708 or morenor@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

JASON REBOUT
P O BOX 840
JANESVILLE, WI 53547

MATTIE JONES
808 BAYLISS AVE
BELOIT, WI 535112915

JAMES F & KIMBERLY K WARD
1434 E STRATFORD DR
BELOIT, WI 53511

LINDA SCHLEGEL
1211 DIVISION ST
BELOIT, WI 53511

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

US BANK NA
4801 FREDERICA ST
OWENSBORO, KY 42301

DAVID DOOLEY
1860 CHURCH ST
BELOIT, WI 535113506

JAVIER BARILLAS
840 BAYLISS AVE
BELOIT, WI 53511

MICHAEL ROGERS
101 BUNN DR
ROCKTON, IL 61072

STANLEY & BEVERLY J
KOWALCZYK
8136 S KEMMERER RD
CLINTON, WI 53525

PATRICK W HENDERSON
REVOCABLE LIVING TRUST
7741 E ROCKTON RD
ROSCOE, IL 61073

CARLSON REALTY I LLC
N 7201 CHAPEL DR
WHITEWATER, WI 53190

CHAD POFF
1865 CHURCH ST
BELOIT, WI 53511

VOSS INVESTMENTS LLC
2566 RIVERSIDE DR
BELOIT, WI 53511

SUZANNE PARR
1866 SPRUCE ST
BELOIT, WI 53511

CEDERICK WEBB
1874 CHURCH ST
BELOIT, WI 53511

JOSEPH & JEANETTE HANSEN,
JEFFREY G & SUZANNE
JOHNSON
2516 CLIFCORN DR

KIM VISGAR
2101 CREEDY RD
BELOIT, WI 53511

NEW ZION BAPTIST CHURCH
1905 MOUND AVE
BELOIT, WI 53511

DAVID & GLENORA SUE
EDWARDS
1859 SPRUCE ST
BELOIT, WI 535113543
ROBERT R & BETTIE M HANEY
1869 SPRUCE ST
BELOIT, WI 53511

NEW ZION BAPTIST CHURCH
1905 MOUND ST
BELOIT, WI 53511

FORTUNATO & LAURA
CARBAJAL
1880 CHURCH ST
BELOIT, WI 53511
RUSSELL MCBRIDE
742 BAYLISS AVE
BELOIT, WI 535112913

JAMES L & SUSAN K
SCHROEDER
11 FERNRIDGE
ROCKTON, IL 61072
SEBASTIAN & CATALINA
BAUTISTA
2517 BUTLIN DR
BELOIT, WI 53511

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 21, 2018

Agenda Item: 6

File Number: CU-2018-02

Applicant: Angus Young Associates

Owner: Agate & Lock Properties LLC

Location: 101 & 145 Maple Avenue
and 1621 Shore Drive

Existing Zoning: C-3, Community
Commercial District

Existing Land Use: Restaurant

Parcel Size: 2.4; 0.87; 1.37 Acres

Request Overview/Background Information:

Angus Young Associates, on behalf of The Rock Bar & Grill, has filed an application for a Conditional Use Permit to allow a new pavilion and expanded outdoor seating and activity areas with the possession, sale, & consumption of alcoholic beverages in a C-3, Community Commercial District, for the properties located at 101 & 145 Maple Avenue and 1621 Shore Drive.

Key Issues:

- This project involves the replacement of the existing outdoor patio adjacent to the restaurant building with new tables, chairs, and features including a fire bowl, Adirondack chairs, and stamped concrete.
- This project involves the replacement of the existing pavilion with a new pavilion & storage building to be connected to the restaurant building with a new concrete sidewalk.
- This project also involves the replacement and improvement of the outdoor volleyball courts.
- The Rock Bar & Grill was constructed in 2005, and sought Conditional Use Permits for outdoor areas with alcoholic beverage sales and consumption in 2005 and 2007. The property consists of three separate parcels.
- Section 4-804 of the Zoning Ordinance states that outdoor seating areas in C-3 are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.
- The pavilion & storage building is located in the 100-year or 1% annual chance floodplain. However, the proposed floor elevation of 750.0 is more than 2 feet above the base flood elevation of 747.5, which complies with the floodplain ordinance.
- The subject properties are surrounded by a fence along Shore Drive, making the pavilion area accessible only through the existing restaurant's riverwalk path and outdoor seating area.
- The application, site plan, renderings, and photos are attached to this report.
- The attached Public Notice was sent to the owners of surrounding properties. 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 existing outdoor patio and pavilion have operated for more than a decade, and the proposed improvements are expected to be equally compatible with public health, safety, and welfare.
- 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 existing outdoor patio and pavilion are surrounded by the river to the east, parkland to the north, and institutional land to the west. The proposed expansion and improvements are not expected to negatively impact the use and enjoyment of other properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - On the contrary, the proposed improvements are expected to have a positive impact upon nearby property values by increasing business activity and vitality.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The proposed improvements will not impede any nearby development. The proposed School District of Beloit Welcome Center will be constructed on the opposite side of Maple Avenue beginning later this year, which will further enhance the neighborhood.

- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - The proposed improvements include designs, materials, and furnishings that are consistent with a high quality commercial establishment.
- 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 and currently serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed improvements will not affect the parking lots and driveways, and the subject property has ample off-street parking area.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The applicant will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *Community Commercial* uses for the subject property. This request and the underlying C-3 zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #3 by encouraging economic growth.

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 a Conditional Use Permit to allow a new pavilion and expanded outdoor seating and activity areas with the possession, sale, & consumption of alcoholic beverages in a C-3, Community Commercial District, for the properties located at 101 & 145 Maple Avenue and 1621 Shore Drive, based on the above Findings of Fact and subject to the following conditions:

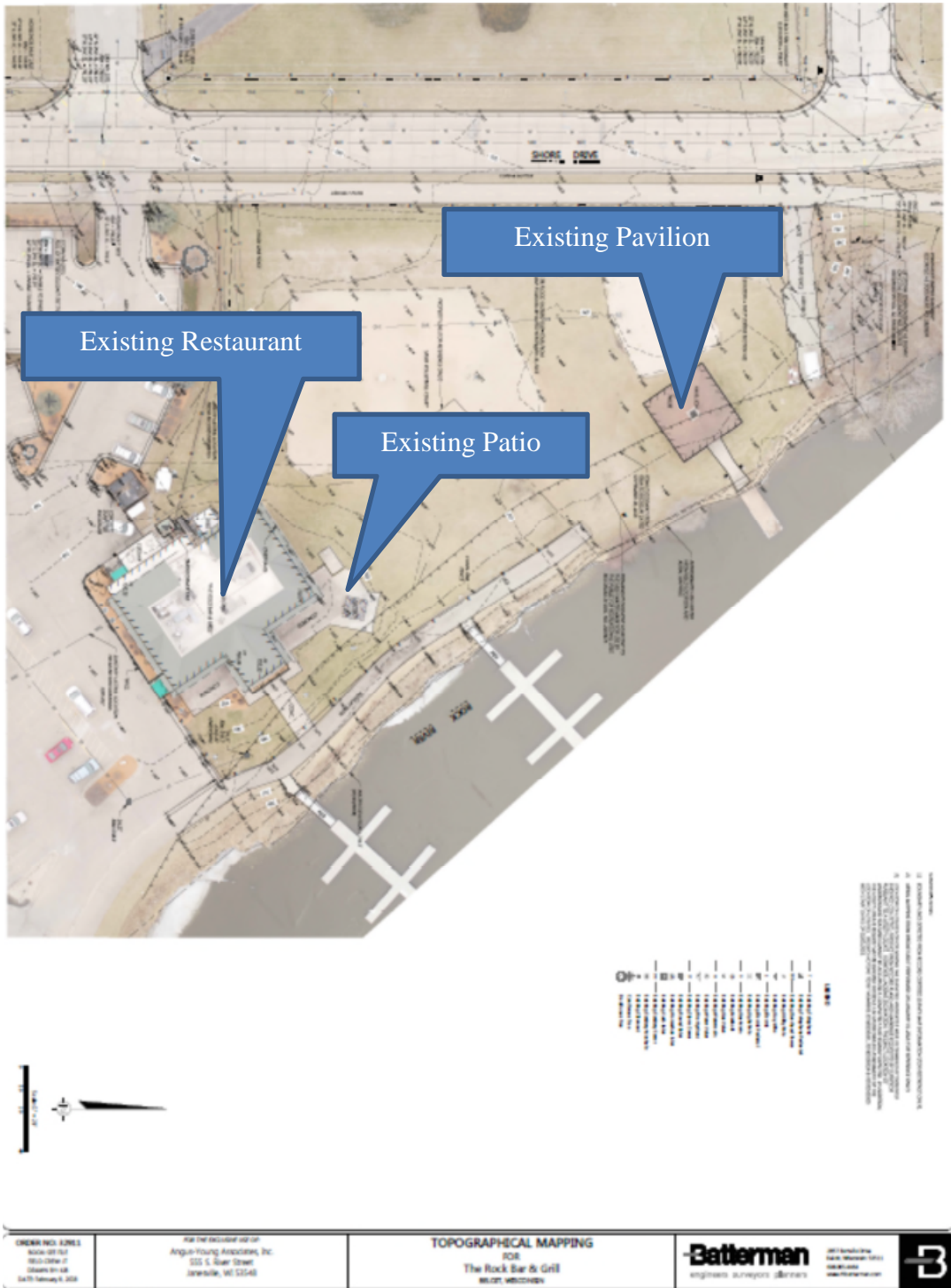
1. This Conditional Use Permit authorizes the improvements on the attached site plan, which may be completed in multiple phases over several years. This permit authorizes alcoholic beverage sales & consumption within the outdoor patio, pavilion, seating, and activity areas, provided the applicant obtains and retains the appropriate annual licenses.
2. The outdoor patio, pavilion, seating, and activity areas may not be directly accessed by customers via Shore Drive. All ingress and egress shall flow through the restaurant building and/or adjacent patio.
3. All conditions and restrictions on the prior Conditional Use Permits for this property remain in full force and effect.
4. Prior to constructing the pavilion, the applicant shall submit detailed site plans, architectural plans, and material samples for staff review and approval.
5. The Fire Inspector and Building Official will inspect the completed pavilion building and establish a maximum occupancy, which shall be posted at all times.
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 Director of Planning & Building Services may approve minor changes administratively.

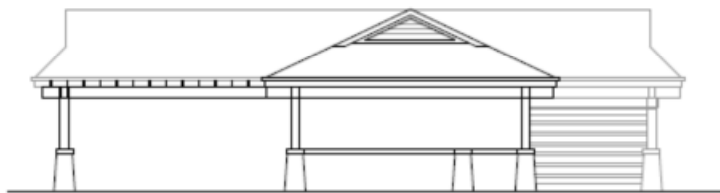
Fiscal Note/Budget Impact: N/A

Attachments: Photos, Site Survey, Site Plan, Building Plans, Application, Public Notice, Mailing List, and 2005 CUP.

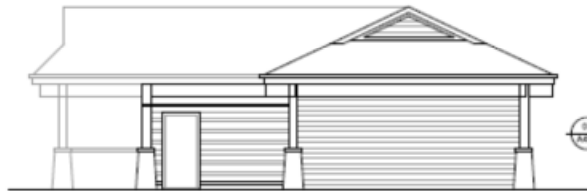


Site Survey





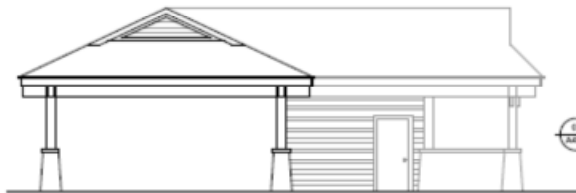
04 EAST ELEVATION
1/16" = 1'-0"



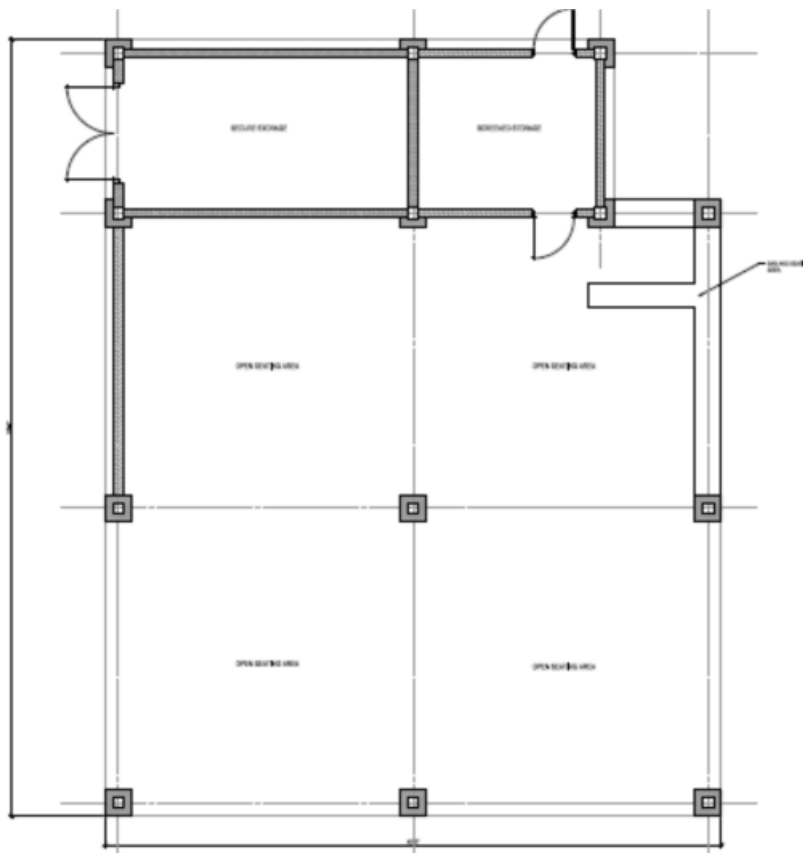
03 NORTH ELEVATION
1/16" = 1'-0"



02 WEST ELEVATION
1/16" = 1'-0"



01 SOUTH ELEVATION
1/16" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"

PROJECT NO. 18-002
 SHEET NO. 01
 DATE 03/20/18
 PROJECT NAME THE ROCK SITE IMPROVEMENTS THE ROCK BELLOT, MI
 CLIENT THE ROCK BELLOT, MI
 DESIGNER Angus Young
 ARCHITECTURE ENGINEERING INTERIOR DESIGN
 1500 W. HAWTHORNE AVE. SUITE 100
 ANN ARBOR, MI 48106
 (734) 769-1234
 www.angusyoung.com

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: CN-2018-02

1. Address of subject property: 145 101 Maple Avenue, Beloit WI 53511
+ 1621 Shore Drive

2. Legal description: _____

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: 4.2 acres.

3. Tax Parcel Number(s): 12620436, 12620438, 12620439

4. Owner of record: Agate & Lock Properties LLC Phone: 608-290-4096
9531 S. Hidden Creek, Beloit, WI, 53511

(Address) (City) (State) (Zip)

5. Applicant's Name: Angus Young Associates - Joe Stadelman & Katie Udell
555 S. River Street, Janesville, WI 53548

(Address) (City) (State) (Zip)

608-756-2326 / _____ / joes@angusyoung.com /

(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Restaurant & Bar

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

A Conditional Use Permit for: Outdoor Pavilion and Volleyball Courts
_____ in a(n) C-3 Community Commercial Zoning District.

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

Principal use: Restaurant / Bar

Secondary use: Outdoor Pavilion and Volleyball Courts

Accessory use: _____

9. Project timetable: Start date: 4/10/2018 Completion date: 7/31/2018

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

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

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

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

_____/_____/_____
 (Signature of Owner) (Print name) (Date)
Katie Udell / Katie Udell / 2/22/2018
 (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: \$275.00	Amount paid: <u>\$275.⁰⁰</u>	Meeting date: <u>March 21, 2018</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Drew Pennington</u>	Date: <u>2/23/18</u>	

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

March 8, 2018

To Whom It May Concern:

Angus Young Associates, on behalf of The Rock Bar & Grill, has filed an application for a Conditional Use Permit to allow a new pavilion and expanded outdoor seating and activity areas with alcoholic beverage sales & consumption in a C-3, Community Commercial District, for the properties located at:

101 & 145 Maple Avenue and 1621 Shore Drive.

This project involves the replacement of the existing outdoor patio adjacent to the restaurant building and the replacement of the existing detached pavilion with a new pavilion & storage building. The Rock Bar & Grill was constructed in 2005, and sought Conditional Use Permits for outdoor areas with alcoholic beverage sales and consumption in 2005 and 2007.

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

City Plan Commission: Wednesday, March 21, 2018, 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, April 2, 2018, 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 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.

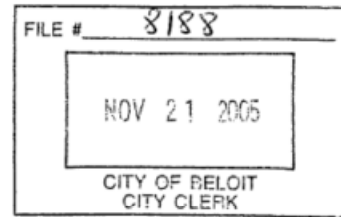
Sean Winters, Facilities Director
School District of Beloit

Domie & Cheryl Jackson
2 Valley Rd
Beloit, WI 53511

Local 1533 USSW CIO Trust
1620 Shore Drive
Beloit, WI 53511

Dan Montgomery
2658 Tacoma Drive
Blakeslee, PA 18610

Jasper & Ruth Mae Montgomery
233 Beach Ave
Beloit, WI 53511



RESOLUTION
AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW THE OUTDOOR SALE
AND CONSUMPTION OF LIQUOR ON PROPERTY
LOCATED AT 1600 FOURTH STREET
IN A C-3, COMMUNITY COMMERCIAL DISTRICT

WHEREAS, the application of The Rock Bar and Grill of Beloit LLC, for a Conditional Use Permit to allow the outdoor sale and consumption of liquor in a C-3, Community Commercial District, on property located at 1600 Fourth Street, 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 grant a Conditional Use Permit to allow the outdoor sale and consumption of liquor in a C-3, Community Commercial District, on property located at 1600 Fourth Street in the City of Beloit, for the following described premises:

Lot 1 of Certified Survey Map No. 784708, Volume 2, pages 249, 250 & 251, Rock County, Beloit. (a/k/a 1600 Fourth Street, parcel number 1262-0439)

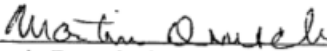
As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following condition and restriction upon the Conditional Use which are hereby deemed necessary for the public interest:

1. The applicant shall submit the proposed fencing material and height specifications to the City Manager for approval.
2. The applicant shall submit a revised site plan, showing the outdoor seating area restricted to 8 tables, with a capacity for 32 patrons, and no more than three picnic tables dispersed throughout the lawn/recreational areas. The plan shall also show a second gate along the southeast section of fencing for emergency access.
3. The applicant shall comply with all requirements of the Site Plan Review and Architectural Review process.
4. The applicant shall secure the required license for the sale of liquor and comply with all applicable regulations governing such sales.
5. The applicant must contact the City Assessor and change this address to a Maple Avenue address.
6. Any major changes in the adopted conditions or use of this property shall be approved by the Plan Commission and City Council by amending the Conditional Use Permit. The Community Development Director may approve minor changes.

CU-05-10, 1600 Fourth Street

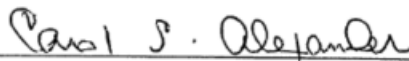
Adopted this 21ST day of November, 2005.

BELOIT CITY COUNCIL



Martin Densch, Council President

ATTEST:



Carol S. Alexander, CMC, City Clerk