



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 20, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes from the March 6, 2019 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Zoning Map Amendment from PUD, Planned Unit Development, District to R-1B, Single-Family Residential District, for the properties located at 836 and 842 Park Avenue

[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.



**Meeting Minutes
Beloit City Plan Commission
Wednesday, March 6, 2019 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, Ruster, Finnegan, and City Councilor Preuschl were present. Commissioner Robson was absent.

2. Approval of the Minutes of the February 6, 2019 Meeting

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

3. Public Hearings

a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the properties located at 1003, 1017 & 1021 Fourth Street, 117 Merrill Street, and 1016 Third Street

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

Councilor Preuschl asked if the west side of the building will have any landscaping. Ms. Christensen stated she had not look at the detailed site plans and wasn't sure if there was any landscaping proposed at that location. Commissioner Weeden asked why it says the applicant can have one primary building and one accessory building, but on the site plan they just have one building. Ms. Christensen stated that it means the applicant can have an accessory building on the site.

Commissioner Faragher opened the public hearing.

David Mangurten, 1121 Lakecook Road, Deerfield, IL, with KMA Architects, stated that they have not submitted the landscape plan, but the site plan review process is underway. He indicated that they will provide the landscape plan soon.

Commissioner Finnegan asked about the parking on the Third Street, if 29 parking stalls were really necessary. He thought that Drew Pennington had indicated that

Third Street was proposed for riverfront townhomes. Mr. Mangurten stated that they could use 20 parking stalls, but 29 stalls are necessary to meet the zoning requirements. Ms. Christensen stated the whole area is planned mixed use on the Comprehensive Plan. The land the City is acquiring closer to Rooney's Pub is the area we designated for residential when we did the Comprehensive Plan update.

David Gleischner, Beloit Body and Fender, expressed concerns about allowing commercial development to encroach into the residential neighborhood on Third Street.

Commissioner Faragher closed the public hearing.

Commissioner Johnson stated it is nice to see someone interested in investing on Fourth Street and there is no reason to deny the PUD, but he wishes the building was something different or more of a mixed use.

Commissioner Haynes said that he supports the applicant's plans.

Commissioner Johnson moved to approve the PUD Master Land Use Plan. Commissioner Haynes seconded the motion. Motion passed, voice vote.

b. Consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the properties located at 1003, 1017 & 1021 Fourth Street, 117 Merrill Street from R-3, Low-Density Multifamily Residential District to PUD, Planned Unit Development District, for the property located at 1016 Third Street

Ms. Christensen presented the staff report and recommendation.

Commissioner Faragher opened the public hearing.

Mr. Gleischner asked if the zoning is changed to PUD, could commercial zoning extend the entire length of Third Street. Ms. Christensen said that it was possible given that CVS already is located on Third Street.

Mr. Gleischner suggested that it would be better if the site extended to the north on Fourth Street, and that he would be happy to sell property to them for their parking needs. He indicated that this would protect Third Street.

Commissioner Haynes explained that the Plan Commission can't simply rezone another parcel on Fourth Street instead of the Third Street parcel. They have to vote on what is before them. Commissioner Faragher stated it is not up to the Plan Commission to modify the site; Mr. Gleischner will have to talk with the developer.

Commissioner Faragher closed the public hearing.

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

- c. **Consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 1014 Froebel Drive**

Ms. Christensen presented the staff report and recommendation.

Commissioner Faragher opened and closed public hearing.

Commissioner Johnson moved to approve the Zoning Map Amendment. Commissioner Ruster seconded the motion. Motion passed voice vote.

4. Reports

- a. **Consideration of the Turtle Creek Master Plan for the property located at 1312 E Grand Avenue**

Ms. Christensen presented the staff report and recommendation.

Commissioner Johnson asked questions about the Phase 3 improvements. Ms. Christensen explained that the details have not yet been worked out on future phases. However, any new structure in a park is required to be reviewed by Plan Commission, so Plan Commission will see the details of future phases as they move forward.

Commissioner Johnson moved to approve the plan. Commissioner Ruster seconded the motion. Motion passed, voice vote.

- b. **Consideration of the release of two feet of a utility easement over the property located at 3745 Eagles Ridge Drive**

Ms. Christensen presented the staff report and recommendation.

Commissioner Johnson moved to approve the utility easement. Commissioner Ruster seconded the motion. Motion passed, voice vote.

5. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the Zoning Map Amendments for 2032 East Ridge Rd and 916 Bushnell Street were approved by City Council on Monday.

6. **Adjournment**

Commissioner Haynes moved to adjourn the meeting. Commissioner Johnson seconded the motion. Motion passed, voice vote.

Meeting adjourned at 7:45pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 20, 2019

Agenda Item: 3(a)

File Number: ZMA-2019-04

General Information

Applicant: Beloit College

Owner: Beloit College Board of Trustees

Address/Location: 836 and 842 Park Avenue

Applicant's Request/Proposal: Zoning Map Amendment from PUD, Planned Unit Development District, to R-1B, Single-Family Residential District, for the properties located at 836 and 842 Park Avenue in the City of Beloit.

Staff Analysis

Project Summary: Beloit College is requesting this Zoning Map Amendment to allow for the sale of the properties. Since the properties will no longer be used as student housing, they need to be rezoned back to R-1B, Single-Family Residential District.

Existing Site Conditions: The City Council approved a Planned Unit Development Master Land Use Plan which included these properties in 2005. The plan allowed these existing houses to be utilized as student housing for Beloit College and included the construction of a new four-unit apartment building and parking lot.

Surrounding Land Use and Zoning: The subject properties are located in the College Park Neighborhood and zoned PUD, Planned Unit Development District. Except for the remaining properties zoned PUD, it is surrounded by properties zoned R-1B Single-Family Residential District (see attached Location and Zoning Map).

City of Beloit Comprehensive and Strategic Plan: The City was aware of the College's plan to sell these properties and updated the Future Land Use Map during the Comprehensive Plan update in the fall of 2018 to accommodate this request. The Comprehensive Plan's Future Land Use Map recommends *Single-Family Residential – Urban* uses of the subject properties. This request is consistent with Strategic Goal #1 of creating and sustaining high-quality neighborhoods.

Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**
The permitted uses within the R-1B district are compatible with existing uses on the subject property and in the surrounding residential area.
2. **The zoning classification of property within the general area of the subject property.**
All property within the general area of the subject properties are zoned R-1B Single Family Residential.
3. **The suitability of the subject properties for the uses permitted under the existing zoning classification.**
The subject properties are suitable for the uses that are permitted in the existing zoning classification, the properties were previously zoned R-1B Single-Family Residential prior to the request to rezone them to PUD, Planned Unit Development.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
This area of the City is fully developed.

STAFF RECOMMENDATION:

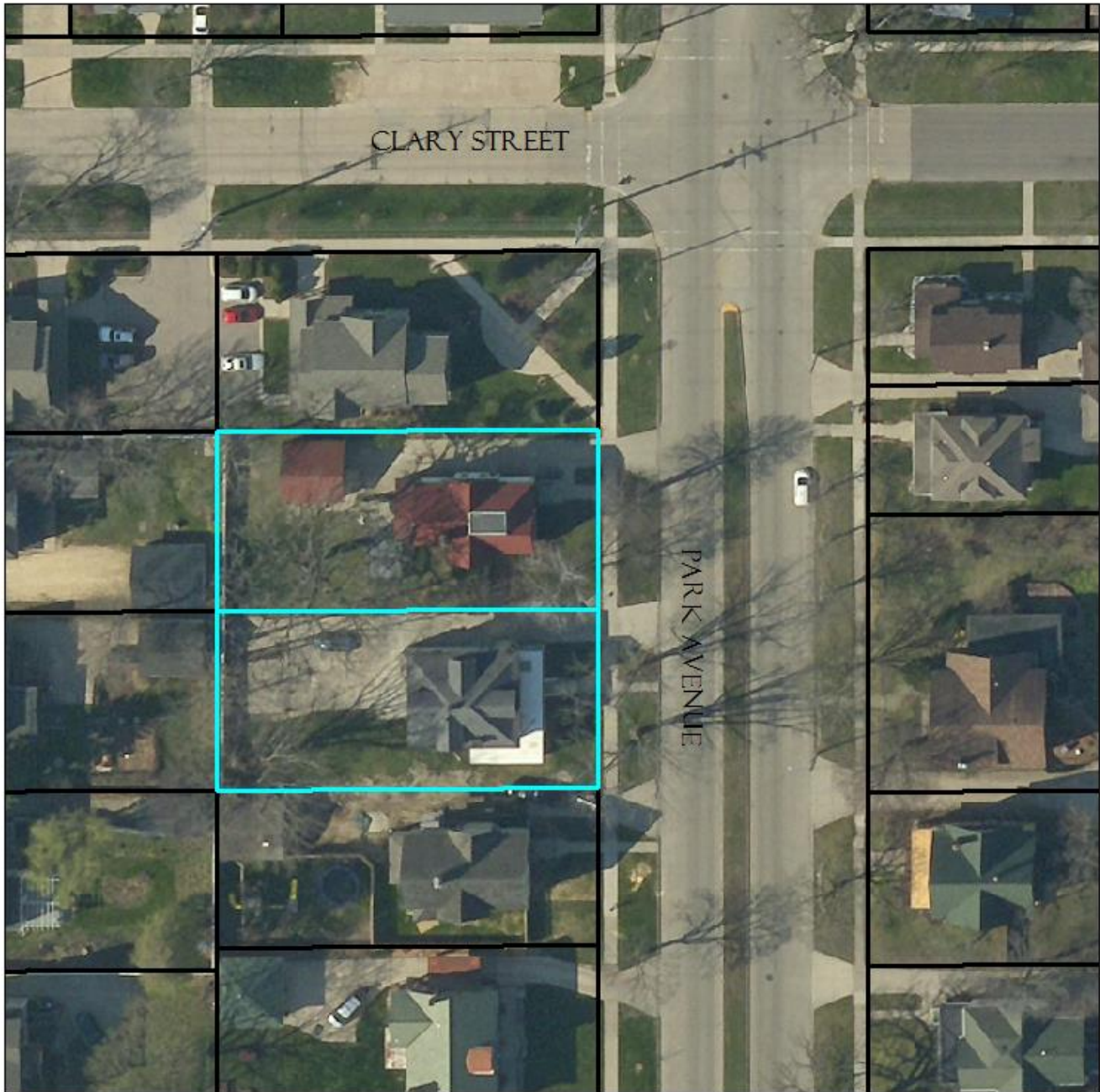
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from PUD, Planned Unit Development to R-1B, Single-Family Residential District, for the properties located at 836 & 842 Park Avenue.

ATTACHMENTS: Location and Zoning Map, Application, Public Notice, and Mailing List

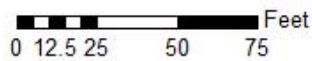
Location & Zoning Map

836 & 842 Park Avenue

ZMA-2019-04



1 inch = 53 feet



Legend

- Parcel Poly
- City Limits (Corp Poly)

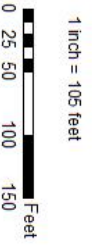
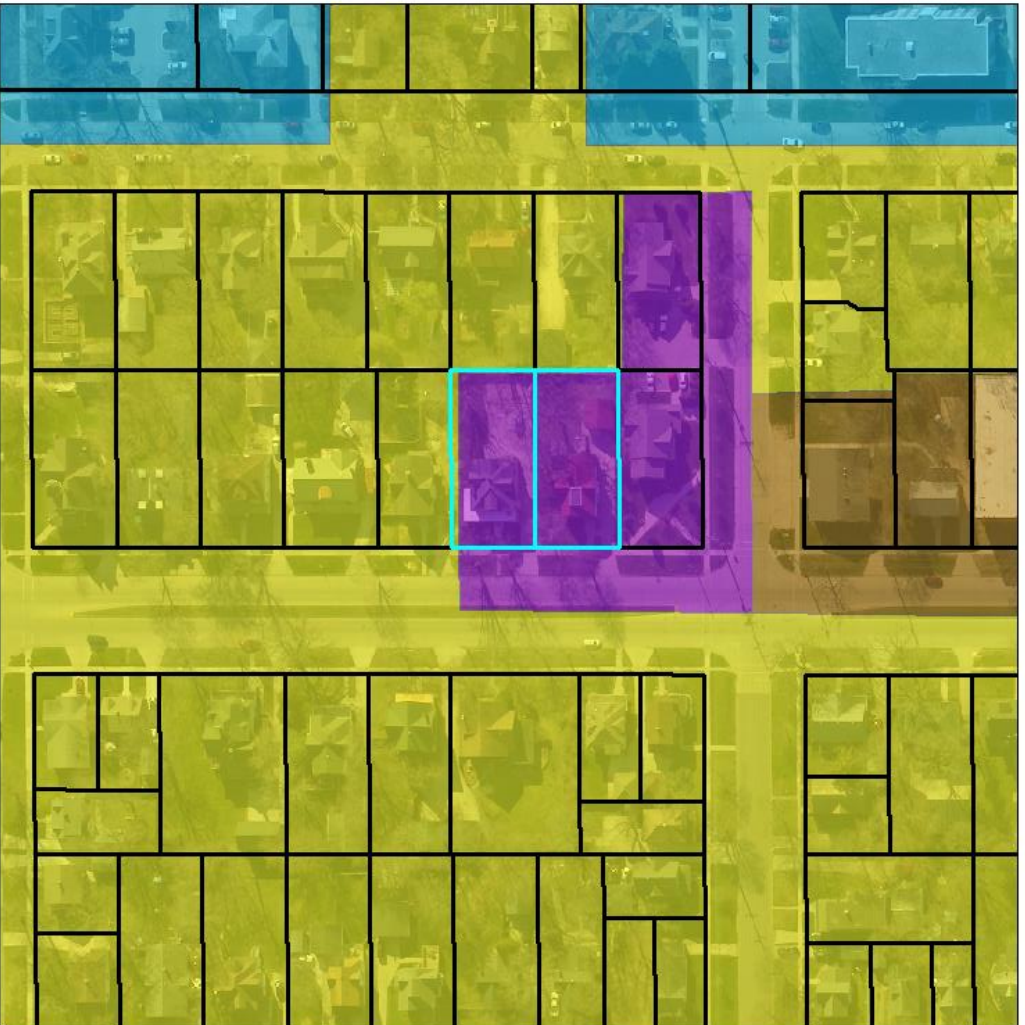
Map prepared by: Hilary Rottmann
Date: March 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Location & Zoning Map

836 & 842 Park Avenue

ZMA-2019-04



Map prepared by: Hilary Rotman
Date: March 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Legend

Zoning Classification

<all other values>

REGULATIONCLASSIFICATION

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PUD
- PLI
- R-1A
- R-1B
- R-2
- R-3
- R-4

FEB 20 2019

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-2019-04

1. Address of subject property: 836 Park Ave / 842 Park Ave

2. Legal description: ***SEE ATTACHED**

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

Property dimensions ***SEE ATTACHED**: feet by _____ feet = _____ square feet

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

3. Tax Parcel Number(s): 206 13670580 / 206 13670585

4. Owner of record: Beloit College Board of Trustees Phone: 608-363-2631

<u>700 College Street</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)

5. Applicant's Name: Lori Rhead

<u>700 College Street</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)

<u>608-363-2631</u>	/	<u>rheadl@beloit.edu</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

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

Change zoning district classification from: ~~R-1B~~ PUD to: R-1B

All existing uses on this property are: Student housing for Beloit College (to be sold)

7. All the proposed uses for this property are:

Principal use(s): Single Family Home (private)

Secondary use(s): Rental offered to public

Accessory use(s): _____

COPY

FILE #	8181
AUG 1 2005	
CITY OF БЕЛОИТ CITY CLERK	

**RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER
LAND USE PLAN IN AN R-1B ZONING DISTRICT**

WHEREAS, the application of Beloit College, for a Planned Unit Development (PUD) Master Land Use Plan in an R-1B, Single-family Residential District, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW THEREFORE IT IS HEREBY RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the proposed amendment to a PUD Master Land Use Plan on property located at 810 Clary Street and 848, 842 and 836 Park Avenue in the City of Beloit, for the following described premises:

↳ Designated as "Student Housing" in '05 Staff Report

The Easterly 50 feet of Lot 9 and Lots 8, 7, 6, Block 23 of the Original Plat, City of Beloit, Rock County, Wisconsin. Containing 31,161 square feet, more or less. (Also known as 810 Clary Street and 848, 842 and 836 Park Avenue)

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

1. This Planned Unit Development shall be constructed according to the approved PUD Final Plan submitted to and approved by the City Planning office prior to issuance of any building permits and with the following setbacks: 15 feet and 8 feet respectively from the front (north) property lines; a rear yard setback of 10 feet from the existing south property line for 848 Park Avenue and 5 feet from the rear lot line and 4 feet from the side lot line of 810 Clary Street.
2. The applicant shall combine the 848 Park Avenue and 810 Clary Street into one zoning lot.
3. The applicant shall submit the PUD Master Plan and elevation drawings to the Beloit Landmarks Commission for issuance of a Certificate of Appropriateness. The applicant shall comply with the Architectural Review and Landscape Ordinance.
4. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

Adopted this 1st day of August, 2005.

BELOIT CITY COUNCIL

Martin Densch

Martin Densch, Council President

ATTEST:

Carol S. Alexander

Carol S. Alexander, CMC, City Clerk

PUD-05-03, 810 Clary & 848 842 and 836 Park Avenue (Beloit College Second Report)

Future Land Use Map Updates Matrix

Address	Name	Ac	Existing Future Land Use	Proposed Future Land Use
2401 Stateline Rd	Toledo Molding	14.8	Community Commercial	General Industrial
375 Willowbrook	Spec Industrial	16.8	Community Commercial	General Industrial
1500 Fourth Street	SDB Office	1.9	Community Commercial	Institutional
2222 Canterbury	Deerfield Est. 2 nd	8.25	Single-Family	2-Fam/Townhouse Res.
1505 Gateway Blvd	Future Housing	42.5	Business Park	Planned Neighborhood
1865 Riverside Dr.	YMCA (former)	5.9	Institutional	Mixed Residential
825 Liberty Ave	Royce School	1.9	Institutional	Single-Family Residential
2426 Prairie Ave	Army Reserve	3.6	Institutional	2-Fam/Townhouse Res.
1000 Block of	Third Street	TBD	Planned Mixed Use	2-Fam/Townhouse Res.
900 Block of	Second Street	TBD	Planned Mixed Use	2-Fam/Townhouse Res.
2001 Gateway Blvd	Future Retail	30.5	Business Park	Community Commercial
2000 Gateway Blvd	Future Retail	35.8	Business Park	Community Commercial
2320 Lathers Rd	Suppes Land	126.7	Comm. Comm. & Planned Neighbor.	Office & Plan Neighborhood
2426-2355 Field Crest	Vacant Land	65	Comm. Comm. & Planned Neighbor.	Office & Plan Neighborhood
2260 Burton St.	Vacant Land	5.4	Community Commercial	Mixed Residential
1221 Henry Ave	Head Start	9.4	Neighborhood Commercial	Institutional
1633 Keeler Ave	Kolak Center	5.7	Institutional	Planned Neighborhood
Carnegie Ct + 1575 Prairie	Future SF	13.1	Single-Family	Planned Neighborhood
836 & 842 Park Ave	Student Housing	0.43	Institutional	Single-Family Residential

NOTICE TO THE PUBLIC

March 5, 2019

To Whom It May Concern:

Beloit College has submitted an application for a Zoning Map Amendment from PUD, Planned Unit Development District to R-1B, Single-Family Residential District, for the properties located at:

836 & 842 Park Avenue.

The college is selling these former student houses as private single-family dwellings. The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 20, 2019, 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 1, 2019, 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 Hilary Rottmann in the Planning & Building Services Division at (608) 364-6708 or rottmanh@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

PREMIER BELOIT 54 LLC
3120 GATEWAY RD
BROOKFIELD WI 53045

SUSAN K SCOTT
824 CHURCH ST
BELOIT WI 53511

ANGELA GATHOF
816 PARK AVE
BELOIT WI 53511

LITTLE TURTLES PLAYHOUSE INC
819 CLARY ST
BELOIT WI 53511

PATRICIA M BOHANON
829 CHURCH ST
BELOIT WI 53511

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BELOIT WI 53511

RICHARD T MCGRATH
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GERALDINE DOWNING
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BELOIT WI 53511

DANIEL D COPPER
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BELOIT WI 53511

DAN IRELAND
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BELOIT WI 53511

JOHN A WATROUS
805 CHURCH ST
BELOIT WI 53511

NIKOLE A RAY
807 PARK AVE
BELOIT WI 53511

MARGARET Z BREDESON
837 CHURCH ST
BELOIT WI 53511

GOLDEN PROPERTY
MANAGEMENT LLC
822 PARK AVE
BELOIT WI 53511

RED BONE PROPERTIES LLC
15612 BETHANY CT
SOUTH BELOIT IL 61080

WILLIAM & DEBRA DORR
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BELOIT WI 53511

MATTHEW S & JOANNE N RUCH
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BELOIT WI 53511

HOLLY FLECHNER
825 PARK AVE
BELOIT WI 53511

DONNA S OLIVER
831 PARK AVE
BELOIT WI 53511

JEFFREY E & JENNIFER B
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CHOURASIA AMRISH
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THEODORE & PATRICIA
KAMLAGER
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DARIAN P & ANGELA R SNOW
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ROBERT L & LAURA S
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ATTN MICHELLE ROETTGER
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BELOIT WI 53511

JAMES R LONG
1833 CLEVELAND ST
BELOIT WI 53511

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ORFORDVILLE WI 53576

SOEURT REVOCABLE TRUST
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CHRIS & SHELLY BYRNS
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