



MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, June 20, 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 June 6, 2018 Meeting**
3. **Extraterritorial Preliminary Plat – New Leaf Homes LLC - Glen Hills No. 6**
Public hearing, review and consideration of the Preliminary Plat of Glen Hills No. 6 for the vacant seven-acre parcel located between Limerick Lane and Shenandoah Avenue in the Town of Beloit
4. **Extraterritorial Preliminary Plat – New Leaf Homes LLC - Glen Hills No. 7**
Public hearing, review and consideration of the Preliminary Plat of Glen Hills No. 7 for the vacant 8.6-acre parcel at the western end of Bridget Drive in the Town of Beloit
5. **Zoning Map Amendment – 2100 and 2200 Blocks of Knoll View Drive**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1A, Single Family Residential to R-1B, Single Family Residential for the 26 properties located on the 2100 and 2200 Blocks of Knoll View Drive
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

If you are unable to attend this meeting, please contact Amber DesRoberts in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Posted: June 15, 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, June 6, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

The meeting was called to order at 7:02pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan and City Councilor Preuschl were present.

2. Approval of the Minutes of the May 23, 2018 Meeting

Commissioner Haynes moved to approve the minutes. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Conditional Use Permit – Beloit International Film Festival (BIFF) Outdoor Event – 701 Third Street
Planning and Building Services Director, Drew Pennington, presented the staff report and recommendation.

Commissioner Robson asked the applicant, Mr. Max Maiken, if E-Bates would have any objections regarding noise. Mr. Maiken, representing BIFF and residing at 510 Portland Avenue in Beloit, indicated that E-Bates will be moving out of the building on August 6th. E-bates might need some access to the building on the day of the event but the firm has agreed and signed off on the proposal.

Commissioner Johnson moved to approve the Conditional Use Permit, subject to the conditions recommended by staff. Commissioner Haynes seconded the motion. The motion passed, voice vote.

4. Conditional Use Permit – Royalty Lounge – 530 E. Grand Avenue

Planning and Building Services Director, Drew Pennington, presented the staff report and recommendation.

Mr. Don Roberts, representing the owner of the adjacent building at 524 E. Grand Avenue, mentioned that there have been issues with the referenced establishment and that there are current concerns regarding the proposed deck. Mr. Roberts mentioned that there are apartments located above; concerns with noise issues, noise and aggravation complaints in the parking lot. Some of the current parking issues include patrons of the Lounge parking in tenant's stalls. Mr. Roberts mentioned that there has not been any police involvement

with regards to the complaints and street fights. Mr. Roberts has visited the police station regarding the issues with no resolution. Mr. Roberts believes that there will be more issues if the deck is allowed, with no enforcement. Mr. Roberts believes that there would be future snow plowing, property line and lighting issues if this Conditional Use Permit is allowed.

Commissioner Robson asked Mr. Roberts how many people live in the apartment above and to elaborate on the street lights issue. Mr. Roberts indicated that there are two units upstairs, and the proposed lighting would bring light into the apartments after dark. Mr. Roberts added that there has not been any cooperation between business owners and residents. Mr. Roberts believes that customers of "Tattoos by House of Lex" are afraid to visit the establishment because of the area, causing a loss in business.

Commissioner Faragher asked Mr. Roberts to address the issues with the dumpsters. Mr. Roberts stated his belief that the dumpsters are encroaching on the adjacent property.

Commissioner Weeden asked Mr. Pennington to confirm if the alleyway belonged to 530 E. Grand Avenue. Mr. Pennington confirmed and directed the committee to the staff report and pictures showing current property lines. Mr. Pennington also indicated that the current parking is "angled" and the proposed deck will impede the angled parking. Mr. Pennington stated his position that property owners must settle any civil disputes regarding property lines. Furthermore, the applicant has provided title work showing the absence of an easement over the private alley.

Commissioner Robson asked Mr. Roberts about the outside lighting of the establishment. Mr. Roberts indicated that there is minimal lighting outside of the property. Currently there are low-light LED lights, the parking-lot is still dark and there have been discussions about placing more outside lighting. Commissioner Robson asked staff about the proposed location of the outside lighting. Mr. Pennington stated that there would be wall mounted lighting and at staff's request, there would be one located by the door and another closer to the end of the building.

Commissioner Johnson asked staff if, in regards to the width of space, the owner could build all the way to the property line. Mr. Pennington indicated that in theory they could build all the way to the property line.

Commissioner Weeden asked staff if the mentioned conditions have been discussed with the applicant. Mr. Pennington indicated that most of the conditions have been discussed with the applicant, with exception of the lighting.

Commissioner Johnson asked staff if there will there be access to dumpsters on another area of the building. Mr. Pennington indicated that the dumpster could be re-located behind the building but access will be limited.

City Councilor Preuschl asked staff about parcel #1354000. Mr. Pennington indicated that when the applicant first proposed the idea, he mentioned that the alley could not be blocked and that title work would have to be ordered. The title work came back showing 530 E. Grand Avenue as owners of the alley and with no easements. It also uncovered an easement between the Bryden Motors parking lot and the alley parcel.

Commissioner Johnson asked the applicant where patrons smoke outside of the establishment. Mr. Donta Evans, representing the Royalty Lounge, stated that patrons smoke in front of the building, back of alleyway and on the sidewalks. Commissioner Johnson indicated that the proposed deck would create a designated smoking area. Commissioner Johnson also mentioned that the title work shows that all the property lines have been verified by a reputable title company and that the applicant has agreed to meet the conditions set by the Planning and Building Services Division.

Commissioner Finnegan moved to approve the Conditional Use Permit, subject to the conditions recommended by staff and the installation of two wall-mounted lights. Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Zoning Map Amendment – Our Savior’s Lutheran Church – 737 and 749 Bluff Street

Planning and Building Services Director, Drew Pennington, presented the staff report and recommendation.

Commissioner Haynes asked staff to confirm if the parcel had sufficient space to build a garage. Mr. Pennington indicated that there would be enough room to build a two-car garage. Commissioner Robson asked staff if there were any public comments or calls about the Zoning Map Amendment. Mr. Pennington stated that there were not any calls regarding the amendment.

City Council Preuschl believes that it would be wise to extend the property another 30 feet towards the East to allow more space for an accessory structure and for quality development. Mr. Pennington indicated that although the property has been surveyed, the survey can be adjusted. Mr. Pennington stated that the Commission could request a lot line movement to make the lot larger, but could not mandate one.

Steve Christensen, 3203 South High Crest, mentioned that the referenced parcel has been church property for years and has been used by nonprofits for many years. Mr. Christensen will contact the surveyor to discuss re-adjusting the lot lines to the divided parcel to meet the committee’s request.

Rick McGrath, 1747 Sherwood Drive, thanked Mr. Pennington’s and the applicant’s efforts in preserving the house and avoiding demolition.

Commissioner Finnegan moved to approve the Zoning Map Amendment. Commissioner Haynes seconded the motion. The motion passed, voice vote.

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

The Comprehensive Plan is moving forward with Open Houses the last week of June. One session scheduled on Tuesday afternoon on June 26th at the Merrill Community Center and another to be determined, possibly at the Beloit Historical Society during the same week.

7. **Adjournment**

Commissioner Weeden moved to adjourn the meeting. Commissioner Ruster seconded the motion.

Meeting adjourned at 8:00pm.

Minutes respectfully submitted by Frank Fuerte.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 20, 2018

Agenda Item: 3 & 4

File Number: PS-2018-01/02

Applicant: New Leaf Homes LLC

Owner: Donna F. McKearn Trust

Location: Town of Beloit (ETJ)

Existing Zoning: R-1, Single-Family

Existing Land Use: Vacant Land

Platted Area: 15.57 Acres

Request Overview/Background Information:

New Leaf Homes LLC has submitted an Application for Review of a Preliminary Subdivision and the attached Preliminary Plats of Glen Hills Nos. 6 and 7. Residential subdivisions require approval of a preliminary (conceptual) plat and a final (detailed) plat. According to Section 12.03 of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any preliminary plat within the City's Extraterritorial Jurisdiction (ETJ).

Key Issues:

- As shown on the attachments, the Preliminary Plat of Glen Hills Plat No. 6 includes the vacant seven acre parcel located between Limerick Lane and Shenandoah Avenue in the Town of Beloit. The proposed plat includes the creation of 17 new single-family lots and the completion of the street network as shown on the attachment.
 - The applicant has also submitted the attached Preliminary Plat of Glen Hills Plat No. 7, which includes the vacant 8.6-acre parcel at the western end of Bridget Drive in the Town of Beloit. The proposed plat includes the creation of 19 new single-family lots and the completion of two new cul-de-sacs (Bridget Drive and Bridget Court).
 - Both plats are located beyond the City limits but within the City's Extraterritorial Jurisdiction. Both subdivisions will be served by public water (City Water Utility) and sewer (Town Sewer Service Area).
 - The proposed lots in Plat No. 6 range in size from 12,000 square feet to 26,000 square feet.
 - The proposed lots in Plat No. 7 range in size from 10,000 square feet to 29,000 square feet.
 - The proposed streets will be improved with new water mains and sanitary sewer mains. They will include curb & gutter, but not sidewalks. The City has no ability to require the installation of improvements such as sidewalks beyond the City limits.
 - There are no City parcels within the public notification range, so individual notices were not mailed. Planning staff provided a copy of the Plan Commission meeting notice & agenda to the Town of Beloit Clerk.
 - The City's Review Agents have reviewed the preliminary plats and do not have any comments or concerns.
-

Consistency with Comprehensive Plan:

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

Sustainability:

- **Reduce dependence upon fossil fuels** – 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 Plats of Glen Hills Nos. 6 and 7, subject to the following conditions:

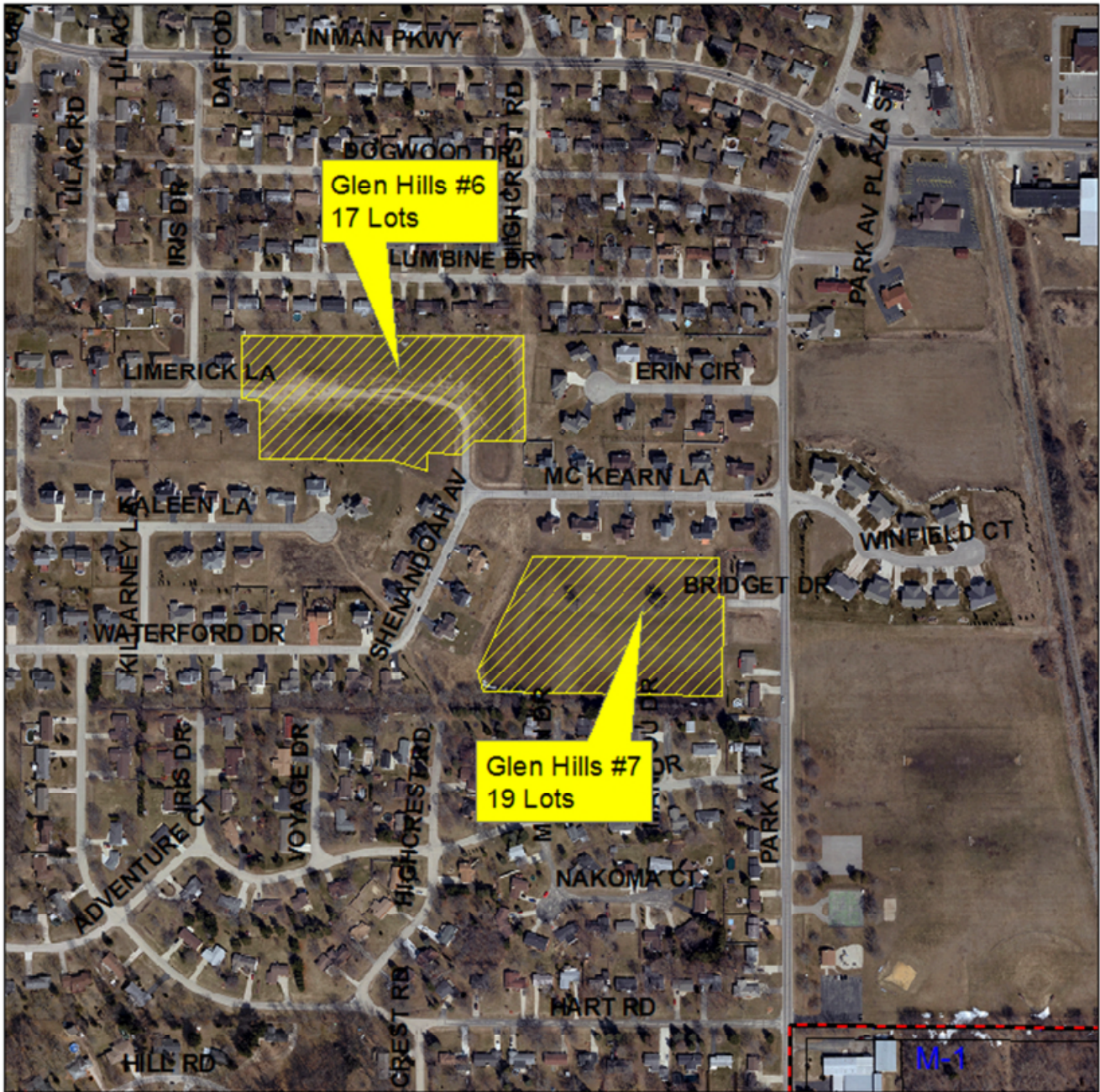
1. The Final Plats shall substantially conform to the approved Preliminary Plats with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
 2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.
-

Attachments: Location & Zoning Map, Preliminary Plats, Applications, and Resolutions.

Location & Zoning Map

Prelim. Plats of Glen Hills Nos. 6 & 7


PS-2018-01/02



1 inch = 426 feet

062.625 250 375 Feet

Legend

 Beloit & Turtle Parcels

Map prepared by: Drew Pennington, AICP

Date: June 2018

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CONTRACTOR'S NOTE: Surveyed and plotted on this plan the boundaries of the lots and the location of the centerlines of the streets and the proposed buildings and structures. The lots shown on this plan are subject to the following conditions:

1. The lots shown on this plan are subject to the following conditions:

2. The lots shown on this plan are subject to the following conditions:

3. The lots shown on this plan are subject to the following conditions:

4. The lots shown on this plan are subject to the following conditions:

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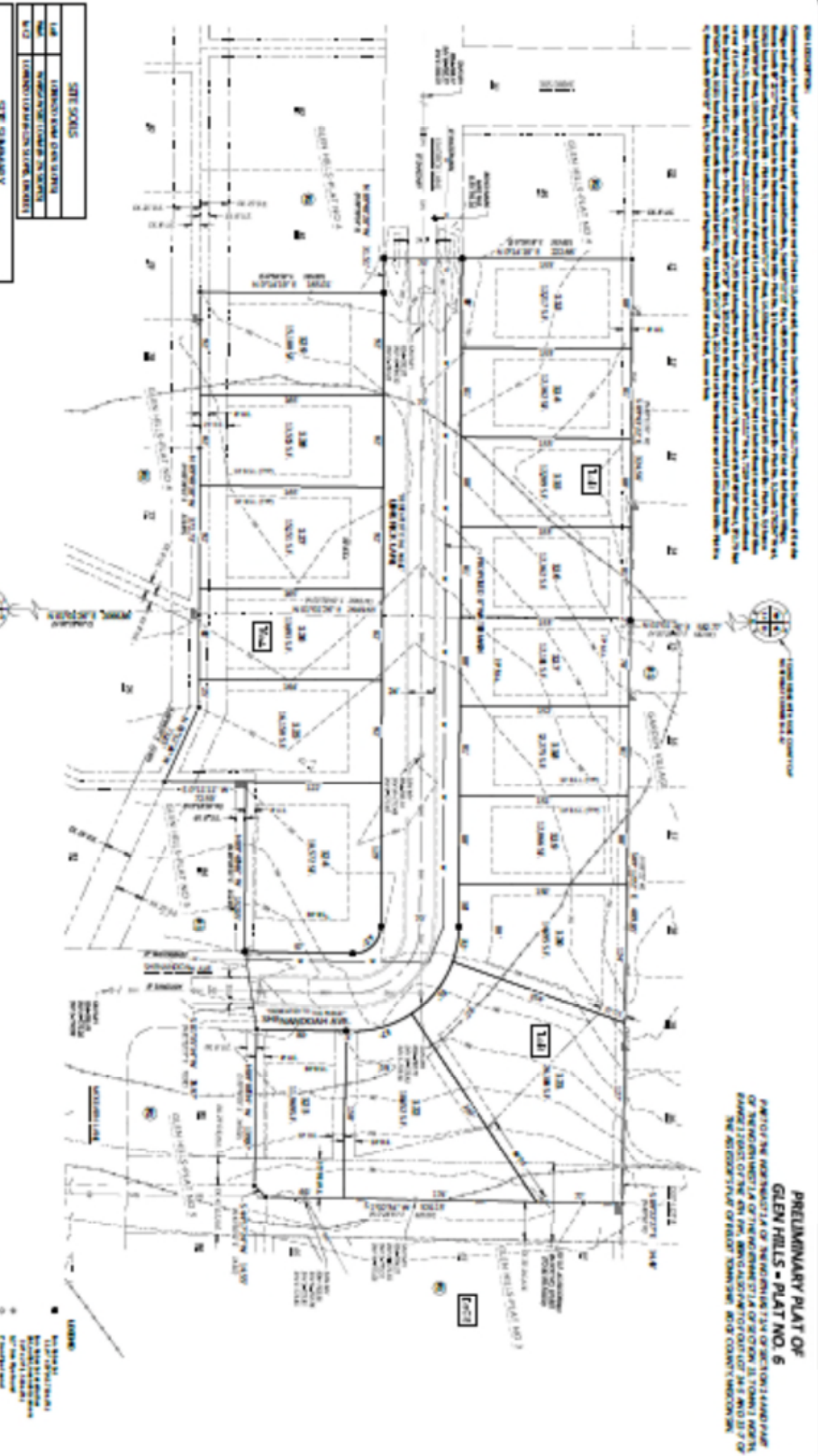
6. The lots shown on this plan are subject to the following conditions:

7. The lots shown on this plan are subject to the following conditions:

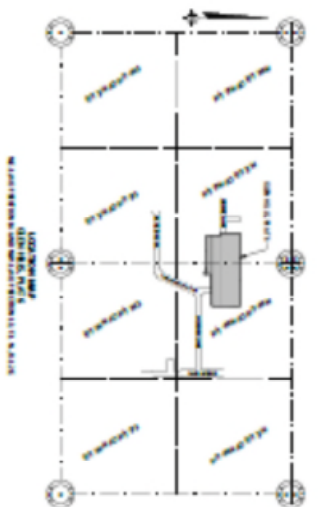
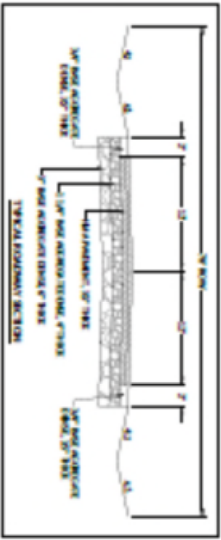
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9. The lots shown on this plan are subject to the following conditions:

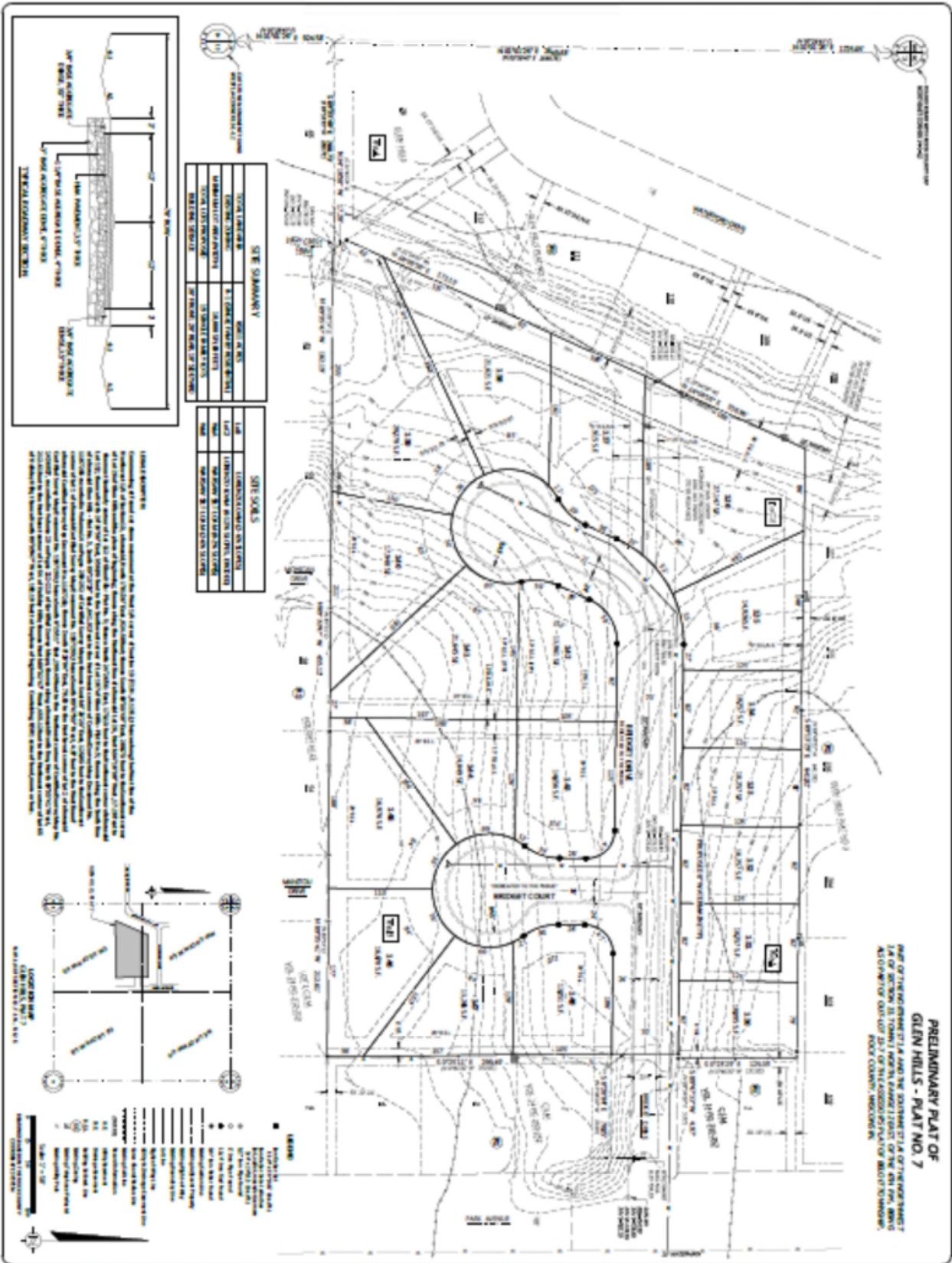
10. The lots shown on this plan are subject to the following conditions:



SITE SUMMARY	
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COMMISSION	COMMISSION



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**PRELIMINARY PLAT OF
GLEN HILLS - PLAT NO. 7**
PART OF THE GLEN HILLS AND THE ADJACENT PORTION OF THE GLEN HILLS
1/4 OF SECTION 18, TOWNSHIP NORTH, RANGE 12 EAST, OF THE 4TH PR. MERIDIAN
AS SHOWN ON MAP 217 OF THE RECORDS OF PLAT FOR MADISON COUNTY,
MICHIGAN.

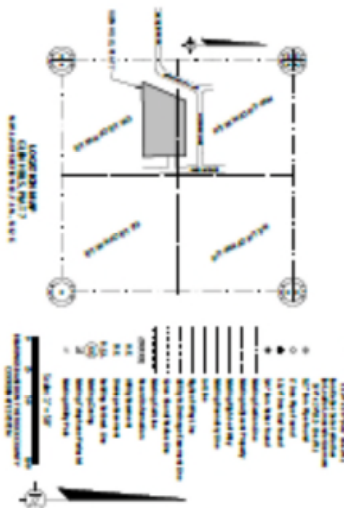
SITE SUMMARY

TOTAL AREA	10.00 AC.
TOTAL LOTS	14
TOTAL ACRES PER LOT	0.714
TOTAL LOTS PER ACRE	1.40
TOTAL LOTS PER SECTION	14
TOTAL LOTS PER TOWNSHIP	14
TOTAL LOTS PER RANGE	14
TOTAL LOTS PER MERIDIAN	14

SITE DATA

DATE	1/15/2018
PROJECT	GLEN HILLS - PLAT NO. 7
CLIENT	NEW LEAF HOMES
DESIGNER	DAVID BATTERTMAN
CHECKER	DAVID BATTERTMAN
SCALE	AS SHOWN

NOTES:
1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
4. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS.
5. THE PLAT IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
6. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
7. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
8. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
9. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
10. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.



<p>ORDER NO. 22975 NOVA DRIVE P.O. BOX 217 DUNSMITH, MI DATE: May 18, 2018</p>	<p>FOR THE DEVELOPER: NEW LEAF HOMES 6533 E. RIVERIDE BLVD., SUITE 110 ROCKFORD, IL 61114</p>	<p>GLEN HILLS - PLAT NO. 7</p>	<p>Batterman engineers surveyors planners</p>	<p>3</p>
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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)

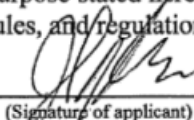
File Number: PS-2018-01

1. Proposed subdivision name: Glen Hills - Plat No. 6
2. Address of property: E. Limerick Lane and E. Shenandoah Avenue
3. Tax Parcel Number(s): 6-2-141A
4. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NW/NE Quarter of Section 13/14, Township 1 North, Range 12 East of the 4th P.M.
5. Owner of record: Donna F. McKearn Revocable Trust Phone: 608-365-4464 (Frank McKearn)
2611 S. Belmont Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: New Leaf Homes (John Knabe)
6551 E. Riverside Blvd. - Suite 110 Rockford IL 61114
(Address) (City) (State) (Zip)
815-904-6006 / 815-978-4132 / john@newleafremodeling.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. The present zoning classification is: R-1
8. All existing uses on the property are: Undeveloped
9. Proposed future zoning classification(s) is (are): R-1 (No Change)
10. Proposed future uses of the property are: Single-Family 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 April 19 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 of applicant)

JOHN KNABE

(Name of applicant)

5/15/18

(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: \$ 755 (New Leaf Check # 5140)
Scheduled meeting date: June 20, 2018
Application accepted by: Donna Pennings Date: 5/21/18

CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

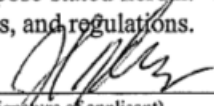
Application for Review of a Preliminary Subdivision Plat

(Please Type or Print)

File Number: PS-2018-02

1. Proposed subdivision name: Glen Hills - Plat No. 7
2. Address of property: E. Bridget Drive
3. Tax Parcel Number(s): 6-2-141
4. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the NW Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
5. Owner of record: Donna F. McKearn Revocable Trust Phone: 608-365-4464 (Frank McKearn)
2611 S. Belmont Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: New Leaf Homes (John Knabe)
6551 E. Riverside Blvd. - Suite 110 Rockford IL 61114
(Address) (City) (State) (Zip)
815-904-6006 / 815-978-4132 / john@newleafremodeling.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. The present zoning classification is: R-1
8. All existing uses on the property are: Undeveloped
9. Proposed future zoning classification(s) is (are): R-1 (No Change)
10. Proposed future uses of the property are: Single-Family Residential
11. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
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 - Concept Plan**; as required by section 12.02(6) of the Subdivision Ordinance.
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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 of applicant)

JOHN KNABE
(Name of applicant)

5/15/18
(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: \$785 (New Leaf Check # 5147)

Scheduled meeting date: June 20, 2018

Application accepted by: Donna Perington Date: 5/21/18

**RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
OF GLEN HILLS PLAT NO. 6**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on June 20, 2018 regarding the 17-Lot Preliminary Plat of Glen Hills Plat No. 6 for the property located between Limerick Lane and Shenandoah Avenue in the Town of Beloit within the City's extraterritorial jurisdiction.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Glen Hills Plat No. 6 for the property located between Limerick Lane and Shenandoah Avenue in the Town of Beloit, 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. 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 20th day of June, 2018.

By: _____
James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

**RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
OF GLEN HILLS PLAT NO. 7**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on June 20, 2018 regarding the 19-Lot Preliminary Plat of Glen Hills Plat No. 7 for the property at the western end of Bridget Drive in the Town of Beloit within the City's extraterritorial jurisdiction.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Glen Hills Plat No. 7 for the property located at the western end of Bridget Drive in the Town of Beloit, 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. 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 20th day of June, 2018.

By: _____
James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 20, 2018	Agenda Items: 5	File Number: ZMA-2018-05
Applicant: Matt Finnegan	Owner: Various	Location: 2100-2200 Blocks of Knoll View Drive
Existing Zoning: R-1A	Existing Land Use: Single-Family and Vacant	Parcel Size: Various

Request Overview/Background Information:

Matt Finnegan has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential to R-1B, Single-Family Residential, for twenty-six (26) properties located on the 2100 & 2200 blocks of Knoll View Drive. Including the applicant, the owners of thirteen (13) of the subject properties have signed a petition supporting the proposed Zoning Map Amendment.

Key Issues:

- The main intent of the proposed Zoning Map Amendment is to reduce the minimum front building setback for the subject properties from 30 feet in R-1A to 20 feet in R-1B. The minimum street side building setback for corner lots will also be reduced from 30 feet to 20 feet.
- This request began when the applicant sought a permit to construct a front deck on his home located at 2212 Knoll View Drive, only to be informed that the deck was prohibited by the 30-foot front setback. The vast majority of homes on Knoll View Drive are ranch-style homes that are less than 30 feet from the front property line, and are therefore nonconforming structures. By reducing the front setback from 30 feet to 20 feet, these nonconforming structures would become conforming and front decks would be possible.
- This request includes 17 single-family dwellings and 9 vacant lots. Of the 17 single-family dwellings, 13 have signed the rezoning petition. Planning staff is recommending the inclusion of the other properties in order to form a logical, contiguous block of properties as opposed to an inconsistent alternating pattern.
- The developed single-family properties include: 2159, 2167, 2174, 2175, 2203, 2206, 2211, 2212, 2219, 2220, 2228, 2231, 2236, 2237, 2243, 2244, and 2247 Knoll View Drive.
- The vacant lots include: 2129, 2137, 2138, 2145, 2146, 2151, 2154, 2160, and 2168 Knoll View Drive.
- Single-family dwellings are permitted by-right in both the R-1A and R-1B zoning districts.
- The owners of all affected properties as well as owners of properties within 300 feet have been advised of this proposed rezoning action. As of this writing, Planning staff has not received any comments or concerns.
- **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 uses that are allowed in R-1B vs. R-1A are virtually identical. The main difference between the districts relates to development standards such as minimum lot size, minimum lot width, setbacks, etc.
 - b. **The zoning classification of property within the general area of the subject property.** By including a total of 26 properties, the requested action will not consist of spot zoning and instead will consist of a new R-1B zoning district surrounded by a larger R-1A district. Generally speaking, the City’s centrally located residential neighborhoods with a traditional street grid are zoned R-1B, while more suburban-style neighborhoods developed with larger lots and a curvilinear street pattern are zoned R-1A.
 - c. **The suitability of the subject property for the uses permitted under the existing zoning classification.** The subject properties are suitable for uses permitted in the R-1A district, but as discussed above, the larger setbacks in the R-1A district make most of the subject properties nonconforming structures. The requested rezoning action will make these structures conforming and may allow new property improvements.
 - d. **The trend of development and zoning map amendments in the general area of the subject property.** There has been little development pressure in the subject neighborhood in the last decade, although the requested rezoning action may make development of the 9 vacant parcels more practical.

Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map (#10) of the Comprehensive Plan recommends Single-Family-Urban uses of the subject properties, which is consistent with the requested zoning classification. Consideration of this request supports Strategic Goal #4 by creating and sustaining a high quality of life.

Sustainability:

- **Reduce dependence upon fossil fuels** – The requested action may facilitate the development of vacant lots.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The proposed rezoning action will allow existing homeowners to make improvements that are currently prohibited for nonconforming structures.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential to R-1B, Single-Family Residential, for twenty-six (26) properties located on the 2100 & 2200 blocks of Knoll View Drive.

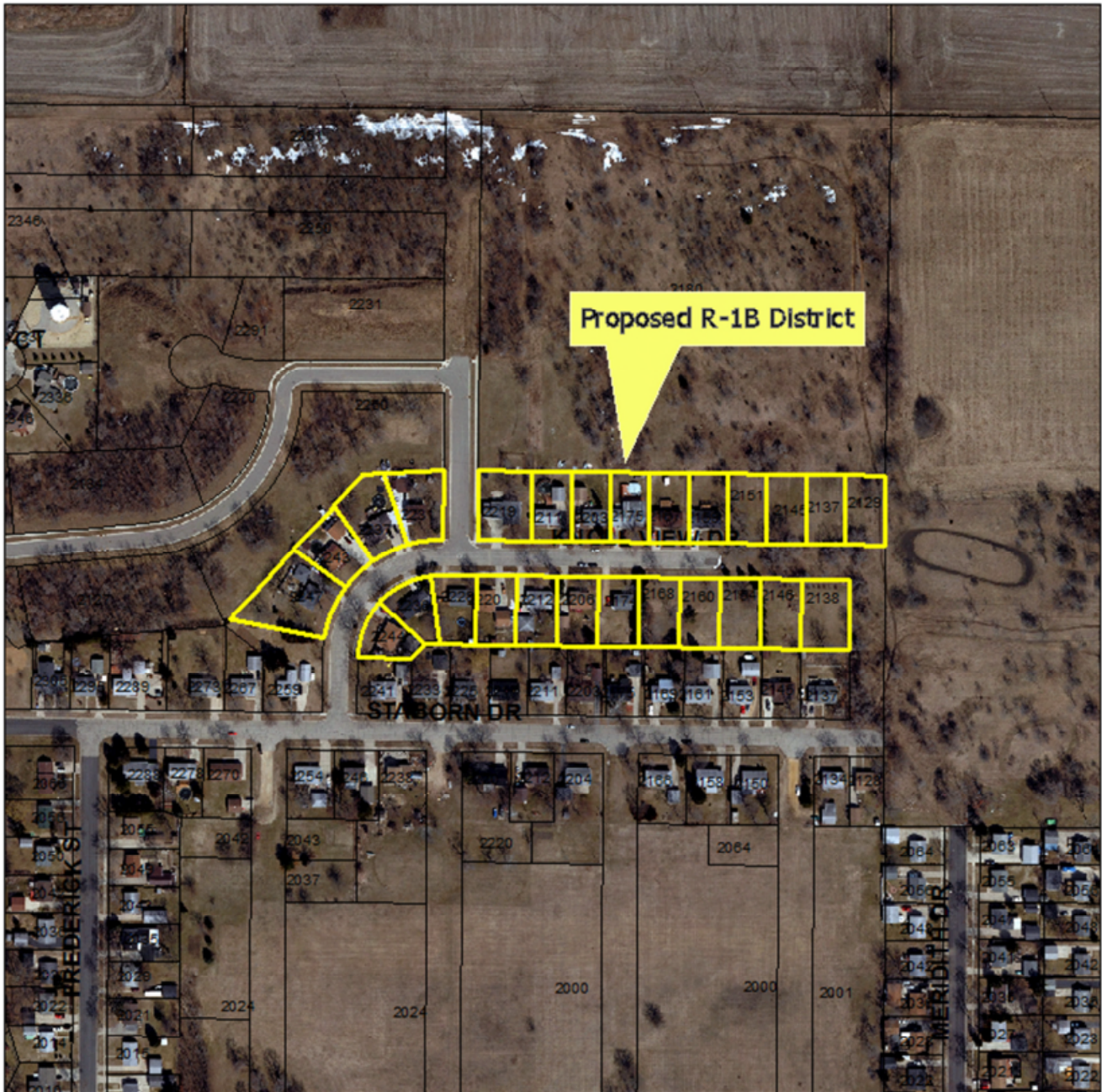
Fiscal Note/Budget Impact: N/A

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

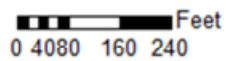
Location & Zoning Map

2100-2200 Knoll View Dr.


ZMA-2018-05



1 inch = 266 feet



Legend

 City Limits

Map prepared by: Drew Pennington, AICP

Date: June 2018

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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-2018-05

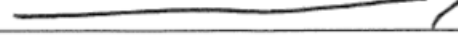
1. Address of subject property: 2212 Knoll View

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

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

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

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

3. Tax Parcel Number(s): over 

4. Owner of record: Finnegan Rev. Trust Phone: 608-751-2915

2212 Knoll View Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Matthew L. Finnegan

2212 Knoll View Beloit, WI 53511
(Address) (City) (State) (Zip)

608-751-2915 608-751-2915 1.HomesTheyFinancialFreedom@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: RIA to: R1B

All existing uses on this property are: single Family Residential

7. All the proposed uses for this property are:

Principal use(s): single family Residential

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): Matthew L. Finnegan Phone: 608-751-2915
PO. Box 41 Beloit WI 53512-0041
 (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] / Matthew L. Finnegan / 5/25/18
 (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: \$275.- Meeting Date: June 20, 2018

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

Application accepted by: [Signature] Date: 5/25/18

Date Notice Published: _____ Date Notice Mailed: _____

PETITION FOR ZONING CHANGE

We agree with Matt Finnegan's zoning map amendment application changing the zoning on all of Knoll View Drive in Beloit from R1A to R1B

NAME	ADDRESS	PHONE#	DATE
DIORNE FINNEGAN	2212 KNOLLVIEW DR.	608-289-7262	5/26/18
Matt Finnegan	" "	608-751-2915	5/26/18
Peter-Thomas	2206 Knollview dr	608-290-6660	5-26-18
Kessidy Thomas	2104 Knollview dr	608 290-8657	5-26-18
DENNIS ELMER	2159 Knollview DR	608-3654090	5-26-18
Chad Hatfield	2203 Knollview Dr	608-295-9416	5/26/18
WARRE MARKLEY	2211 Knollview DR.	608-362-8209	5/26/18
Rosa Ortega	2228 Knollview Dr	608-449-3149	5/27/18
Erain Suarez	2220 Knollview Dr	608-307-1346	5/27/18
Becha Nafere	2174 Knollview Dr	608-4812694	5/27/18
ANDREW NAVINIS	2203 KNOLLVIEW DR	608-295-5743	5/27/19
James H. Oates	2175 Knoll View Dr.	608-361-8133	5/27/18
Cybil Frady	2219 Knollview Dr.	(608)312-2310	5/27/18
Pat Binkham	2237 Knollview	608 728 1067	5-27-18
Thomas Lincoln	2231 Knollview Dr	608 362-8799	5-28-19
John Binkham	2243 Knollview Dr.	608. 362-5308	5-28-18

Parcel #s.

Same owner	[①	12260130	Vacant 2138	14)	12260235	2243	P
		②	12260135	Vacant 2146	15)	12260240	2237	P
		③	12260140	Vacant 2154	16)	12260245	2231	P
Same owner	[④	12260145	Vacant 2160	17)	12260550	2219	P
		⑤	12260150	Vacant 2168	18)	12260560	2211	P
		⑥	12260155	2174 P	19)	12260570	2203	P
		⑦	12260160	2206 P	20)	12260580	2175	P
		⑧	12260165	2212 P	21)	12260590	2167	○
		⑨	12260170	2220 P	22)	12260600	2159	P
		⑩	12260175	2228 P	23)	12260610	Vacant 2151	○
		⑪	12260180	2236 O	24)	12260620	Vacant 2145	○
		⑫	12260185	2244 O	25)	12260630	Vacant 2137	○
		⑬	12260230	2247 O	26)	12260640	Vacant 2129	○

Same
owner



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

NOTICE TO THE PUBLIC

June 6, 2018

To Whom It May Concern:

Matt Finnegan has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential to R-1B, Single-Family Residential, for twenty-six (26) properties located on the 2100 & 2200 blocks of Knoll View Drive.

The intent of the proposed Zoning Map Amendment is to reduce the minimum front building setback for the subject properties from 30 feet in R-1A to 20 feet in R-1B. This reduction will make most of the affected structures conforming to the Zoning Ordinance, and may allow the construction of decks and other additions that are currently prohibited. Including the applicant, the owners of 13 of the subject properties have signed a petition supporting the proposed Zoning Map Amendment. The developed single-family properties include: 2159, 2167, 2174, 2175, 2203, 2206, 2211, 2212, 2219, 2220, 2228, 2231, 2236, 2237, 2243, 2244, and 2247 Knoll View Drive. The vacant lots include: 2129, 2137, 2138, 2145, 2146, 2151, 2154, 2160, and 2168 Knoll View Drive.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, June 20, 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, July 16, 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.

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.

PAUL J & BRENDA L BARBER
2295 STABORN DR
BELOIT, WI 535112747

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

SANDRA SMITH
2270 STABORN DR
BELOIT, WI 535112785

PETER & KATRINA THOMAS
2206 KNOLL VIEW DR
BELOIT, WI 53511

JAMES KELLER
2212 STABORN DR
BELOIT, WI 53511

C/O NORMA J WALES WALES
REVOCABLE TRUST
2161 STABORN DR
BELOIT, WI 53511

PAULA MAXTED
2204 STABORN DR
BELOIT, WI 53511

MICHELLE ROGERS
2233 STABORN DR
BELOIT, WI 53511

DAVID CARTER
2259 STABORN DR
BELOIT, WI 535112747

STEVEN SHIPLER
W635 PERCH ST
MONTELLO, WI 53949

ELEANOR BUCHANAN
2288 STABORN DR
BELOIT, WI 53511

AARON JOHNSON
2153 STABORN DR
BELOIT, WI 53511

JONATHAN WILLIAMS
2254 STABORN DR
BELOIT, WI 53511

TERRY WILSON
2273 STABORN DR
BELOIT, WI 53511

RAYMOND & JUDY THOMAS
2203 STABORN DR
BELOIT, WI 535112735

KATHERYN PUTMAN
2246 STABORN DR
BELOIT, WI 535112784

JOSHUA T & SCOTT C FENWICK
2150 STABORN DR
BELOIT, WI 535112734

DAVID GROVER
2175 STABORN DR
BELOIT, WI 535112733

JANET JENSEN
2166 STABORN DR
BELOIT, WI 535112734

CAROL JOHNSON
2153 STABORN DR
BELOIT, WI 535112733

CURTIS & LAURIE KELTNER
2241 STABORN DR
BELOIT, WI 535112735

JOHN SCHUELKE
2220 STABORN DR
BELOIT, WI 535112736

ELSIE HENDRICKSON
2225 STABORN DR
BELOIT, WI 535112735

APRIL INGALLS
2212 STABORN DR
BELOIT, WI 53511

DANIEL J & RITA J WOJSZYNSKI
2145 STABORN DR
BELOIT, WI 535112733

DAWN HICKOK
2204 STABORN DR
BELOIT, WI 53511

WESLEY PIPER
2134 STABORN DR
BELOIT, WI 53511

BARBARA KELLER
2137 STABORN DR
BELOIT, WI 535112733

CHRISTOPHER D & AMBER S
FROEMMING
2158 STABORN DR
BELOIT, WI 53511

DARYL HANSEN
2278 STABORN DR
BELOIT, WI 53511

MICHAEL K & PATRICIA L WELLS
2211 STABORN DR
BELOIT, WI 535112735

JONNA ESPINOZA
2289 STABORN DR
BELOIT, WI 53511

JOHN H & CINDI L SEVERSON
2267 STABORN DR
BELOIT, WI 535112747

ELAINE BRENZ
2110 MCKINLEY AVE
BELOIT, WI 53511

RICHARD SWANSON
5126 CTY K
ORFORDVILLE, WI 53576

ATTN VICKI BROWN ROCK COUNTY
51 S MAIN ST
JANESVILLE, WI 53545

LON MARKLEY
2219 KNOLL VIEW DR
BELOIT, WI 53511

THEODORE KNAPP
724 ALLEN ST
SOUTH BELOIT, IL 61080

BLACKHAWK STATE BANK
9609 FOREST HILLS RD
MACHESNEY PARK, IL 61115

DALE & LANA L BURROW
2167 KNOLL VIEW DR
BELOIT, WI 53511

EDWARD C & KAYLA K HALL
2244 KNOLLVIEW DR
BELOIT, WI 53511

PAT CASIDAY
2238 STABORN DR
BELOIT, WI 53511

DOROTHY ARNETT
2110 MCKINLEY AVE
BELOIT, WI 53511

ERROL SWANSON
2110 MCKINLEY AVE
BELOIT, WI 53511

WHIRLING WHEEL ENTERPRISE LLC
3307 RIVERSIDE DR
BELOIT, WI 53511532

EFRAIN GUIZAR
2220 KNOLLVIEW DR
BELOIT, WI 53511

CYNTHIA FRALEY
2219 KNOLL VIEW DR
BELOIT, WI 53511

DENNIS ELMER
2159 KNOLL VIEW DR
BELOIT, WI 535112713

MICHAEL MARKLEY
2211 KNOLL VIEW DR
BELOIT, WI 535112754

JOHN BRICKSON
2243 KNOLL VIEW DR
BELOIT, WI 535112754

DAVID KNOLL
2022 CHRISTILLA DR
BELOIT, WI 53511

PATRICK L & SHANNON M BRICKSON
2237 KNOLL VIEW DR
BELOIT, WI 535112754

ROGER L & JACQUELINE R DAVIS
2305 STABORN DR
BELOIT, WI 535112793

ROGER B & CARLETTE M ALLEN
2128 STABORN DR
BELOIT, WI 53511

LOIS SWANSON
2110 MCKINLEY AVE
BELOIT, WI 53511

SUNDE REVOCABLE TRUST DTD
MARCH 24, 2011
2454 S VICTORY DR
BELOIT, WI 53511

DARREN D & HEIDI L HALVERSON
2236 KNOLL VIEW DR
BELOIT, WI 53511

ROSA SAUCEDO
2220 KNOLLVIEW DR
BELOIT, WI 53511

GORDON OBERTS
1612 CLEVELAND ST
BELOIT, WI 53511

HOWARD HAYES
2247 KNOLL VIEW DR
BELOIT, WI 535112754

JAMES OATES
1210 HWY 142
SHILOH, TN 38376

THOMAS & PEGGY LINCOLN
2231 KNOLL VIEW DR
BELOIT, WI 535112754