



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, October 07, 2020**

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*Members of the media or the public may participate in the open session portion of this agenda by calling 1 (872) 240-3412, access code 440-381-581. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to [planning@beloitwi.gov](mailto:planning@beloitwi.gov) by 12:00 noon on Wednesday, October 7, 2020.*

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the September 23, 2020 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1870 Post Road  
[Attachment](#)
  - 3.b. Consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 1870 Post Road
  - 3.c. Consideration of a PUD Master Land Use Plan for the property located at 2000 Madison Road  
[Attachment](#)
  - 3.d. Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to PUD, Planned Unit Development District, for the property located at 2000 Madison Road
  - 3.e. Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to R-1B, Single Family Residential District, for the properties located at 2640, 2660 and 2680 Jerry Thomas Parkway  
[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.



**MINUTES  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, September 23, 2020**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Ruster, Toral, Haynes, Ramsden and Councilor Preuschl were present. Commissioner Finnegan was absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the September 9, 2020 Plan Commission meeting**

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

**3. REPORTS**

**3.a. Consideration of a Resolution approving an exception to Section 30.40(2)(c) to allow all three secondary wall signs to be larger than 30 square feet in the area for the property located at 2777 Milwaukee Rd**

Julie Christensen, Community Development Director, presented the staff report and recommendation. She explained which signs were part of the exception request. She also requested a willingness to support only approving the exception to the sign on the front of the building.

Commissioner Robson asked Ms. Christensen if the pole sign could have some landscaping added to make it look nicer. Ms. Christensen stated that there is an architectural review process for signs, and City staff can request a monument sign with some landscaping. There was discussion among the Commission on the freestanding sign, which was not the subject of the exception request.

Commissioner Ruster stated that the new wall signs are proposed to be lit, and the existing signs are not lit. Don Numeror, 1827 W Grand Ave, Milwaukee, Wisconsin, representing Sign Effectz Inc, stated that the signs they have now are lit, but the color will be more visible on the new signs as they are orange.

Commissioner Weeden asked Mr. Numeror if he would be willing to put in a monument sign instead of a pole sign. Mr. Numeror stated he could put landscaping

and a pole skirt underneath the pole sign to make it more appealing. The pole skirt would be constructed with metal that will match with the building.

Motion made by Commissioner Haynes, seconded by Commissioner Weeden to approve the exception to allow all three secondary wall signs to be larger than 30 square feet. Motion carried, roll call vote. Commissioner Ruster voted against the exception.

**3.b. Consideration of a request for utility easements for Eagles Ridge Plat #4 on property located at 1500 Hawks Pass and 1452 Townhall Road**

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

Commissioner Toral asked questions about stormwater issues in subdivisions. Julie explained the stormwater solution for the drainage issues in the Eagles Ridge subdivisions.

Motion made by Commissioner Haynes, seconded by Commissioner Robson to approve the utility easement. Motion carried, roll call vote.

**4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen explained that the City Council approved the PUD for the Stateline Boys & Girls club and the conditional use permits 557 E Grand Avenue and 1545 Prairie Avenue. The public hearing and first reading was held for the rezoning for the Stateline Boys & Girls club.

**5. ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Ruster. Motion carried, roll call vote. Meeting adjourned at 7:46 PM.



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** October 7, 2020

**Agenda Item:** 3(a) & 3(b)

**File Number:** PUD-2020-07 & ZMA-2020-06

### **General Information**

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**Applicant:** Roger Thiele of Thiele Heating & Air Conditioning (1820 Cranston Road)

**Owner:** Roger & Peggy Thiele

**Address/Location:** 1870 Post Road

**Applicant's Request/Proposal:** Roger Thiele has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the construction of a new office & shop building for Thiele Heating & Air Conditioning on the vacant parcel located at 1870 Post Road. A copy of the PUD - Master Land Use Plan is attached to this report. The subject property is 0.42 acre in area and is currently zoned C-2, Neighborhood Commercial District. The applicant has also submitted an application to rezone the subject property from C-2 to PUD. The proposed building includes approximately 800 square feet of office space and 4,000 square feet of shop space to be used for storage of vehicles, equipment, and supplies.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan. The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of buildings and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The PUD Final (Site) Plan is the document upon which building permits and other applicable approvals are issued. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards and conditions have been met.

### **Staff Analysis**

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**Project Summary:** As shown on the attachment, this proposal includes the construction of a new 4,800 square-foot building, off-street parking areas, access & circulation driveways, and a fenced outdoor storage area. The applicant is seeking approval of a PUD in order to allow flexibility in building location (i.e. setbacks) and to allow an outdoor storage yard in a commercial district. The use itself is a combination of office, repair-oriented sales & service, and industrial service. The first two are permitted by-right in the C-2 district. The subject property is vacant, but includes a driveway providing cross-access to the former restaurant parcel to the south. The applicant currently operates this long-standing HVAC business from their residential property at 1820 Cranston as a legal nonconforming home occupation. Staff has heard from one neighbor in opposition.

**Surrounding Land Use and Zoning:** The subject property is part of the C-2, Neighborhood Commercial District, which includes the 2600 block of Prairie Avenue. There is a medical office to the east (Stateline Pregnancy Clinic) and commercial uses to the south, all of which are located in the same C-2 district. The Iva Court Condominium Development (zoned R-2, Two-Family Residential) is located to the west and southwest of the subject property. There are duplexes (zoned R-2) to the north of the subject property on the opposite side of Post Road, along with single-family homes along the 2700 block of Scotties Drive to the northeast.

**Review Agent Comments:** The City Engineer has noted that new water & sanitary sewer laterals will be needed at the applicant's cost, and has noted that the driveway will need to be directly across from Scotties Drive. This may cause relocation of a stormwater inlet at the applicant's cost with a Development Agreement.

**Zoning Ordinance Requirements:**

Off-Street Parking: According to Section 8-103 of the Zoning Ordinance, the applicant must provide 1 parking stall per 250 square feet of office space, plus 1 parking stall per 2,000 square feet of shop floor area. This equals 5 required off-street parking stalls, and the PUD plan proposes 5 stalls.

Density/Intensity and Dimensional Standards: The applicant is proposing significant deviations from the minimum building setbacks in the C-2 district (30' in front, 10' on sides, and 15' in rear). The proposed front setback along Post Road is 3'6" from the lot line. The proposed interior side setback on the west side is at least 32' for the building, but 2' from the lot line to the privacy fence around the outside storage area. The proposed interior side setback on the east side is at least 52 feet. The proposed rear setback is 20 feet from the south lot line. The proposed outdoor storage area will be surrounded by privacy fencing. The applicant has proposed a gravel surface in the outdoor storage area, which may be problematic in terms of generating dust in close proximity to residential dwellings. Staff is recommending a condition of approval that would require the outdoor area to be paved with asphalt or concrete (see condition #3).

Building Design: Planning staff requested building renderings from the applicant's architect, but they have not been developed yet. Therefore, staff is including condition #7 which reiterates the limitation on metal building components found in the Architectural Review Code. The proposed floor plan is attached.

Signage: The applicant has not proposed any signage as part of the PUD process. Planning staff is recommending a sign allowance consistent with the regular standards (see condition #4).

**PUD Master Land Use Plan Review Criteria:** Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

By relaxing building setbacks and allowing outdoor storage, the plan allows redevelopment of a long-vacant site by a HVAC contractor who has operated adjacent to residential uses for decades.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

The proposed PUD will provide for efficient use of public utilities and vacant land.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

As a redevelopment site, the properties are already served with the necessary utilities and facilities.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The proposed development is consistent with the Comprehensive Plan's designation of the site as appropriate for "Planned Mixed Use" redevelopment.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

The plan will redevelop an underutilized site that has slim prospects of developing as a retail or mixed-use (residential over retail) site due to its location and size. Many of the uses that would otherwise be allowed in the C-2 district would be far less compatible with the adjacent residences.

**Zoning Map Amendment 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.**

By eliminating thru-traffic and limiting the use to a heating & AC business, the proposed PUD gives

greater certainty to the surrounding residential & commercial uses than conventional C-2 uses.

2. **The zoning classification of property within the general area of the subject property.**  
PUD is a special-purpose zoning district classification that does not need to be part of a larger district.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
Permitted uses in the C-2 district include restaurants, stores, & repair shops that could conceivably generate far more noise & traffic than the proposed HVAC business. This is not a residential site.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
There has been little development pressure and few zoning map amendments in the general area of the subject property during the past decade.

#### **STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:**

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the property located at 1870 Post Road, subject to the following conditions:

1. This approval authorizes the construction of a 4,800 square-foot office & shop building for Thiele Heating & Air Conditioning and related improvements as shown on the attached PUD Plan.
2. The proposed privacy fence shall be white PVC at least six feet in height, and may not be chain-link with slats. Barbed-wire or razor-wire fencing is prohibited on the subject property. The fence shall have a setback of at least five (5) feet from the lot line or greater if necessary to preserve mature trees.
3. Vehicles & equipment may not be stored outside of the building or fenced outdoor storage area overnight. The outdoor storage area may not be gravel, and shall be paved with asphalt or concrete.
4. In terms of exterior signage, the applicant is allowed one primary sign and up to three secondary signs no larger than 30 square feet in area consistent with the standards in the C-2 district.
5. All existing trees along the east & west sides of the property, whether partially or completely on the subject property, shall be preserved and protected during & after construction of this building.
6. In accordance with the walkability policy found in Transportation Policy B(3)(k) of the Comprehensive Plan, the applicant shall construct & dedicate public sidewalk within the right-of-way along the full Post Road frontage of the property, along with a private sidewalk connection to the public sidewalk.
7. For purposes of this PUD approval, this building is deemed to be a “non-industrial building” and therefore metal may only be used as an accent material on exterior walls. No more than 25% of the exterior surface of any wall may be metal material.
8. The applicant shall work with Planning staff when marketing & selling their current business location at 1820 Cranston Road to ensure that buyers understand the limitations associated with a legal nonconforming home occupation (off-site light-duty contractor) in a single-family zoning district.
9. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
10. The driveway shall be directly across from Scotties Drive, and if this necessitates relocation of an existing stormwater inlet, said relocation shall be at applicant’s cost with a Development Agreement.
11. 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 PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

#### **STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, for the property located at 1870 Post Road.

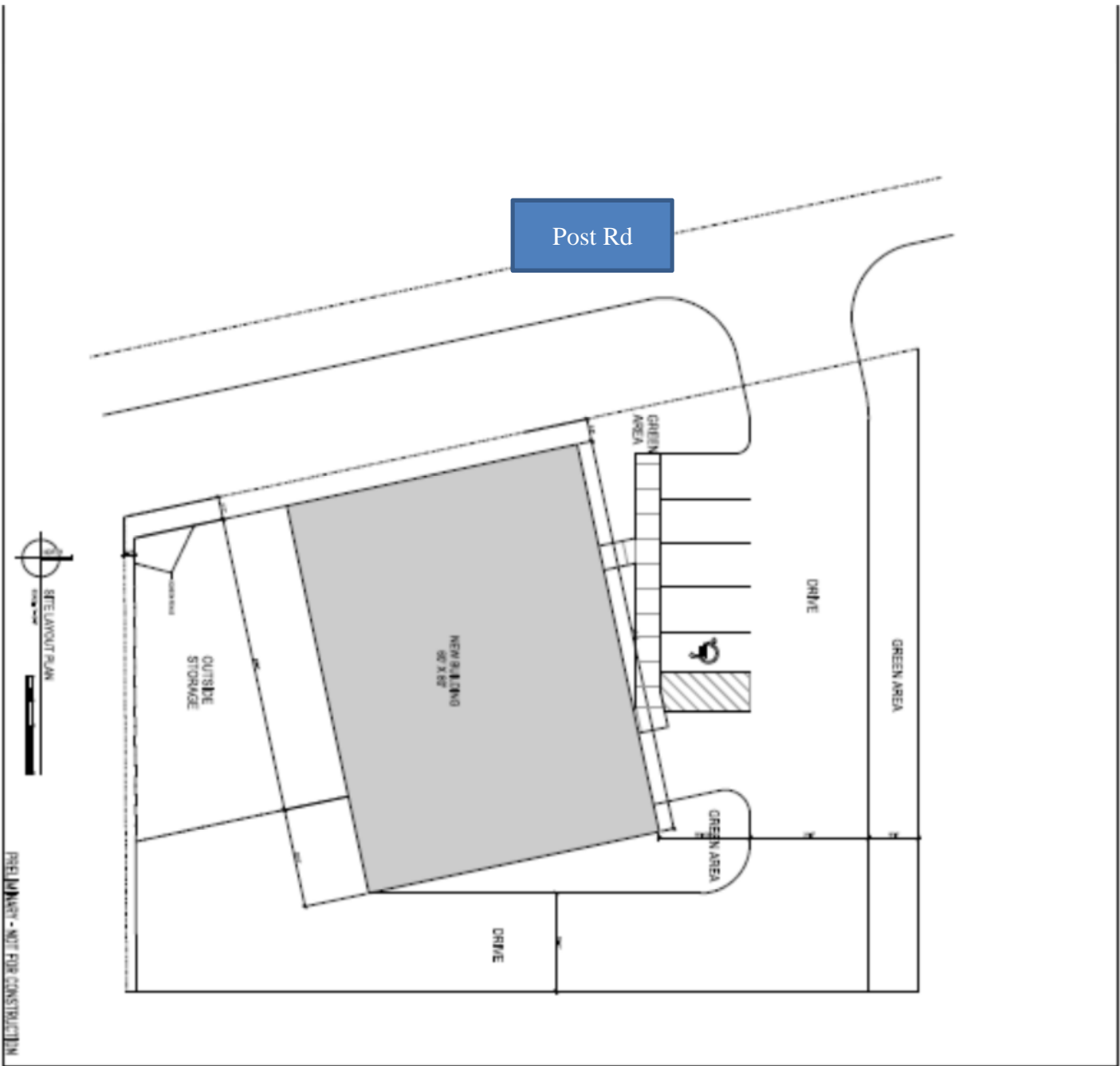
**ATTACHMENTS:** Location Map, PUD - Master Plan, Floor Plan, Application, Public Notice, & Mailing List.



# Location Map



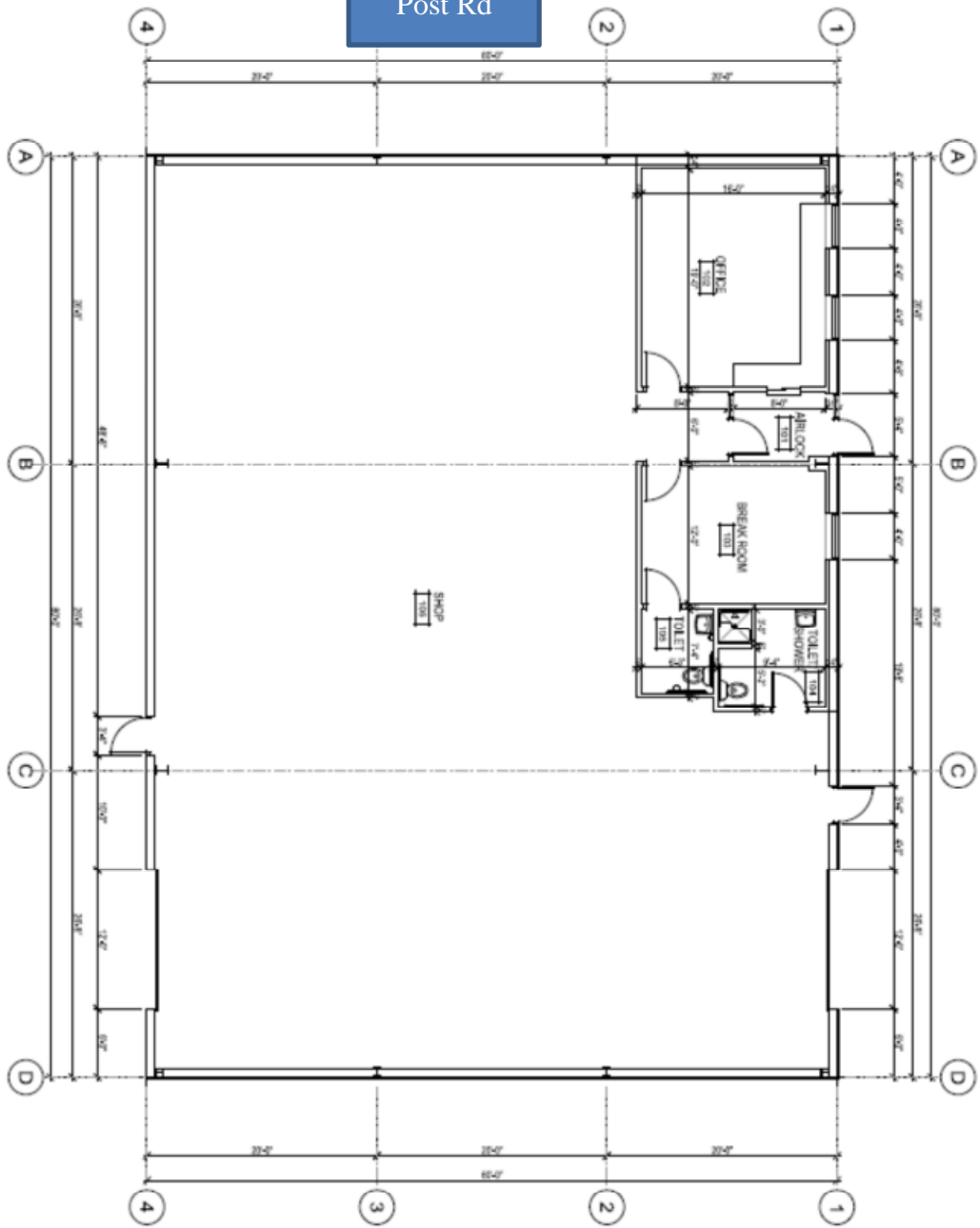




PRELIMINARY - NOT FOR CONSTRUCTION

<p><b>ANOUS-YOUNG</b> ARCHITECTS</p>	<p>GLBANK CONSTRUCTION</p> <p>THEIE HVAC BUILDING</p> <p>12000000 RUE / 12000000</p>	<p>DATE: 08/11/2020</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NUMBER: C101</p> <p>PROJECT NAME: THEIE HVAC BUILDING</p> <p>PROJECT ADDRESS: 12000000 RUE / 12000000</p> <p>PROJECT CITY: DENVER, CO</p> <p>PROJECT STATE: COLORADO</p> <p>PROJECT ZIP: 80202</p> <p>PROJECT CLIENT: ANOUS-YOUNG</p> <p>PROJECT ARCHITECT: ANOUS-YOUNG</p> <p>PROJECT ENGINEER: ANOUS-YOUNG</p> <p>PROJECT DESIGNER: ANOUS-YOUNG</p> <p>PROJECT CONTRACTOR: ANOUS-YOUNG</p>	<p>PROJECT NUMBER: C101</p> <p>PROJECT NAME: THEIE HVAC BUILDING</p> <p>PROJECT ADDRESS: 12000000 RUE / 12000000</p> <p>PROJECT CITY: DENVER, CO</p> <p>PROJECT STATE: COLORADO</p> <p>PROJECT ZIP: 80202</p> <p>PROJECT CLIENT: ANOUS-YOUNG</p> <p>PROJECT ARCHITECT: ANOUS-YOUNG</p> <p>PROJECT ENGINEER: ANOUS-YOUNG</p> <p>PROJECT DESIGNER: ANOUS-YOUNG</p> <p>PROJECT CONTRACTOR: ANOUS-YOUNG</p>
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Post Rd



PRELIMINARY - NOT FOR CONSTRUCTION

# CITY of BELOIT

## Planning & Building Services Division

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2020-07

1. Address of subject property: 1870 Post Rd, Beloit, WI 53511

2. Legal description: \_\_\_\_\_

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 18,204.00 Square Feet

4. Tax Parcel Number(s): 20611341515

5. Owner of record: Roger & Peggy Thiele Phone: 608-751-3048

1820 Cranston Rd Beloit WI 53511  
(Address) (City) (State) (Zip)

6. Applicant's Name: Roger Thiele

1820 Cranston Rd Beloit WI 53511  
(Address) (City) (State) (Zip)

608-365-3102 / 608-751-0350 / pegaleg00@yahoo.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: \_\_\_\_\_

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n) C-2 Zoning District.

9. A Preapplication Conference was held on: Sept 9 - 2020

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

Principal use(s): Office / Warehouse

Secondary use(s): Storage of Vehicles / Equipment

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. \_\_\_\_\_

Would like outdoor storage

Set backs Flex

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. The development of a long

time vacant lot will increase the visibility of a

locally owned business, provide the possibility of

increase taxes to the city and potential new customers to  
the business.

13. Project timetable: Start date: As soon as approved Completion date: January - February 2021

14. 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.

Peqqy J. Thiele / Peqqy J. Thiele / 9/10/2020  
(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 Planning & 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 \$200.00 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: <b>\$200.00</b>	Amount paid: <u>\$200.</u>	Meeting date: <u>Oct. 7, 2020</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Don Pennington</u>	Date: <u>9/10/20</u>	

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

September 23, 2020

To Whom It May Concern:

Roger Thiele has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the construction of a new office & shop building for Thiele Heating & Air Conditioning on the vacant parcel located at **1870 Post Road**. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone the subject property from C-2, Neighborhood Commercial to PUD. This proposal includes the construction of a new 4,800 square-foot building, off-street parking areas, access & circulation driveways, and a fenced outdoor storage area.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, October 7, 2020, 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, October 19, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

Nicholas Lerma  
1713 E Williams Dr  
Beloit, WI 53511

Lynn M Dresser  
1863 E Post Rd  
Beloit, WI 53511

Janice Allen  
2655 Iva Ct #11  
Beloit, WI 53511

James P II & Lisa D Peterson  
2632 Wood Ct  
Beloit, WI 53511

Marjorie Berner Irrevocable Trust  
2675 Iva Ct #1  
Beloit, WI 53511

Jack Skelly  
2655 Iva Ct #12  
Beloit, WI 53511

Stateline Pregnancy Clinic Inc  
2680 Prairie Ave  
Beloit, WI 53511

Victoria S Wook  
2675 Iva Ct #2  
Beloit, WI 53511

Doris A Whittedge  
2655 Iva Ct #9  
Beloit, WI 53511

Donald G Ludlum  
1899 Post Rd  
Beloit, WI 53511

Charles N Pinson  
2675 Iva Ct #3  
Beloit, WI 53511

Community Development Authority  
210 Portland Ave  
Beloit, WI 53511

Mark J Miller  
2675 Iva Ct #4  
Beloit, WI 53511

Claudnita M Crawford  
2714 Scotties Dr  
Beloit, WI 53511

Dewey W Letheby  
2665 Iva Ct #5  
Beloit, WI 53511

Jason Rebout  
P.O. Box 840  
Janesville, WI 53547

Robert J Kemman  
2665 Iva Ct #6  
Beloit, WI 53511

Timothy Soellner  
5526 S Afton Rd  
Beloit, WI 53511

Brenda K Rudolph  
2665 Iva Ct #7  
Beloit, WI 53511

Phillip Pickett Jr  
2713 Iva Ct  
Beloit, WI 53511

Phillip A & Olive L Holmes  
800 E Holly Rd  
Beloit, WI 53511

Lavern P & Diane M Christensen  
2705 Iva Ct  
Beloit, WI 53511

Lisa M Soravia  
2655 Iva Ct #10  
Beloit, WI 53511

## REPORT TO THE PLAN COMMISSION



**Plan Commission Meeting Date:** October 7, 2020

**Agenda Item:** 3(c) & 3(d)

**File Number:** PUD-2020-06 & ZMA-2020-08

### **General Information**

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**Applicant:** R.H. Batterman for Stephen and Tina Dillard

**Owner:** Stephen and Tina Dillard

**Address/Location:** 2000 Madison Road

**Applicant's Request/Proposal:** R.H. Batterman on behalf of Stephen and Tina Dillard has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the development of 2000 Madison Road as a self-service storage facility. A copy of the PUD - Master Land Use Plan is attached to this report. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential to PUD, for the property located at 2000 Madison Road.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of buildings and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final (Site) Plan is the document upon which building permits and other applicable approvals are issued. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

### **Staff Analysis**

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**Project Summary:** The property is currently vacant land located on the northwestern edge of the city boundary. The site has street frontage along Madison Road and Spring Creek Road. The applicant would like to develop 8.4 acres of the 18.9 acre parcel into a self-storage facility. The site plan shows nine storage buildings that will be developed in phases. The applicant is seeking approval of a PUD in order to allow multiple structures on one lot. As shown on the plan, a significant portion of the land will be left undeveloped.

**Surrounding Land Use and Zoning:** To the north, there are residential uses zoned R-1 Single-Family Residential in the Town of Beloit. To the East, there are residential uses zoned R-1, Single Family Residential, B-2, Local Business in the Town of Beloit and a residential PUD within the City limits. To the south are agricultural and residential uses zoned A-1, Exclusive Agriculture within the Town of Beloit and R-3, Low Density Multi-Family and R-1A, Single Family Residential within the city limits. To the west are agricultural uses zoned A-1, Exclusive Agriculture within the Town of Beloit.



**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends community commercial; this category includes large-scale recreational, commercial, and office land uses. This request supports Strategic Goal #3 by creating economic growth.

**Review Agent Comments:** The review agents had the following comments:

Water Resources:

The property is not serviced by water and sewer. If the property needs to be connected to public water and sewer, this may require an extension and the applicant is responsible for the cost.

For storm water management:

- Total suspended solids (TSS) - 80% TSS reduction.
- Peak Discharge – The development must maintain predeveloped 1, 2 and 5-year design storm runoff and detain developed 100-year storm at the predeveloped 10-year design storm runoff.
- Infiltration (a)(3)High Imperviousness: The development must result in the infiltration at least 60% of predeveloped infiltration volume based on an average annual rainfall.

Fire Department:

More than one fire department access road shall be provided; access roads shall have an unobstructed width of no less than 20 feet. The site plan needs to accommodate the turning radius needed for fire trucks.

The Fire Department is concerned about water service and fire protection; the applicant needs to work with the fire department through the site plan review process to address those concerns.

**Zoning Ordinance Requirements:**

Off-Street Parking: Self-Service Storage Uses must provide parking spaces in an amount of 2 parking stalls plus 1 stall per 4 storage units.

Density/Intensity and Dimensional Standards: The applicant has proposed developing 8.4 of the parcel with nine storage buildings. The PUD must maintain 15% of the gross land area as open space; mature trees on site must be preserved to the maximum extent possible. A 20-foot setback must be maintained from the PUD district boundaries.

Building Design: The proposed storage unit buildings shall be constructed using materials that are suitable for residential garages including vinyl siding, asphalt singles, and aluminum overhead doors. The maximum height for all storage buildings is one story. If a security fence is provided, it shall be vinyl-coated chain link or better and may not include barbed wire.

Signage: The applicant has not proposed signage in the submittal but the development will be limited to two pole or ground-mounted signs up to 100 square feet per face: one along Madison Road and one along Spring Creek Road and may not include wall signs on the storage unit buildings

**PUD Master Land Use Plan Review Criteria:** Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The proposed PUD zoning classification is highly preferable to a base business/commercial zoning district, as the PUD process allows the approval of a specific list of uses that ensures land use compatibility and neighbor certainty. In this case, the storage use is specified instead of a list of dozens of potential commercial uses.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**  
Planning staff will ensure that the storage units are designed to include elements such as siding, shingles, lighting, and fencing that are compatible with the adjacent residential uses.
3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**  
This property is currently not serviced by any utilities. Any installation/relocation costs will be borne by the developer.
4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**  
The proposed development is consistent with the Comprehensive Plan's recommendations for commercial uses.
5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**  
The PUD will develop a vacant property and will comply with all of the City's current site, building, lighting, and landscaping standards.

**Zoning Map Amendment 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 existing agricultural and residential uses are fairly low density and the proposed conditions of approval will help alleviate concerns to adjacent properties.
2. **The zoning classification of property within the general area of the subject property.**  
The proposed PUD is consistent with commercial uses along the Madison Road corridor.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
The subject property is suitable for the uses allowed in the R-1A district, but the applicants proposed self-storage facility is not permitted in the R-1A district.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
The general area has not seen development in the past few years. This commercial development could be the beginning for new development in the area.

**STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:**

The Planning & Building Services Division recommends approval of the PUD – Master Land Use Plan for the property located at 2000 Madison Road, subject to the following conditions:

1. This approval authorizes the construction of up to nine storage unit buildings on the properties located at 2000 Madison Road as shown on the PUD – Master Land Use Plan. No other commercial, residential, or outdoor storage uses are allowed on the subject property without a PUD amendment. The area shown in green on the plan must remain undeveloped until and unless this PUD approval is amended.
2. The PUD must maintain 15% of the gross land area as open space; mature trees on site must be preserved to the maximum extent possible. A 20-foot setback must be maintained from the PUD district boundaries.
3. The proposed storage unit buildings shall be constructed using materials that are suitable for residential garages including vinyl siding, asphalt singles, and aluminum overhead doors. Metal siding is prohibited. The maximum height for all storage buildings is one story. If a security fence is provided; it shall be vinyl-coated chain link or better and may not include barbed wire.
4. Two parking stalls for the office (if there is one) plus one stall per four storage units must be provided.
5. This development is limited to two pole or ground-mounted sign up to 100 square feet per face: one along Madison Road and one along Spring Creek Road and may not include wall signs on the storage

unit buildings.

6. Prior to issuance of a Building Permit for this project, the applicant shall submit a PUD Final Plan that reflects the conditions above and the review agent comments for Planning staff review and approval.
7. The applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
8. A Development agreement is required for any and all public infrastructure.
9. 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 PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

**STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

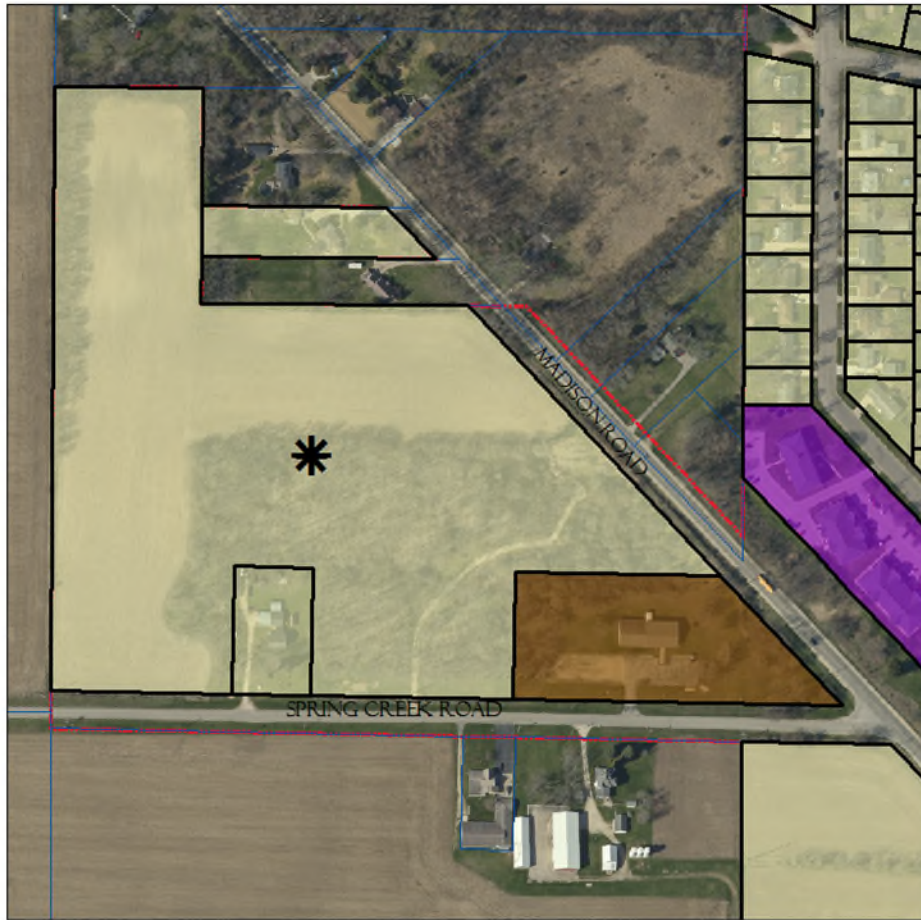
The Planning & Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential to PUD, for the property located at 2000 Madison Road.

**ATTACHMENTS:** Location Map, PUD - Master Plan, Renderings, Application, Public Notice, & Mailing List.

# Location & Zoning Map

2000 Madison Road

PUD-2020-06 & ZMA-2020-08



## Legend

### Zoning Classification

<all other values>

### REGULATION CLASSIFICATION

C-1

C-2

C-3

CBD-1

CBD-2

DH

M-1

M-2

MRO

PLI

PUD

R-1A

R-1B

R-2

R-3

R-4

Parcel Poly

City Limits (Corp Poly)



1 inch = 230 feet



### Legend

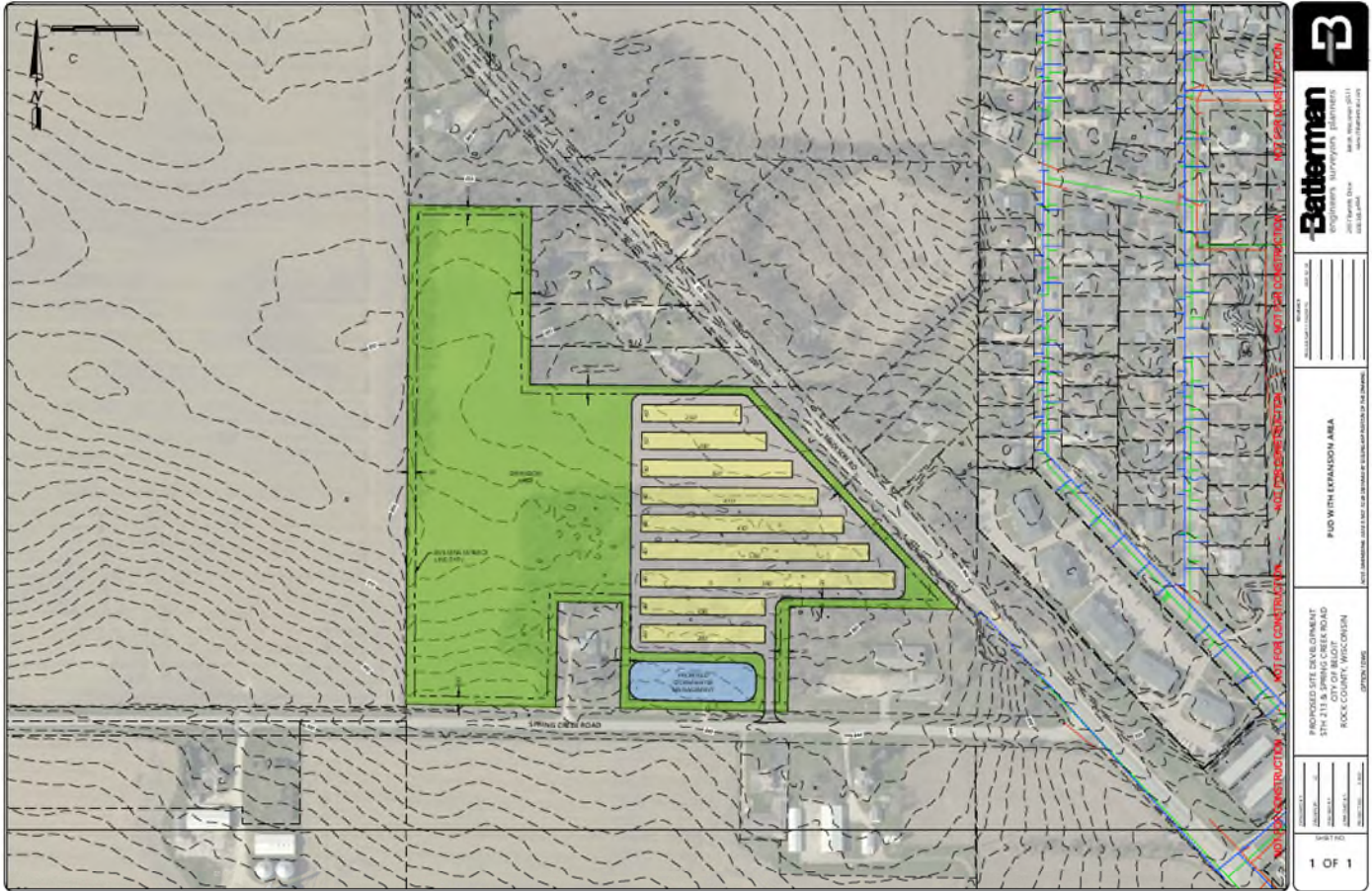
Parcel Poly

City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: September 2020  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: \_\_\_\_\_

1. Address of subject property: 2000 Madison Road

2. Legal description: Lot 1 of Certified Survey Map Doc. No. 914859

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 18.906+/- Ac.

4. Tax Parcel Number(s): 12141700

5. Owner of record: Stephen M. & Tina L. Dillard Phone: \_\_\_\_\_

2908 S. Nye School Road Beloit WI 53511  
(Address) (City) (State) (Zip)

6. Applicant's Name: (same)

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

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

7. All existing use(s) on this property are: Vacant (farmland/woodland)

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /  
Master Land Use Plan: in a(n) C-3 Zoning District.

9. A Preapplication Conference was held on: May 27th, 2020

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

Principal use(s): Self-service storage facilities

Secondary use(s): \_\_\_\_\_

11. State how the proposed development differs from the type of development that would  
be permitted under the existing zoning regulations. By allowing for development for  
storage facilities for use of the community.

12. Describe how the proposed development provides greater benefits to the City of Beloit  
than an otherwise permitted development. By allowing for development for storage  
facilities for use of the community.


13. Project timetable: Start date: unknown Completion date: unknown

14. 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.


 / Stephen M. Dillard / 9-11-2020  
(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 Planning & 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 \$200.00 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.

<b>To be completed by Planning Staff</b>		
Filing fee: <b>\$200.00</b>	Amount paid: _____	Meeting date: _____
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: _____		Date: _____



# 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.: \_\_\_\_\_

1. Address of subject property: 2000 Madison Road

2. Legal description: Lot: 1 Block: \_\_\_\_\_ Subdivision: CSM Doc. No. 914859

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

Property dimensions are: var. feet by var. feet = 823,545+/- square feet.

If more than two acres, give area in acres: 18.906+/- acres.

3. Tax Parcel Number(s): 12141700

4. Owner of record: Stephen M. & Tina L. Dillard Phone: \_\_\_\_\_

2908 S. Nye School Road Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: (same)

\_\_\_\_\_  
(Address) (City) (State) (Zip)

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

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

Change zoning district classification from: R-1A to: PUD

All existing uses on this property are: Vacant (farmland/woodland)

7. All the proposed uses for this property are:

Principal use(s): Self-service storage facilities (by PUD)

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_

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


- (X) 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): Stephen M. & Tina L. Dillard                      Phone: \_\_\_\_\_  
2908 S. Nye School Road                      Beloit                      WI                      53511  
(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.

                      Stephen M. Dillard                      9-11-2020  
(Signature of Owner)                      (Print name)                      (Date)

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\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(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.

<b>To be completed by Planning Staff</b>	
Filing Fee: <b>\$275.00</b>	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____

GATEWAY OPEN BIBLE CHURCH  
2405 SPRING CREEK RD  
BELOIT WI 535118468

BILLY D DEMONTIGNY  
2601 SPRING CREEK RD  
BELOIT WI 53511

WADE & LAURA WILLIAMS  
2056 MADISON RD  
BELOIT WI 53511

CLEORA APARTMENTS LLC  
3156 MUIR FIELD RD  
MADISON WI 53719

KARRY DEVAULT  
TOWN OF BELOIT  
2445 S AFTON ROAD



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

## **NOTICE TO THE PUBLIC**

September 23, 2020

To Whom It May Concern:

R.H. Batterman on behalf of Stephen and Tina Dillard has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **2000 Madison Road**. A copy of the PUD - Master Land Use Plan is attached. The applicant has also submitted an application to rezone the subject properties from R-1A, Single-Family Residential to PUD. This proposed development is for a self-storage facility. Please see the attached site plan for details.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, October 7, 2020, 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, October 19, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [rottmanh@beloitwi.gov](mailto:rottmanh@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**





## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** October 7, 2020

**Agenda Item:** 3(e)

**File Number:** ZMA-2020-07

### **General Information**

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**Applicant:** John Knabe, on behalf of Petry Trust No. 1989

**Owner:** Petry Trust No. 1989

**Address/Location:** 2640, 2660, & 2680 Jerry Thomas Pkwy

**Applicant's Request/Proposal:** Rezoning from R-1A to R-1B

### **Staff Analysis**

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**Project Summary:** Petry Trust No. 1989 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 three (3) vacant properties located at 2640, 2660, & 2680 Jerry Thomas Parkway. The owner has retained John Knabe of Acadia Homes to construct spec houses on all of the subject properties. Spec houses will also be constructed on the remaining vacant lots on Claremont Drive.

**Request Details:** All three of the subject properties are corner lots on Jerry Thomas Parkway where it intersects two dead-end stub streets (Red Barn Lane and Northfield Lane). The front & street side setback in the R-1A district is 30 feet, which is problematic given the lot dimensions and typical spec home layout in today's market. Therefore, the applicant is seeking to rezone the subject properties to R-1B, which would reduce the front & street side setback to 20 feet. Single-family dwellings are permitted by-right in both the R-1A and R-1B zoning districts.

**Surrounding Land Use and Zoning:** The subject properties are located in Plat 3 of the Parkmeadow North Subdivision, which developed rapidly in the early 2000's but came to a halt during the Great Recession starting in 2008. The remainder of Plat 3 is a mixture of single-family homes intermingled with vacant platted lots, along with some larger unplatted lots. All of the platted surrounding properties are zoned R-1A. There is a 12-acre unplatted, undeveloped parcel to the west of the subject properties that is zoned PUD. The original PUD for Parkmeadow North Plat 3 (attached) contemplated a large single-family development on this site, but has since lapsed.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends *Single-Family Residential – Urban* uses of the subject property. This request is consistent with Strategic Goals #1 and #5 by creating & sustaining high-quality neighborhoods and infrastructure.

**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 within the surrounding

low-density residential area.

**2. The zoning classification of property within the general area of the subject property.**

The proposed 3-parcel R-1B district is compatible with the existing R-1A district to the north, east, and south. It is also consistent with the adjacent undeveloped 12-acre parcel, which staff is considering rezoning to single-family given that the 2004 PUD approval has lapsed.

**3. The suitability of the subject property for the uses permitted under the existing zoning classification.**

The subject properties are only 0.24-acre each. Because they are corner lots with a 30-foot setback on each side, the buildable area of each lot is reduced to an area that is not conducive to building single-story ranch homes (1,800 – 2,000 SF) with attached garages as demanded by today's market.

**4. The trend of development and zoning map amendments in the general area of the subject property.**

There have been relatively few homes constructed in the immediate Parkmeadow North area over the past 15 years. However, the PUD-Master Land Use Plan was amended in 2015 to allow the development of the Beloit Senior Living facility at the northern end of this neighborhood along Hart Road. The subject properties have been undeveloped, platted lots for fifteen years, and staff is supportive of the applicant's proposal to construct spec homes to meet tremendous unmet demand for housing in the Beloit area.

**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 District to R-1B, Single-Family Residential District, for the properties located at 2640, 2660, & 2680 Jerry Thomas Parkway.

**ATTACHMENTS:** Location Map, Parkmeadow PUD Plan (2004), Application, Public Notice, and Mailing List.



# Location Map (Properties Highlighted in Blue)





# 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-2020-07

1. Address of subject property: 2660 Jerry Thomas Pkwy and 2640 & 2680 Jerry Thomas Pkwy.

2. Legal description: Lots: 79, 80 & 81 Subdivision: Parkmeadow North Plat No. 3

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

Property dimensions are: 83 feet by 125 feet = 10,375 square feet each lot.

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

3. Tax Parcel Number(s): 21860015, 21860020 & 21860025

4. Owner of record: Petry Trust No. 1989 Phone: 608-921-7708

PO Box 80 Belleville WI 53508  
(Address) (City) (State) (Zip)

5. Applicant's Name: Petry Trust No. 1989

PO Box 80 Belleville WI 53508  
(Address) (City) (State) (Zip)

/ 608-921-7708 / JohnKnabe.Construction@gmail.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R-1A to: R-1B

All existing uses on this property are: Vacant Lots

7. All the proposed uses for this property are:

Principal use(s): Single Family Dwelling with attached garage

Secondary use(s): N/A

Accessory use(s): N/A

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

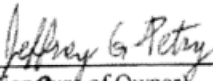
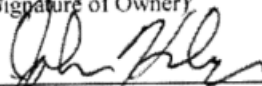
- (X) Owner
- ( ) Leasehold, Length of lease: \_\_\_\_\_
- ( ) Contractual, Nature of contract: \_\_\_\_\_
- ( ) Other, explain: \_\_\_\_\_

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

Name(s): John Knabe Phone: 608-921-7708  
PO Box 15386 Loves Park IL 61132  
 (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.

	/	Jeffrey G. Petry, Trustee	/	9/11/2020
(Signature of Owner)		(Print name)		(Date)
	/	John Knabe	/	9/11/2020
(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: <u>\$275.00</u>	Amount Paid: <u>\$275.<sup>00</sup></u> Meeting Date: <u>Oct. 7, 2020</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Don Pennington</u>	Date: <u>9/11/20</u>
Date Notice Published: _____	Date Notice Mailed: _____



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COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

September 23, 2020

To Whom It May Concern:

Petry Trust No. 1989 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 three (3) vacant properties located at 2640, 2660, & 2680 Jerry Thomas Parkway. The owner/applicant has retained John Knabe of Acadia Homes to construct spec houses on all of the subject properties, and the proposed rezoning action will reduce the front & street side building setbacks from 30 feet to 20 feet.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, October 7, 2020, 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, October 19, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

DMD Investment Inc  
923 Logan Ave  
Belvidere, IL 61008

Jason D & Ava Dorst  
2625 Jerry Thomas Pkwy  
Beloit, WI 53511

Christina M Skaife  
2215 Northfield Ln  
Beloit, WI 53511

Matthew J & Tracy L Bliss  
2210 James Kelly Ln  
Beloit, WI 53511

Albert L & Karen A Stuessy  
2225 Northfield Ln  
Beloit, WI 53511

Adriana Diaz  
2215 James Kelly Ln  
Beloit, WI 53511

Brad R & Karen M Viens  
2245 Northfield Ln  
Beloit, WI 53511

Leonard R & Kristin Holub Jr  
2685 Jerry Thomas Pkwy  
Beloit, WI 53511

John Rath  
2675 Jerry Thomas Pkwy  
Beloit, WI 53511

Penny J Baker  
2665 Jerry Thomas Pkwy  
Beloit, WI 53511

Nicholas A Schlaefer  
93 Robbins Ln  
Mukwonago, WI 53149

Dana P & Molly R Geister  
2645 Jerry Thomas Pkwy  
Beloit, WI 53511

Everardo Arroyo  
2635 Jerry Thomas Pkwy  
Beloit, WI 53511