



Division of Planning and  
Building Services  
City Hall  
100 State Street  
Beloit, Wisconsin 53511

608-364-6700 (Office)  
608-364-6609 (Fax)  
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COMMUNITY DEVELOPMENT DEPARTMENT

August 13, 2019

Sean Winters  
Director of Facilities - SDB  
1430 Fourth Street  
Beloit, WI 53511

Re: Kolak Education Center Property at 1633 Keeler Avenue

Dear Sean:

Congratulations on nearing completion of the School District of Beloit's new administrative office building located at 1500 Fourth Street. As we discussed yesterday, it is the School District's intent to vacate the existing Kolak Education Center building located at 1633 Keeler Avenue in the coming weeks, and to list that property for sale shortly thereafter. The intent of this letter is to summarize some of the planning & zoning considerations that apply to the property being vacated and potentially sold.

The property located at 1633 Keeler Avenue is zoned PLI, Public Lands & Institutions. The PLI District is a special purpose district that is intended to accommodate major public and quasi-public uses such as schools, colleges, day care centers, cultural exhibits, religious institutions, parks, etc. A full list of permitted uses can be found in Section 5-102 of the City's Zoning Ordinance.

As you know, the City's Future Land Use Map was updated in 2018, and now recommends *Planned Neighborhood* uses of the property located at 1633 Keeler Avenue. This recommendation is intended to provide for a variety of housing choices and a mix of supportive non-residential uses. *Planned Neighborhood* areas are intended to be rezoned to Planned Unit Development (PUD) after City approval of a detailed development plan showing land use mix, density, street layout, open space, etc.

Prospective buyers of the Kolak property at 1633 Keeler Avenue who wish to engage in permitted uses under the current PLI zoning may not need to apply for any land use actions. Prospective buyers interested in housing development or any other uses not permitted in PLI should contact my office to learn more about the rezoning process. It will be imperative that prospective buyers engage the surrounding neighborhood early in the planning process in order to develop a development plan that achieves neighborhood support, or at least one that is accepted and not vehemently opposed. Please feel free to share this letter with your broker and/or other interested parties.

Sincerely,

A handwritten signature in black ink that reads "Drew Pennington". The signature is written in a cursive style with a large, prominent "D" and "P".

Drew Pennington, AICP  
Director of Planning and Building Services

c: File, Property