



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, October 20, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the October 6, 2021 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of Ordinance No. 3728 amending the Zoning District Map of the City of Beloit from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District, for the property located at 1112 Garfield Avenue  
[Attachment](#)
  - 3.b. Consideration of a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, for the property located at 1218 Cranston Road  
[Attachment](#)
  - 3.c. Consideration of Ordinance No. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a Resolution approving a two-lot Certified Survey Map for the property located at 2135 Shopiere Road  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
  - Zoning Map Amendment for 657 Bluff Street*
  - Zoning Map Amendment for 1650 Lee Lane*
  - Zoning Map Amendment for 529 Eighth Street*
  - Conditional Use Permit for 1555 Willowbrook Road*
  - Zoning Map Amendment for 2420 Milwaukee Road*
6. ADJOURNMENT

*Plan Commission will adjourn into a workshop to discuss the specific and future roles of the Commission*

\*\* 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, October 6, 2021**

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

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

**2. MINUTES**

**2.a. Consideration of the minutes of September 22, 2021 Plan Commission meeting**

Motion was made by Commissioner Ramsden, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (6-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of an ordinance amending the zoning district map for the City of Beloit from C-1, Office District, to C-3, Community Commercial District, for the property located at 2420 Milwaukee Road**

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

Commissioner Robson asked if the driveway to enter into the meat market and gift store will be from Highway 81 or from Willowbrook. Ms. Christensen said it would be from Highway 81 because there is no access to Willowbrook. Commissioner Robson stated she lives near there, and they go very fast and it could be dangerous if someone is turning into the business with people coming fast behind them.

Commissioner Robson asked if the Police and Fire Departments have looked at the proposal. Ms. Christensen stated that those departments do not review rezoning applications, and it is a state highway and designed to handle the high volume of traffic. Commissioner Robson stated that there could be large accidents because of people trying to turn into the parking lot. Commissioner Robson stated that Plan Commission should send it back to the Police Department to look at the traffic patterns.

Commissioner Robson asked what can be built on a C-3 zoning compared to C-1. Ms. Christensen stated that it is a variety of things; the use table is 3-4 pages long. Ms. Christensen stated that in general, C-1 is an office district, with office like uses and

low intensity commercial uses and C-3 allows highway-type commercial uses like hotel/motel and retail sales and service.

Commissioner Robson stated that recently the City of Beloit amended the Strategic Plan on September 20, 2021. Commissioner Robson states there is a process which includes the City Planners and Commissioners if they would consider whether or not the plan intrudes on residential areas or impacts the environment.

Chairman Weeden opened the public hearing.

Cynthia Salvador, 2441 Blarney Stone Drive, explained that she has lived in this neighborhood a long time, and recently a lady had died on Milwaukee Road who lived on Morgan Terrace. Ms. Salvador asks Plan Commission why the City would allow a meat market off the highway because it is a dangerous spot to put the market given the ongoing traffic.

Chairman Weeden closed the public hearing.

Commissioner Ramsden stated that he has nothing against meat market, but he thinks the location would be a serious traffic safety concern off Milwaukee Road. Commissioner Ramsden stated that there are cars going 40 mph, and the highway was not designed to have businesses driveways accessing off Milwaukee Road. Commissioner Ramsden stated that is why they have frontage roads next to Milwaukee Road.

Ms. Christensen mentioned to the Commissioners that the property is currently zoned C-1, so an office building could be constructed at the location without any review. This site is not limited to residential uses.

Commissioner Weeden asked if this is going to be considered part of the Willowbrook Corridor, wouldn't it make sense to have access off Willowbrook rather than Milwaukee Road. Ms. Christensen stated that the owner could get an easement for a driveway from the adjacent property owner, but the City cannot require the owner to do that. Commissioner Weeden expressed his concerns about the business being in the residential area.

Commissioner Robson stated that there are semis and large trucks that are more dangerous that come through Highway 81, and the Strategic Plan should be considered.

Councilor Preuschl stated that the Police Department studying the traffic impact was a valid suggestion, and he does not think that the amendment to the Strategic Plan related to sustainability really matters.

Commissioner Anderson asked if the City staff made a request to the Wisconsin Department of Transportation (DOT) regarding the driveway. Ms. Christensen stated that the City did not, the owner made a request to DOT about the driveway. Commissioner Anderson asked if DOT would need to put their stamp of approval on the traffic related items. Ms. Christensen stated that DOT would look at whether the driveway could be widened.

Commissioner Anderson asked if DOT would evaluate whether there needs to be a turn lane constructed. Ms. Christensen stated that DOT would not normally require a turn lane for a small retail shop. Ms. Christensen said she would have to check with Engineering to see what DOT's authority is over the highway because many of the state highways have been given to the City to maintain and make decisions on. Ms. Christensen said it could be under DOT's jurisdiction, but they would likely not make a recommendation as to whether this should be approved or denied. Milwaukee Road is a state highway that is built to handle the traffic generated by the commercial uses on Milwaukee Road.

Commissioner Finnegan said he has the same concerns as the other commissioners, and was wondering who owns the other triangular lot on the map. Commissioner Finnegan stated the realtors could speak with the owners to create the easement, since it could help the owner develop his lot as well.

Motion was made by Commissioner Robson, seconded by Commissioner Toral to lay the item over to allow staff to analyze the traffic and evaluate this project in relation to the Strategic Plan. Motion carried, roll call vote (4-2).

#### 4. REPORTS

##### 4.a. **Consideration of a Conditional Use Permit to allow a drive-through coffee trailer and outdoor seating area in a C-3, Community Commercial District, for the property located at 635 Broad Street**

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

Commissioner Weeden asked Ms. Christensen if Drew Pennington, Director of Planning and Building Services, and Shauna El-Amin, Downtown Beloit Association, had met with the applicant. Ms. Christensen stated that DBA was supposed to make contact with the applicant about DBA's concerns and that she did not know if they connected. Ms. Christensen explained that she talked individually to the Economic Director and City Manager, and they did not feel prohibiting outdoor vending in the downtown was something they wanted to do.

Commissioner Robson asked if the DBA had a conversation with the applicant. Ms. Christensen stated that she did not know, but they could ask the applicant. Commissioner Anderson asked if the coffee bar starts wanting to serve sandwiches

for lunch if things would be different. Ms. Christensen states that it changes things with Rock County Health, but not with the City of Beloit as a use or conditional use. Ms. Christensen stated that Plan Commission is reviewing this application for a drive-through use and an outdoor seating area.

Councilor Preuschl stated that the lot is newly striped, and there were six cars parked where they are showing seating on the site plan. Councilor Preuschl stated that seating is not in a very safe location, and there is about a dozen or more people there.

Commissioner Finnegan stated he had a same thought as the other Commissioners, but he is thinking there is a way that it could be dealt with such as putting parking blocks or cement planters so no one gets hurt.

Commissioner Weeden asked if Ms. Christensen's understanding was that it would be for a 12-month operation. Ms. Christensen said that she thought the drive-through would be year-round but the outdoor seating would not be.

Paige Hoops and Joyce DesJardin, owners of Rise and Grind Coffee house, stated as far as the outdoor seating goes they were planning on putting up planters with partitions so that it is clear that no one could park there. Ms. Hoops stated that she has spoken with the business and have a good relationship with the owner of the business, and are willing to work with them. Ms. Hoops stated that the owner plans to redirect the employees to park elsewhere once they get their business up and running. Ms. Hoops stated that they plan to put up planters with lattice so that it is clear that it is a seating area, so no one could park there.

Councilor Preuschl asked if the Plan Commission could add something into the conditional use language, so it is clear what kind of expectation we have for the outdoor seating area. He would feel comfortable if there was an agreement in writing.

Commissioner Weeden asked if the Plan Commission could add a condition that the seating area needs to be marked and safe around the parking spaces. Ms. Christensen stated that the Plan Commission needs to provide a rationale for the condition.

Councilor Preuschl stated could they put in substantial protective barrier to protect the people in the seating area. Commissioner Anderson asked if it made sense if the Plan Commission just approved the drive-through now so they could up and running and then we could look at the outdoor seating area in the spring.

Commissioner Finnegan stated that we should add language such as needing a protective barrier that is able to stop a car.

Commissioner Robson asked if there is a reason they have not put up the trailer yet. Ms. Hoops stated that the trailer is not finished yet, and the whole reason why they wanted the trailer is so they could have a drive-through with outdoor seating.

Commissioner Weeden asked when they would get their business up and running with the trailer. Ms. Hoops stated they are hoping to be opening by mid-November. Commissioner Weeden asked if they would be okay if they came back in two weeks, if that would push them back. Ms. Christensen stated that item would not go to Council until the second week of November if Plan Commission pushed it back two weeks.

Commissioner Toral stated he can send the Commissioners a link that shows from a safety prospective why having a barrier around people is significant.

Motion was made by Commissioner Anderson, seconded by Commissioner Finnegan to add a condition that the applicant must provide a substantial protective barrier for the outdoor seating area which includes parking blocks. The final design will be approved by staff. Motion carried, roll call vote (6-0).

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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for October 22, 2021.

**6. ADJOURNMENT**

Motion made by Commissioner Ramsden, and seconded by Commissioner Robson to adjourn the meeting. Motion carried, roll call vote (7-0). Meeting adjourned at 7:35pm.

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Timothy Weeden, Chairman



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** October 20, 2021

**Agenda Item:** 3.a.

**File Number:** ZMA-2021-12

### **General Information**

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**Applicant:** Angus Young Associates

**Owner:** Samra Investments Inc.

**Address/Location:** 1112 Garfield Avenue

**Applicant's Request:** Amend the Zoning District Map from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District

### **Staff Analysis**

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**Project Summary:** Angus Young Associates, on behalf of Samra Investments Inc., has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District, for the property located at 1112 Garfield Avenue. The subject property is a 50-foot residential lot (0.149 acre) with an existing single-family dwelling and detached garage.

**Request Details:** This request is related to a proposed redevelopment of the applicant's adjacent Mobil convenience store located at 1407 Liberty Avenue. This project involves the replacement of the existing store with a larger 3,650 square-foot convenience store with an improved parking layout. The gas pumps and canopy will not be altered. Retail stores are not allowed in the R-1B District, and a portion of the proposed store and required 30-foot setback with landscape buffer are on the subject property. If approved, the house and garage on the subject property will be demolished in advance of the applicant's redevelopment project.

**Surrounding Land Use and Zoning:** There are residential properties to the north and west of the subject property, and a City park zoned PLI, Public Lands and Institutions to the east. The applicant's adjacent commercial property is part of a large C-2 district that runs along Madison Road to the northwest.

**City of Beloit Comprehensive Plan:** On September 20, 2021, the City Council approved a Comprehensive Plan Amendment to change the future land use map classification from *Single Family Residential-Urban* to *Neighborhood Commercial* for the subject property. Therefore, this proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

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



**1. The existing use of property within the general area of the subject property.**

As stated above, this request is related to a proposed redevelopment of the adjacent Mobil convenience store located at 1407 Liberty Avenue which involves the replacement of the existing store with a larger 3,650 square-foot convenience store on portions of the subject property located at 1112 Garfield Avenue. Although this redevelopment will involve a slight encroachment of a commercial structure onto what is now residential property, the overall project will greatly improve the aesthetics and functionality of the site while ensuring an adequate landscape buffer (30-feet) between the neighborhood commercial site and the adjacent low-density neighborhood.

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

If approved, the subject property will become part of a large C-2 district that runs along Madison Road to the northwest. The C-2 designation is intended for neighborhood-scale retail businesses that primarily serve the surrounding residents.

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

The subject property is suitable for the uses permitted under the existing R-1B classification.

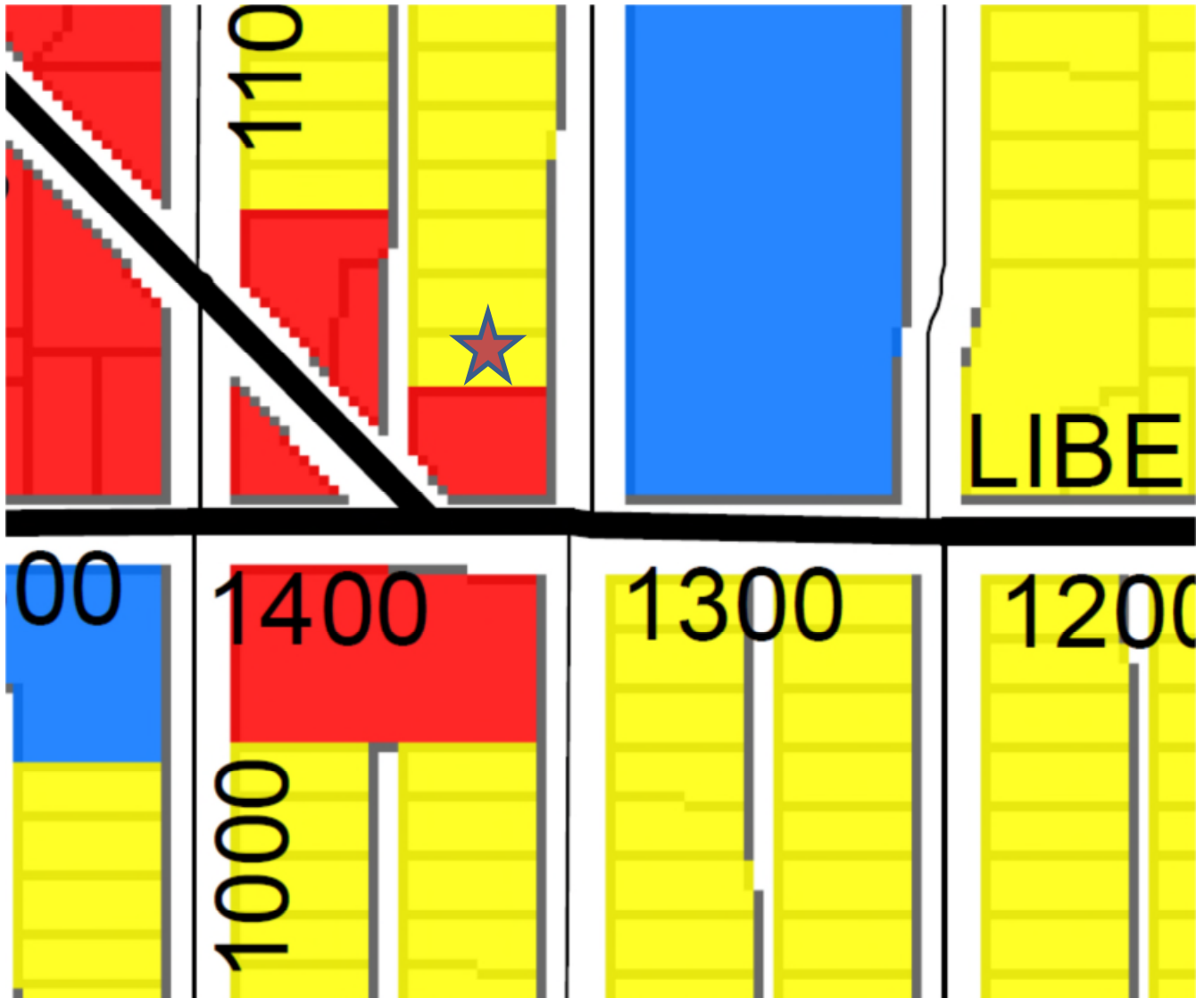
**4. The trend of development and zoning map amendments in the general area of the subject property.**

There has been very little development activity in the immediate area during the past decade.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to C-2, Neighborhood Commercial District, for the property located at 1112 Garfield Avenue.

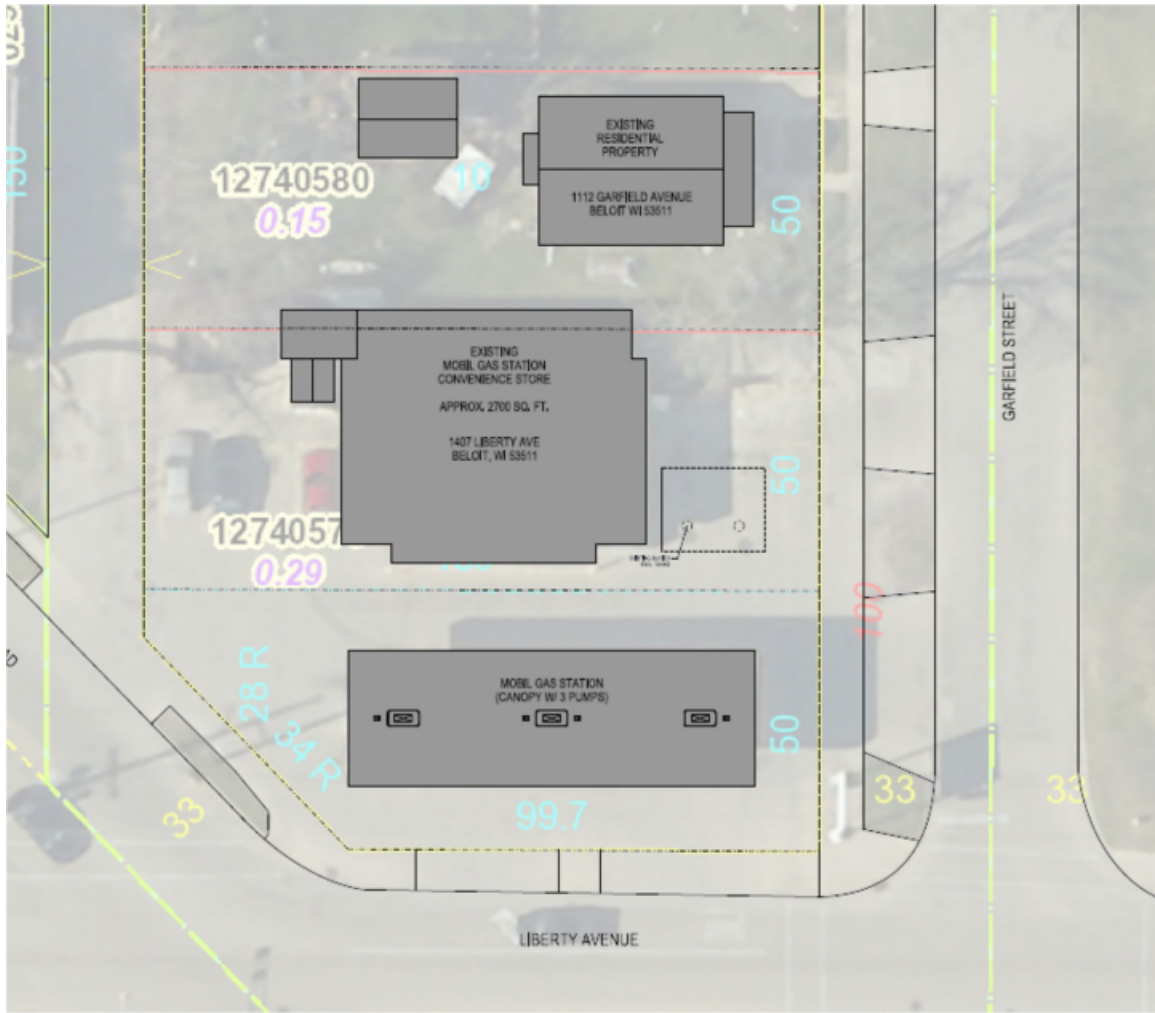
**ATTACHMENTS:** Zoning Map, Site Plans, Application, Public Notice, and Mailing List.



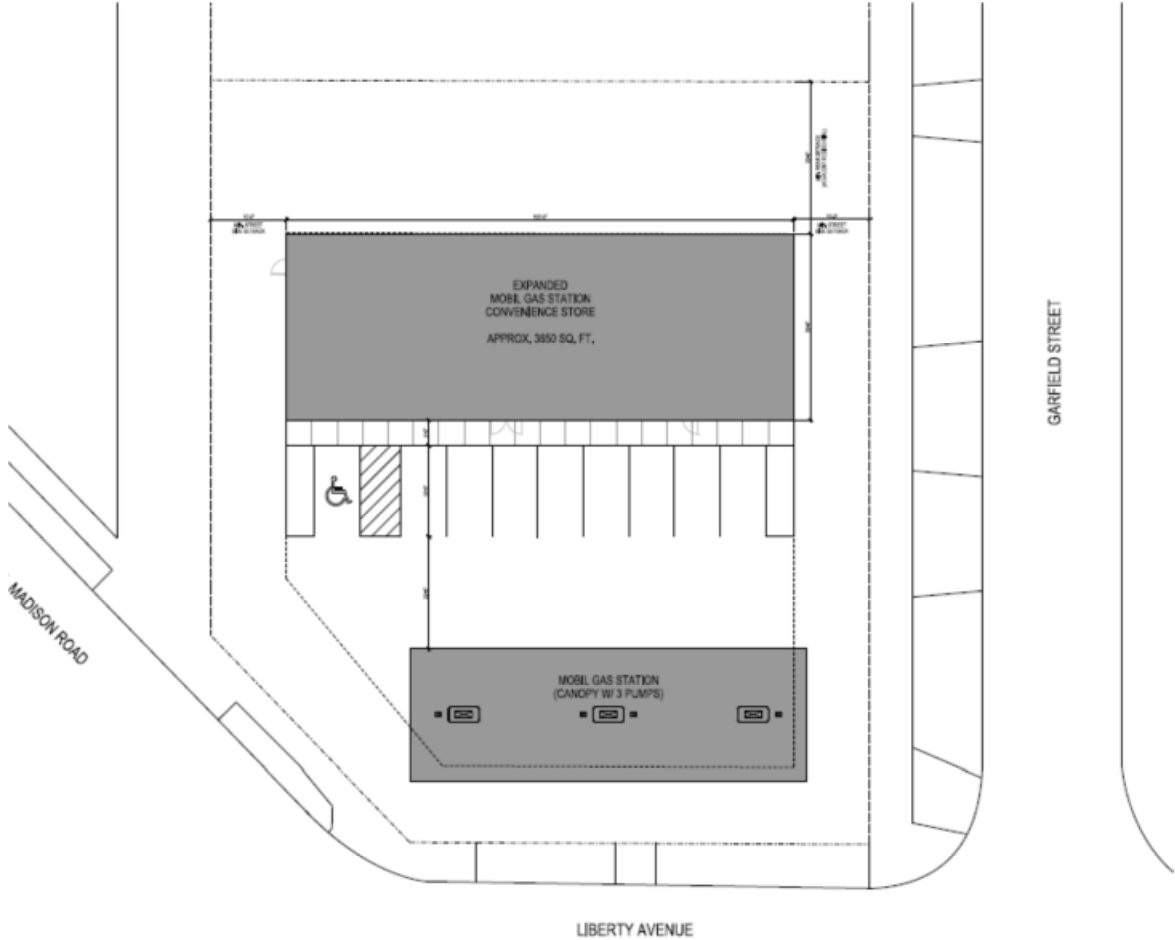
### City of Beloit Zoning Map

- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- MRO, Milwaukee Road Overlay District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential Distr.
- R-4, Moderate-Density Multi-Family District

# Existing Site Plan



# Proposed Site Plan



1

# 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-2011-12

1. Address of subject property: 1112 GARFIELD AVE
2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: L 10 SMILEY AND MERRIMANS ADD  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)  
Property dimensions are: 130 feet by 50 feet = 6500 square feet.  
If more than two acres, give area in acres: \_\_\_\_\_ acres.
3. Tax Parcel Number(s): 12740580
4. Owner of record: SAMRA INVESTMENTS INC Phone: 608 302 1730  
1985 PEBBLE DR BELOIT WI 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: FARAAS MANNAN  
555 SOUTH RIVER STREET JANESVILLE WI 53548  
(Address) (City) (State) (Zip)  
608 756 2326 / / f.mannan@angusyong.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**  
Change zoning district classification from: Single Family Residential to: Neighborhood Commercial  
All existing uses on this property are: Residential single story home.

7. All the proposed uses for this property are:  
Principal use(s): Our intent is to change the land use from Single Family Residential to Neighborhood Commercial to allow for the owners to expand their Mobil Gas Station + C-Store in the adjacent property at the south (see parcel: 12740570).  
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:

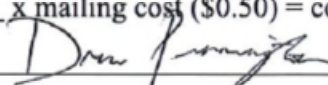
Name(s): HARJINDER SAMRA Phone: 608 302 1730  
1985 PEBBLE DR BELOIT WI 53511  
(Address) (City) (State) (Zip)

**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.

	<u>Harjinder Samra</u>	<u>09.22.2021</u>
<small>(Signature of Owner)</small>	<small>(Print name)</small>	<small>(Date)</small>
	<u>Faraas Mannan</u>	<u>09.22.2021</u>
<small>(Signature of Applicant, if different)</small>	<small>(Print name)</small>	<small>(Date)</small>

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: <b>\$275.00</b>	Amount Paid: <u>\$275.<sup>00</sup></u> Meeting Date: <u>Oct. 20, 2021</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: 	Date: <u>9/23/21</u>
Date Notice Published: _____	Date Notice Mailed: _____

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

October 5, 2021

To Whom It May Concern:

Angus Young Associates, on behalf of Samra Investments Inc., has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to C-2, Neighborhood Commercial District, for the property located at **1112 Garfield Avenue**. This request is related to a proposed redevelopment of the applicant's adjacent Mobil convenience store located at 1407 Liberty Avenue. This project involves the replacement of the existing store with a larger 3,650 square-foot convenience store with an improved parking layout. The gas pumps and canopy will not be altered.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, October 20, 2021, 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, November 15, 2021, 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 may be limited.**

Teri A. Curtis  
1039 Garfield Ave  
Beloit, WI 53511-5007

James E. Jackson Jr  
1044 Moore St  
Beloit, WI 53511

James E. Ahrens Mike P. Larue  
PO Box 197  
Mason City, IA 50402-0197

Logan Splinter  
8607 Antioch Rd Ste 4  
Salem, WI 53168-8942

Neighborly Home Investment LLC  
c/o Red E 2 Rent  
PO Box 293  
Janesville, WI 53547

Family Video Movie Club, Inc  
2701 W Lawrence Ave Ste A  
Springfield, IL 62704-7215

Matthew J. Mainini  
55 Grandview Ave  
Felton, CA 95018

Samra & Singh 2, Inc  
1985 Pebble Dr  
Beloit, WI 53511

Hilda E. Millheam  
1427 St Lawrence Ave  
Beloit, WI 53511-5071

Eleanor M. Bugge  
1509 Liberty Ave  
Beloit, WI 53511-5017

Angel B. Bonilla Jr  
Lauren M. Kuffer  
1501 Liberty Ave  
Beloit, WI 53511

Carla Hodges  
1142 Garfield Ave  
Beloit, WI 53511

Hurd Family Trust Dtd Dec 5, 2016  
8737 Owen Center Rd  
Rockford, IL 61103

Diane M. Overby  
1111 Madison Rd  
Beloit, WI 53511

Michael D. Bolstad  
1122 Garfield Ave  
Beloit, WI 53511

Bruce Olver Becky Olver  
410 S Wright St  
Orfordville, WI 53576-8748

Peters Family Irrevocable Trust  
c/o Dennis D. Peters  
3061 S Marigold Rd  
Beloit, WI 53511

Christine Van Tassel  
1127 McKinley Ave  
Beloit, WI 53511

MDE Farmfields, LLC  
3520 Oak Lane Dr  
Beloit, WI 53511

Joshua E. Wells  
Belinda L. Wells  
1133 McKinley Ave  
Beloit, WI 53511

Nina M. Fulton  
1132 Garfield Ave  
Beloit, WI 53511

Cristina L. Hornagold  
1134 Mckinley Ave  
Beloit, WI 53511

Vicki E Bryden  
548 Broad St  
Beloit, WI 53511

Shawn West  
5410 N Sable Dr  
Milton, WI 53563

Neil R. Baxter  
1141 McKinley Ave  
Beloit, WI 53511



**ORDINANCE NO. 3728**

**AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

**Section 1.** The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from R-1B, Single-Family Residential District to C-2, Neighborhood Commercial District:

LOT 10 OF SMILEY AND MERRIMAN'S ADDITION, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN (ALSO KNOWN AS 1112 GARFIELD AVENUE). SAID PARCEL CONTAINS 0.149 ACRE, MORE OR LESS.

**Section 2.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

**City Council of the City of Beloit**

\_\_\_\_\_  
Clinton Anderson, Council President

Attest:

\_\_\_\_\_  
Eric R. Miller, Interim City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2021

Effective this \_\_\_\_ day of \_\_\_\_\_, 2021

01-611100-5231-258



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** October 20, 2021

**Agenda Item:** 3.b.

**File Number:** CU-2021-09

### **General Information**

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**Applicant:** Shawn Dressler

**Owner:** Big Buck, LLC

**Address/Location:** 1218 Cranston Rd (former bowling alley)

**Applicant's Request:** Conditional Use Permit to allow a warehouse and freight movement use in a C-3, Community Commercial District

### **Background**

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Shawn Dressler has filed an application for a Conditional Use Permit (CUP) to allow a warehouse and freight movement use in a C-3, Community Commercial District, for the property located at 1218 Cranston Road. The applicant is seeking authorization to convert the former bowling alley building into a carpet and flooring warehouse to support his existing business. The bowling alley has been out of business since March 2020.

### **Staff Analysis**

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**Existing Conditions:** The subject property is 1.32 acres in area and includes the vacant 16,000 square-foot building and a surface parking lot. Although addressed on Cranston Road, the property's only street frontage is on Dewey Avenue. The subject property is on the western end of a challenged retail campus that includes numerous vacant buildings and many acres of unused and deteriorated asphalt parking areas divided between several different property owners. Dewey Avenue includes several office and financial services businesses on the west side and a busy retail liquor store at the corner of Dewey Avenue and Cranston Road.

**Proposed Warehouse:** As shown on the attached floor plan, the applicant intends to divide the existing space into heated and unheated sections, and intends to remove the storefront entry doors and front windows. An overhead door at the front and rear service door are proposed.

**City of Beloit Comprehensive Plan:** The City's Comprehensive Plan recommends *Planned Mixed Uses* for the subject property. This request and the underlying zoning classification are consistent with this recommendation.

**Review Agent Comments:** The City Treasurer's Office has notified Planning staff that the subject property has at least \$40,000 in past due property taxes. The Fire Department has questioned whether sprinklers are required due to the change in use. According to the City's building plan review consultant, sprinklers may be required unless the warehouse can be

limited to 12,000 square feet in area or divided into separate warehouse areas of 12,000 square feet or less separated by a fire-rated wall. The Building Inspector noted that an additional exit door may be required on front of the building to ensure adequate emergency egress. The Fire Department has requested that the applicant ensure emergency vehicle access to the rear of the structure, either through a cross-access easement that reflects current conditions or new access from the Dewey Avenue side in coordination with the City. A condition addressing these issues prior to occupancy is recommended below.

**Public Comments:** The attached notice was published on the City's website, published in the local newspaper, and mailed to property owners within 150 feet. A neighboring business owner has submitted the attached letter raising concerns about another flooring business in the area. Note that retail sales is permitted by-right in the C-3 district.

**Findings of Fact:** Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
  - The proposed warehouse is not expected to generate significant noise, odor, or glare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate or vicinity for purposes already permitted;*
  - The proposed warehouse is compatible with the adjacent commercial and office uses and will bring activity to a long-vacant building.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The applicant's improvement of the property will have a positive impact on the area.
  - The City is fortunate to have proposed uses for long-vacant buildings.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The proposed warehouse will not impede nearby development.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - The proposed warehouse will utilize a new overhead door on the front of the building, which staff will review during the Architectural Review process to ensure that it is of acceptable quality and design.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available and currently serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - The proposed warehouse will be accessed through a new overhead door on the front of the building and an existing driveway across the adjacent property that leads to the rear of the building. If the applicant loses the ability to use the adjacent driveway and needs routine or regular access to the rear, he will need to work with the Engineering Division to secure a new access point on the Dewey Avenue side of the property.

- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The proposed use will comply with all other applicable regulations.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow a warehouse and freight movement use in a C-3, Community Commercial District, for the property located at 1218 Cranston Road, based on the above Findings of Fact and subject to the following:

**Ordinance Requirements:**

The following provisions of existing City Ordinances shall apply:

1. This Conditional Use Permit (CUP) shall not become issued and valid until all delinquencies owed to the City of Beloit are paid in full as confirmed in writing by the City Clerk-Treasurer. If all delinquencies are not paid within one year of Council approval, this CUP shall lapse as outlined in condition four below.
2. The applicant shall install fire suppression sprinklers or subdivide the interior space into a configuration that does not require sprinklers before a Certificate of Occupancy (CO) will be issued. In addition, adequate exiting shall be provided before a CO will be issued. A CO shall be issued before the building may be occupied and/or used as a warehouse.
3. The applicant shall ensure emergency (and maintenance) access to the rear of the structure, either through a cross-access easement agreement with the adjacent owner that memorializes current conditions or through a new access point on the Dewey Avenue side. Any fire hydrants on the subject property shall be cleared and maintained.
4. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

**ATTACHMENTS:** CUP Decision Form, Location Map, Floor Plan, Application, Public Notice, Mailing List, & Public Comments.

## Beloit Plan Commission CUP Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent practicable, measurable.

### Ordinance Requirements

List ordinance requirements related to the conditional use permit:

1. This Conditional Use Permit (CUP) shall not become issued and valid until all delinquencies owed to the City of Beloit are paid in full as confirmed in writing by the City Clerk-Treasurer. If all delinquencies are not paid within one year of Council approval, this CUP shall lapse as outlined in condition four below.

**Substantial Evidence:** Required by Section 14.02(9)(a) of the Licenses and Permits Ordinance prior to issuance of a CUP.

2. The applicant shall install fire suppression sprinklers or subdivide the interior space into a configuration that does not require sprinklers before a Certificate of Occupancy (CO) will be issued. In addition, adequate exiting shall be provided before a CO will be issued. A CO shall be issued before the building may be occupied and/or used as a warehouse.

**Substantial Evidence:** The building is required to comply with the International Building Code (IBC) and International Existing Building Code (IEBC), which include fire suppression and exiting requirements for changes in occupancy type.

3. The applicant shall ensure emergency (and maintenance) access to the rear of the structure, either through a cross-access easement agreement with the adjacent owner that memorializes current conditions or through a new access point on the Dewey Avenue side. Any fire hydrants on the subject property shall be cleared and maintained.

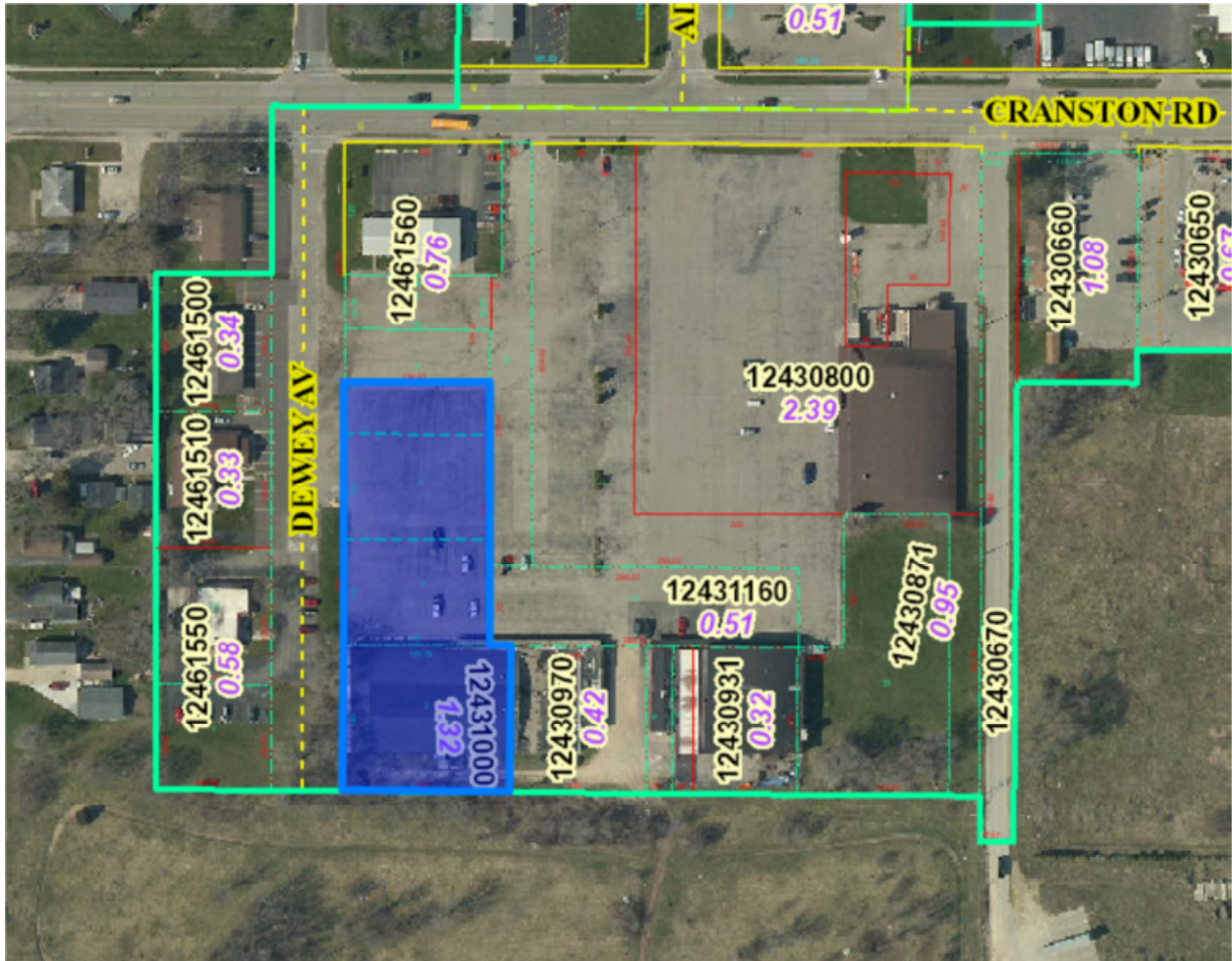
**Substantial Evidence:** Chapter 18 of the NFPA requires an access road within 150 feet of the building. In addition, the private hydrants serving this building are not being maintained with clearance and regularly tested as required.

4. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

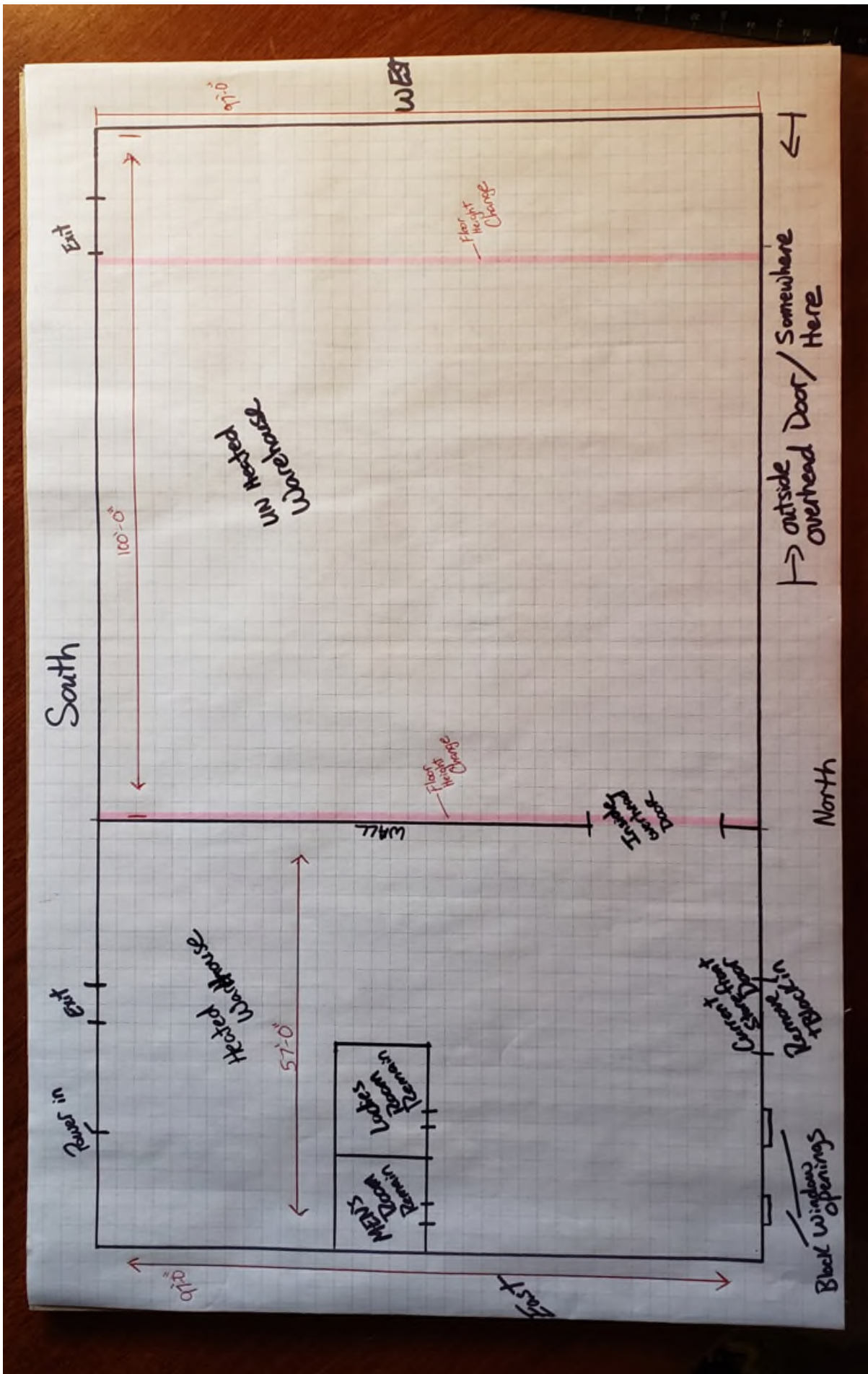
**Substantial Evidence:** Standardized condition that reiterates the expiration date for unused CUP's in the Zoning Ordinance.

Does the applicant meet **all** of the ordinance requirements?  No  Yes, after the steps above.

# Location Map – 1218 Cranston Road







# CITY of BELOIT

## Planning and Building Services Division

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

### Conditional Use Permit Application

(Please Type or Print)

File Number: CW-2021-09

1. Address of subject property: 1218 Cranston Rd Beloit WI

2. Legal description: Bowling Alley

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): 12431000

4. Owner of record: Daniel/Deanne Bucholtz Phone: 608-295-8812

BIG BUCK LLC  
1218 Cranston Rd Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Shawn Dressler

1825 Arlington Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

1-608-563-2015 1-608-290-4397 Shawndressler@att.NET  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: NONE

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

A Conditional Use Permit for: Removing All Items on Inside to Convert to Warehouse in a(n) C3 Zoning District.

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

Principal use: Warehouse

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

Accessory use: \_\_\_\_\_

Would like to ask to use City Property for Access if needed along the West Side to gain access to Rear if one day came when East Access was not there



9. Project timetable: Start date: NOV Dec 2021 Completion date: June 2022

10. I/We represent that I/we have a vested interest in this property in the following manner:
- ( ) Owner
  - ( ) Leasehold, length of lease: \_\_\_\_\_
  - ( ) Contractual, nature of contract: \_\_\_\_\_
  - (X) Other, explain: Buyer ("Shawn Dressler")

**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.

Dianne Buchholz / Dianne S. Buchholz / 9/23/21  
(Signature of Owner) (Print name) (Date)

Shawn Dressler / Shawn Dressler / 9-23-21  
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

**To be completed by Planning Staff**

Filing fee: **\$275.00** Amount paid: \$275.<sup>00</sup> Meeting date: Oct. 20, 2021

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

Application accepted by: Dore Pennington Date: 9/24/21



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

## **NOTICE TO THE PUBLIC**

October 5, 2021

To Whom It May Concern:

Shawn Dressler has filed an application for a Conditional Use Permit (CUP) to allow a warehouse & freight movement use in a C-3, Community Commercial District, for the property located at 1218 Cranston Road. The applicant is seeking authorization to convert the former bowling alley building into a carpet & flooring warehouse.

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

**City Plan Commission:** Wednesday, October 20, 2021, 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, November 15, 2021, 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 meetings may be limited.**

CU-2021-09, 1218 Cranston Road, Warehouse in C-3

LBJ Beloit Realty East, LLC  
1461 S River Rd  
New Berlin, WI 53151

Ivica Salic  
3326 Prairie Ave  
Beloit, WI 53511

HRNS V Entertainment, LLC  
341 Lawn Ter  
Round Lake, IL 60073

Municipal Credit Union  
1154 Cranston Rd  
Beloit, WI 53511-2533

Wolf Revocable Trust  
1525 Stratford Ln  
Beloit, WI 53511

Shannon Ahrens Agency  
1122 Cranston Rd  
Beloit, WI 53511

2121 Milton Avenue Property, LLC  
2600 E Milwaukee St  
Janesville, WI 53545

Big Buck,, LLC  
1218 Cranston Rd  
Beloit, WI 53511

A & B Carpet Company, Inc  
1410 Cranston Rd  
Beloit, WI 53511

Akshar Brahma, Inc  
1212 Cranston Rd  
Beloit, WI 53511

**Pennington, Drew**

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**From:** House Carpets <houseofcarpetsofbeloit@gmail.com>  
**Sent:** Tuesday, October 12, 2021 3:19 PM  
**To:** Pennington, Drew  
**Subject:** 1218 Cranston Rd

Good afternoon Mr. Pennington this is Brian Williams owner of House of Carpets 1410 Cranston Rd. I would like to add my opinion on the proposed change to the property at 1218 Cranston Rd. I am against it for the following reasons. First as we speak we already have Stateline flooring and Design 1401 as flooring Companies within a few hundred yards of our store. And now to add another across the parking lot seems a little bit of overkill. We have been a good representative of the community and a good neighbor to all for 55 years and have no problem with competition but this really could be yet another obstacle to overcome. The second reason is, I have been told that part of the plan is also to build storage buildings on the property, In my opinion we have way too many storage units in the City already, and once again we already have them just to the east of us and across Cranston. Thank you for allowing me to comment on this matter Brian Williams

## REPORT TO THE PLAN COMMISSION



**Plan Commission Meeting Date:** October 20, 2021

**Agenda Item:** 3.c.

**File Number:** ZTA-2021-04

### **General Information**

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**Request:** Consideration of an Ordinance to amend the use table in Section 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses.

**Background:** At the August 4, 2021 Plan Commission meeting, the Plan Commission recommended approval of an amendment to the Medical Facilities Ordinance to allow medical facilities as a permitted use in the C-1, Office District, and CBD-1, Central Business District-Core, rather than as a conditional use. This amendment was deemed to be substantial which requires the Plan Commission to hold a public hearing on the amendment before City Council can take action. The prior Plan Commission hearing was not sufficient because the public notices did not include this substantial amendment.

### **Staff Analysis**

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On September 20, 2021, the City Council determined that the proposed amendment recommended by Plan Commission as described above was substantial and should be re-noticed for public hearings before Plan Commission and City Council. They also directed staff to prepare a Zoning Ordinance amendment that would address the amendment approved by Plan Commission on August 4, 2021. The City Attorney has prepared that ordinance (Ordinance 3727), and it is attached. This ordinance amendment would change the designation for medical facilities from Conditional to Permitted for 161 properties zoned C-1 and 104 properties zoned CBD-1. This will allow owners of those properties and the residents living nearby an opportunity to comment on this potential change. If City Council had approved the amendment in September, the property owners and residents would not have had an opportunity to comment on this proposed change.

The Medical Facility Ordinance approved by City Council on September 20, 2021 outlined whether medical facilities were permitted, conditional and prohibited in each zoning district. For the C-1, Office District, and CBD-1, Central Business District-Core, medical facilities were approved as conditional uses. For the C-1, Office District, staff recommended that medical facilities be conditional uses because we were using the designations that were established for hospitals. Since hospitals are the highest intensity use in the medical facility category, we believed that we should use the designation assigned to hospitals as our guide. Therefore, we

recommended making medical facilities conditional in the C-1 district, as they were conditional uses in the C-1 district prior to the Medical Facility Ordinance.

In the CBD-1, Central Business District-Core, hospitals were permitted by right before the City Council adopted the medical facility ordinance. Staff recommended changing it to conditional because office uses are already conditional on the ground floor in the CBD-1 district. We did not consider the office spaces on the upper floors.

In their public comments, the Beloit Health System staff noted that the Medical Facility Ordinance would affect their operations as four of their clinics were permitted by right (zoned C-1) before the Medical Facility Ordinance, and under the new ordinance, they are conditional uses. It is staff's understanding that the Plan Commission recommended amending the ordinance to allow medical facilities as permitted uses in C-1 based on the concerns raised by the Beloit Health System,

Other medical offices were also impacted by these changes, such as, Cain Dental, Family Dentistry, and Gonstead Chiropractic. However, a conditional use permit (CUP) would not be required to continue current operations; a CUP would only be required for additions and/or expansions of the buildings onsite.

Regarding the amendment to allow medical facilities to be permitted in the CBD-1 District, the Plan Commission chairman made the point that there could be medical offices located in the upper stories of the buildings downtown, and upper floors of office buildings are appropriate locations for medical offices. He also noted that the conditional use provision for ground floor offices would remain in place after the Medical Facility Ordinance was approved.

Staff is supportive of the proposed amendment to the Zoning Ordinance, as most medical facility uses are generally benign uses and should not negatively impact the C-1 and CBD-1 locations and adjacent neighborhoods. However, if another health organization purchased a property zoned C-1 with the intention to construct a new hospital, it is possible that it could have a negative impact on a neighborhood. Many of the C-1 properties are located immediately adjacent to residential neighborhoods. The Conditional Use process would allow for public input into a higher intensity use such as a hospital, but as we all know, there are limits to conditions that may be imposed during the Conditional Use Permit process. Another option could be to allow medical facilities to be permitted, but then add conditions to the Zoning Ordinance for hospitals.

On October 6 and 13, 2021, the required public notices were published in the Beloit Daily News, and a map was prepared which identifies all of the properties zoned either C-1, Office District, or CBD-1, Central Business District-Core. This map was posted in the lobby of City Hall along with a code of the notice and the proposed ordinance. Additionally, the public notice was posted on the City's website. A list of all properties affected by this ordinance is identified on the two pages following the Ordinance contained in this report along with a copy of the map that is posted in the lobby.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the attached Ordinance No. 3727 to amend the use table in Section 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to medical facility uses.

**ATTACHMENTS:** List of properties zoned C-1 and CBD-1, Map of C-1 and CBD-1 properties, Proposed Ordinance and Public Notices.

**ORDINANCE NO. 3727**

**AN ORDINANCE TO AMEND THE TABLE IN SECTION 6.1-1 OF CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO ZONING OF MEDICAL FACILITY USES IN THE C-1 AND CBD-1 ZONING DISTRICTS**

**The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:**

**Section 1.** Table 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to include the following amendment under *Institutional and Civic Use Categories*:

Use Category	Specific Use Type	Residential					Commercial					Mfg.		Conditions
		R 1 A	R 1 B	R 2	R 3	R 4	C 1	C 2	C 3	C B D 1	C B D 2	M 1	M 2	
<i>Institutional and Civic Use Categories</i>														
Medical Facility		-	-	-	C	C	<del>C</del> <u>P</u>	P	P	<del>C</del> <u>P</u>	P	-	-	

**Section 2.** If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

**Section 3.** This ordinance shall be in force and take effect upon passage and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

**CITY COUNCIL FOR THE CITY OF БЕЛОIT**

By: \_\_\_\_\_  
Clinton Anderson, President

**ATTEST:**

By: \_\_\_\_\_  
Eric R. Miller, Interim City Clerk-Treasurer

PUBLISHED: \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_  
01-611100-5231- \_\_\_\_\_  
Ch. 19 - 6.1.1 Medical Facilities = ORD 20210920 (21-1128)

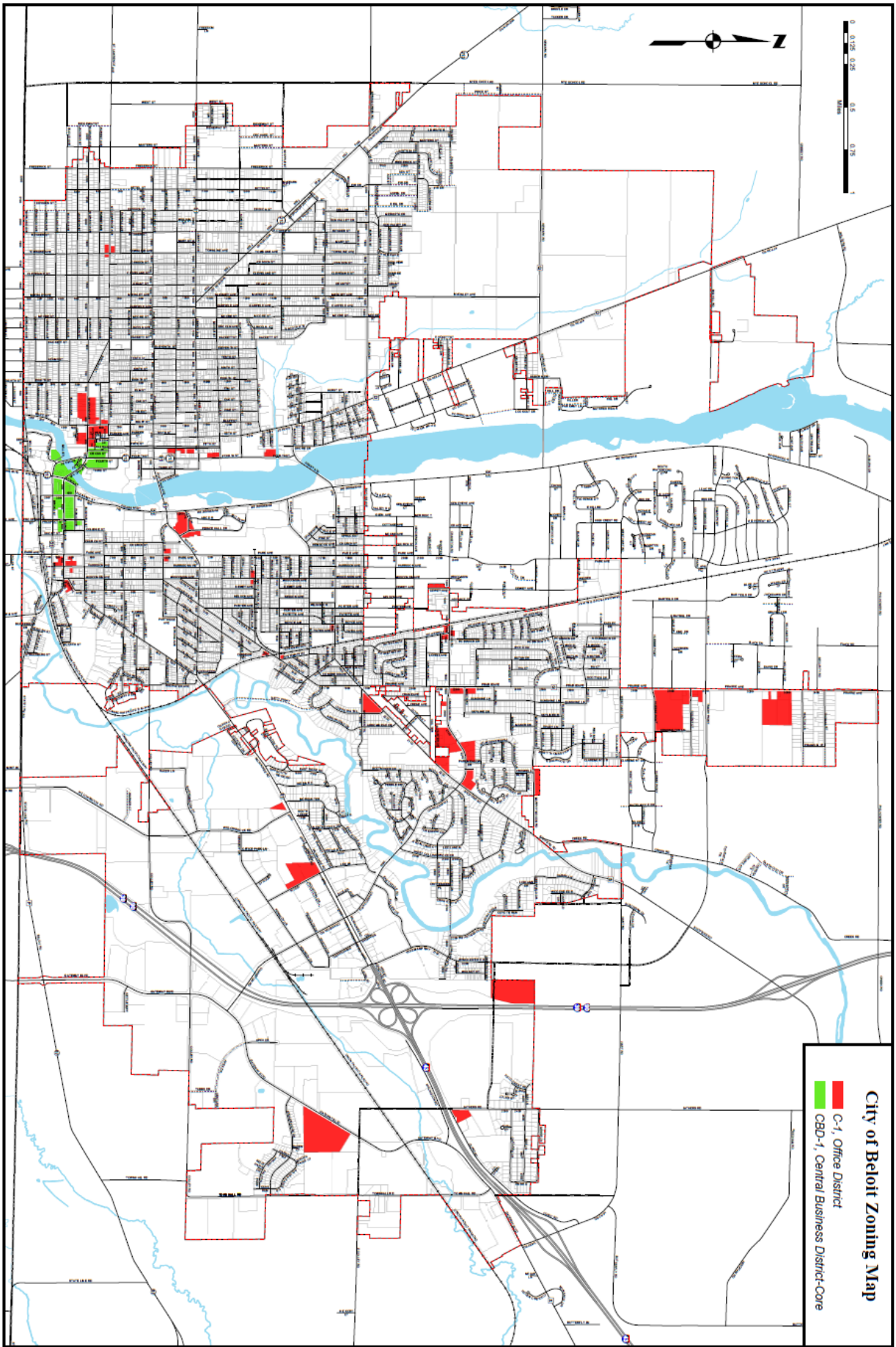


## Properties Zoned C-1, Office District

1731 CRANSTON RD	246 W GRAND AVE	413 CENTRAL AVE
1712 CRANSTON RD	271 W GRAND AVE	417 CENTRAL AVE
2149 PIONEER DR	263 W GRAND AVE	421 CENTRAL AVE
1122 CRANSTON RD	259 W GRAND AVE	429 CENTRAL AVE
1144 CRANSTON RD	253 W GRAND AVE	1035 PLEASANT ST
1154 CRANSTON RD	241 W GRAND AVE	1025 PLEASANT ST
1514 HENRY AVE	631 BLUFF ST	1006 PARK AVE
1502 HENRY AVE	623 BLUFF ST	1003 PARK AVE
1545 PRAIRIE AVE	622 WEST DR	3301 PRAIRIE AVE
1555 PRAIRIE AVE	617 BLUFF ST	3325 PRAIRIE AVE
1655 COPELAND AVE	229 W GRAND AVE	3335 PRAIRIE AVE
1428 WISCONSIN AVE	217 W GRAND AVE	3337 PRAIRIE AVE
1435 WISCONSIN AVE	312 W GRAND AVE	3339 PRAIRIE AVE
1400 FOURTH ST	318 W GRAND AVE	2327 MURPHY WOODS RD
1406 FOURTH ST	340 W GRAND AVE	2343 MURPHY WOODS RD
1410 FOURTH ST	350 W GRAND AVE	2359 MURPHY WOODS RD
1416 FOURTH ST	360 W GRAND AVE	1905 HUEBBE PKWY
1422 FOURTH ST	366 W GRAND AVE	2911 PRAIRIE AVE
1430 FOURTH ST	504 W GRAND AVE	2929 PRAIRIE AVE
1440 FOURTH ST	516 W GRAND AVE	1928 COLONY CT
1122 FOURTH ST	520 W GRAND AVE	1919 COLONY CT
1130 FOURTH ST	501 W GRAND AVE	2965 PRAIRIE AVE
1136 FOURTH ST	363 W GRAND AVE	3113 PRAIRIE AVE
1140 FOURTH ST	359 W GRAND AVE	3123 PRAIRIE AVE
1144 FOURTH ST	349 W GRAND AVE	3133 PRAIRIE AVE
1150 FOURTH ST	347 W GRAND AVE	2355 CRANSTON RD
1156 FOURTH ST	339 W GRAND AVE	2319 SHOPIERE RD
152 MIDDLE ST	327 W GRAND AVE	2265 SHOPIERE RD
417 LIBERTY AVE	315 W GRAND AVE	1978 SHOPIERE RD
451 BURTON ST	313 W GRAND AVE	1992 SHOPIERE RD
1824 ST LAWRENCE AVE	303 W GRAND AVE	1970 CRANSTON RD
640 TOWNLINE AVE	618 BLUFF ST	2157 SCHUSTER DR
1900 ST LAWRENCE AVE	640 BLUFF ST	2019 SCHUSTER DR
1906 ST LAWRENCE AVE	654 BLUFF ST	2201 SCHUSTER DR
1908 ST LAWRENCE AVE	921 BROAD ST	2249 SHOPIERE RD
1914 ST LAWRENCE AVE	925 BROAD ST	2211 PRAIRIE AVE
1917 ST LAWRENCE AVE	312 HARRISON AVE	2219 PRAIRIE AVE
1913 ST LAWRENCE AVE	318 HARRISON AVE	2227 PRAIRIE AVE
1909 ST LAWRENCE AVE	924 E GRAND AVE	2235 PRAIRIE AVE
1901 ST LAWRENCE AVE	918 E GRAND AVE	2048 CRANSTON RD
156A MERRILL ST	912 E GRAND AVE	2200 CRANSTON RD
947 FIFTH ST	325 PARK AVE	2243 PRAIRIE AVE
943 FIFTH ST	319 PARK AVE	2255 PRAIRIE AVE
941 FIFTH ST	311 PARK AVE	2211 CRANSTON RD
157 MERRILL ST	919 E GRAND AVE	2215 CRANSTON RD
1051 FIFTH ST	925 E GRAND AVE	2225 CRANSTON RD
1041 FIFTH ST	410 HARRISON AVE	2233 CRANSTON RD
1037 FIFTH ST	430 HARRISON AVE	3001 CHATSWORTH DR
1033 FIFTH ST	423 PARK AVE	3535 CLINIC RD
1023 FIFTH ST	417 PARK AVE	1801 GATEWAY BLVD
1017 FIFTH ST	417 HARRISON AVE	1650 LEE LN
1015 FIFTH ST	1105 E GRAND AVE	1670 LEE LN
1009 FIFTH ST	403 WISCONSIN AVE	2420 MILWAUKEE RD
220 W GRAND AVE	407 CENTRAL AVE	

## Properties Zoned CBD-1, Central Business District-Core

534 FOURTH ST	437 E GRAND AVE	444 E GRAND AVE
132 BACK ST	443 E GRAND AVE	430 E GRAND AVE
108 W GRAND AVE	412 PLEASANT ST	427 BROAD ST
110 W GRAND AVE	414 PLEASANT ST	412 E GRAND AVE
114 W GRAND AVE	420 PLEASANT ST	410 E GRAND AVE
120 W GRAND AVE	423 STATE ST	400 E GRAND AVE
128 W GRAND AVE	409 PLEASANT ST	323 STATE ST
136 W GRAND AVE	531 E GRAND AVE	321 STATE ST
208 ST LAWRENCE AVE	541 E GRAND AVE	317 STATE ST
205 W GRAND AVE	547 E GRAND AVE	311 STATE ST
610 CROSS ST	557 E GRAND AVE	500 E GRAND AVE
620 CROSS ST	563 E GRAND AVE	564 E GRAND AVE
628 CROSS ST	412 PROSPECT ST	550 E GRAND AVE
156 ST LAWRENCE AVE	424 PROSPECT ST	546 E GRAND AVE
161 W GRAND AVE	554 PUBLIC AVE	542 E GRAND AVE
608 FOURTH ST	546 PUBLIC AVE	540 E GRAND AVE
612 FOURTH ST	540 PUBLIC AVE	530 E GRAND AVE
613 CROSS ST	500 PUBLIC AVE	524 E GRAND AVE
618 FOURTH ST	300 MILL ST	520 E GRAND AVE
632 FOURTH ST	321 BROAD ST	512 E GRAND AVE
646 FOURTH ST	302 STATE ST	630 E GRAND AVE
648 FOURTH ST	306 STATE ST	622 E GRAND AVE
643 CROSS ST	310 STATE ST	614 E GRAND AVE
650 THIRD ST	312 STATE ST	602 E GRAND AVE
690 THIRD ST	314 STATE ST	601 COLBY ST
121 W GRAND AVE	316 STATE ST	603 E GRAND AVE
115 W GRAND AVE	318 STATE ST	611 E GRAND AVE
345 E GRAND AVE	322 STATE ST	617 E GRAND AVE
405 E GRAND AVE	324 STATE ST	625 E GRAND AVE
413 E GRAND AVE	328 STATE ST	412 COLLEGE ST
419 E GRAND AVE	100 E GRAND AVE	416 COLLEGE ST
421 E GRAND AVE	80 E GRAND AVE	424 COLLEGE ST
429 E GRAND AVE	307 STATE ST	415 PROSPECT ST
431 E GRAND AVE	425 BROAD ST	501 PROSPECT ST
435 E GRAND AVE	306 PLEASANT ST	



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COMMUNITY DEVELOPMENT DEPARTMENT

## NOTICE TO THE PUBLIC

October 1, 2021

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is attached and also available for review at [www.beloitwi.gov](http://www.beloitwi.gov). This Ordinance may result in a change for allowable uses for properties in the C-1 and CBD-1 zoning districts. The attached map identifying the property affected by this ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall.

The following public hearing will be held regarding the proposed Ordinance: **Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700 or [planning@beloitwi.gov](mailto:planning@beloitwi.gov).

### **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 via alternative means. You may mail your comments to the Planning Division at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6700 to provide your comments over the phone. In-person attendance at meetings may be limited.**

**PUBLIC NOTICE**

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office District, and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is available for review at [www.beloitwi.gov](http://www.beloitwi.gov). This Ordinance may result in the change for allowable uses for the C-1 and CBD-1 zoning districts. The map identifying the property affected by this ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall. The following public hearings will be held regarding this proposed Ordinance: **City Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700. Eric Miller, Interim City Clerk #01-611100-5231-135  
Published: October 6, 2021  
Published: October 13, 2021

**PUBLIC NOTICE**

The Beloit Plan Commission is considering an Ordinance to amend the table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1, Office District, and CBD-1, Central Business District-Core Zoning Districts. The proposed Ordinance is available for review at [www.beloitwi.gov](http://www.beloitwi.gov). This Ordinance may result in the change for allowable uses for the C-1 and CBD-1 zoning districts. The map identifying the property affected by this ordinance has been submitted to the City Clerk and will be displayed on the first floor of City Hall. The following public hearings will be held regarding this proposed Ordinance: **City Plan Commission:** Wednesday, October 20, 2021, at 7:00 PM or as soon thereafter as the matter can be heard, in The Forum, Beloit City Hall, 100 State Street. In-person attendance may be limited. We are interested in your opinion and invite comments in advance. For additional information or to comment, contact the Planning Division at (608) 364-6700. Eric Miller, Interim City Clerk #01-611100-5231-135  
Published: October 6, 2021  
Published: October 13, 2021



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** October 20, 2021

**Agenda Item:** 4.a.

**File Number:** CSM-2021-10

### **General Information**

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

**Owner:** Distinctive Craftsman, LLC

**Address/Location:** 2135 Shopiere Road

**Applicant's Request:** 2-Lot Certified Survey Map (CSM) to create 2 buildable parcels

### **Staff Analysis**

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**Background Info:** This office has received a request for review of a 2-Lot Certified Survey Map (CSM) to subdivide the parcel located at 2135 Shopiere Road. The intent of this CSM is to create two buildable parcels on which single-family dwellings will be constructed.

**CSM Details:** The subject property is 18,752 square feet (0.43 acre) and consists of three 50-foot lots that were combined together in the past. Proposed Lot 1 is 75 feet in width and 9,374 square feet in area. Proposed Lot 2 is also 75 feet in width and 9,379 square feet in area. The subject property is zoned R-1B, Single-Family Residential, and both proposed lots exceed the minimum dimensions in the Zoning Ordinance.

**Review Agent Comments:** The proposed CSM was distributed to the Review Agents, and no comments were received.

### **STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 2135 Shopiere Road in the City of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Proposed CSM, Application, and Resolution.

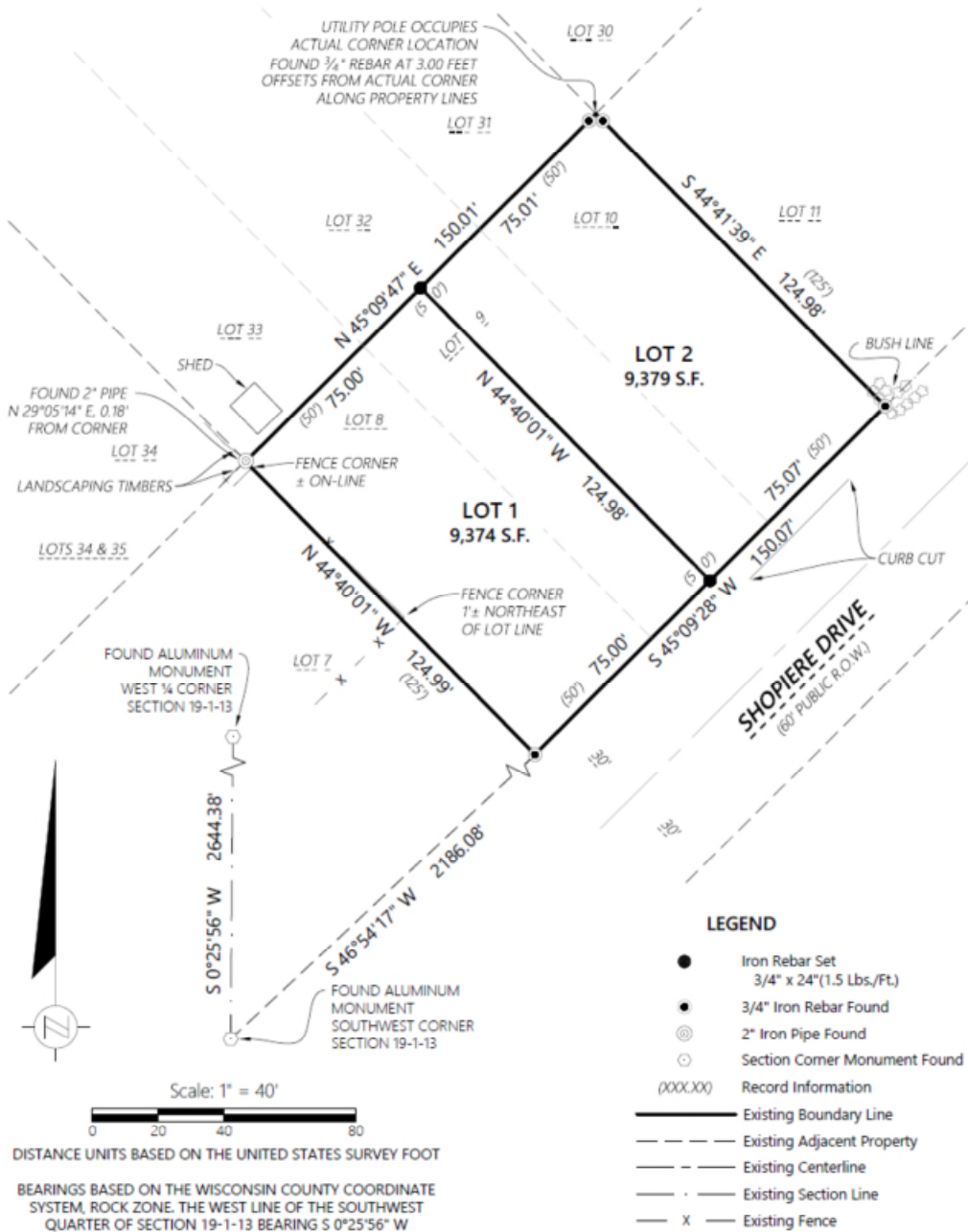


Location Map



# CERTIFIED SURVEY MAP

LOTS 8, 9, & 10 OF BLOCK 9 OF LINDALE PLACE, BEING  
PART OF THE S½ OF THE SW¼ OF SECTION 19,  
TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M.,  
CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



ORDER NO: 34044  
FIELD CREW: BMR  
DRAWN BY: BMR  
SHEET 1 OF 3

FOR THE EXCLUSIVE USE OF:  
Distinctive Craftsman, LLC  
2135 Shopiere Road  
Beloit, WI 53511

**Batterman**  
engineers surveyors planners  
2857 Barnetts Drive Beloit, Wisconsin 53511  
608.365.4164 www.batterman.com

File Name: J:\34000-34999\34044 - Jeff Steffensen\SURVEY\19-B DRAWING FILES



# CERTIFIED SURVEY MAP

LOTS 8, 9, & 10 OF BLOCK 9 OF LINDALE PLACE, BEING  
PART OF THE S½ OF THE SW¼ OF SECTION 19,  
TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M.,  
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin }  
County of Rock } ss.

I, Jeffrey R. Garde, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped Lots 8, 9, & 10 of Block 9 of Lindale Place, being also part of the S½ of the SW¼ of Section 19, Township 1 North, Range 13 East, of the 4th P.M., City of Beloit, Rock County, Wisconsin.

Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of the Owner(s) of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

I hereby certify that the Property Taxes on the parent Parcel are current and  
have been paid as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Rock County Treasurer

ORDER NO: 34044

FIELD CREW: BMR  
DRAWN BY: BMR  
SHEET 2 OF 3

FOR THE EXCLUSIVE USE OF:  
Distinctive Craftsman, LLC  
2135 Shopiere Road  
Beloit, WI 53511

**Batterman**

engineers surveyors planners

2857 Barsells Drive Beloit, Wisconsin 53511  
608.365.4464 www.rhbatterman.com



File Name: J:\34000-34999\34044 - Jeff Steffensen\SURVEY\RH-B DRAWING FILES

# CERTIFIED SURVEY MAP

LOTS 8, 9, & 10 OF BLOCK 9 OF LINDALE PLACE, BEING  
PART OF THE S½ OF THE SW¼ OF SECTION 19,  
TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M.,  
CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

## CORPORATE OWNERS CERTIFICATE OF DEDICATION

DISTINCTIVE CRAFTSMAN, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map.

DISTINCTIVE CRAFTSMAN, LLC does further certify that this map is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: THE CITY OF БЕЛОИТ.

**IN WITNESS WHEREOF**, DISTINCTIVE CRAFTSMAN, LLC has caused these presents to be signed by JEFF STEFFENSEN, its PRESIDENT, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JEFF STEFFENSEN, PRESIDENT


State of Wisconsin }  
County of \_\_\_\_\_ } ss. Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
JEFF STEFFENSEN of the above-named company, to me known to be the person(s) who executed the foregoing certificate, and to me known to be such PRESIDENT of said corporation and acknowledged that they executed the foregoing certificate as such officers as the deed of such corporation, by its authority.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021 AT  
\_\_\_\_\_ O'CLOCK \_\_.M. AND RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ OF CERTIFIED  
SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

\_\_\_\_\_  
REGISTER OF DEEDS

<b>ORDER NO: 34044</b> FIELD CREW: BMR DRAWN BY: BMR SHEET 3 OF 3	FOR THE EXCLUSIVE USE OF: Distinctive Craftsman, LLC 2135 Shopiere Road Beloit, WI 53511	 <b>Batterman</b> engineers surveyors planners 2857 Bartells Drive    Beloit, Wisconsin 53511 608.365.4464        www.rhbatterman.com
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File Name: 2134000-34999-34044 - Jeff Steffensen\SURVEY\A\B DRAWING FILES

**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 Minor Subdivision**

(Please Type or Print)

File Number: CSM-2021-10

1. Address of property: 2135 Shopiere Road
2. Tax Parcel Number(s): 21962100
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the SW Quarter of Section 19, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Distinctive Craftsman, LLC (Jeff Steffensen) Phone: 608-436-9003  
601 N. Ringold Street Janesville WI 53545  
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co. Inc. Phone: 608-365-4464  
2857 Bartells Drive Elkhorn WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 (from 3) lot(s).
7. Total area of land included in this map: 18,752 s.f.
8. Total area of land remaining in parent parcel: 0 s.f.
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: R-1B
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
  - Pre-application meeting; a pre-application meeting was held on September 23rd with City of Beloit Staff.
  - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
  - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
  - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] MEMBER / Distinctive Craftsman LLC - Jeff Steffensen 23/Sept 2021  
(Signature of applicant) (Name of applicant) (Date)

**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>Oct. 20, 2021</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>9/29/21</u>

**RESOLUTION**  
**APPROVING A TWO-LOT CERTIFIED SURVEY MAP**  
**FOR THE PROPERTY LOCATED AT 2135 SHOPIERE ROAD**

**WHEREAS**, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled "*Subdivision and Official Map Ordinance*" authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 2135 Shopiere Road, containing 0.43 acre, is located within the jurisdiction of the City of Beloit; and

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

LOTS 8, 9, & 10 OF BLOCK 9 OF LINDALE PLACE, BEING PART OF THE S ½ OF THE  
SW ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE 4<sup>TH</sup> P.M.,  
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 2135 Shopiere Road, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 20<sup>th</sup> day of October, 2021.

**PLAN COMMISSION**

\_\_\_\_\_  
Tim Weeden, Chairman

**ATTEST:**

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