

TOWN OF BELOIT
PLANNING COMMISSION

Date 12-13-23 Time _____

Name: Demetrius Jones

Address: 2760 S. Bartells Drive

CU 23-07

COMMISSION MEMBERS	PRESENT	FOR	AGAINST
Wayne Endthoff	✓	x WKE	
Jan Knutson	✓	x JK	→ x
J.P. Lengjak	✓	x JL	
Carl McMillan	✓	x CM	→ x
Skip Rath	✓	x SR	
Ann Sitrick Joyce	✓	x ASJ	
Wade Sweger	✓	x WS	

RECOMMENDATION: GRANTED _____ DENIED _____

COMMENTS: Recommend Denial of the
conditional use permit.



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloitwi.gov

December 5, 2023

MEMORANDUM

TO: Town of Beloit Plan Commission
FROM: Tim Kienbaum, Community Development Director
RE: Site Plan / Plan of Operation Review, 2760 S. Bartells Drive

Demetrius Jones, owner of You Buy We Fly, has submitted a Site Plan / Plan of Operations for consideration and approval to operate a golf simulator business from the property at 2760 S. Bartells Drive.

Section 10.11(5) outlines the decision criteria:

i. Consistency with the Comprehensive Plan

The subject property is located within the Urban, Technology, Business or Industrial Campus designation of the Future Land Use Map included in the Comprehensive Plan. The operation of the proposed business is consistent with this designation.

ii. Project / Business Compatibility

The proposed business would operate as a permitted use in the I-1 zoning district and will have no compatibility issues with the surrounding businesses.

I have met with Mr. Jones and discussed the application. I have expressed the following concerns to him:

- Paved parking lot will not be large enough to accommodate parking for both businesses. Any additional parking area required must be paved.
- The change of use of the building may require plan approval by the WI DSPS
- The application indicates that they intend to serve alcoholic beverages, but no beverage license has been applied for.
- The application lists use by youth and high school students. How will alcoholic beverages be handled when minors are present?

I recommend tabling this application until the listed issues have been addressed.



Return To:

2445 Afton Rd.
Beloit, WI 53511
kdevault@town.beloit.wi.us

Application Number CU 23-07

CONDITIONAL USE APPLICATION

Application Date: 10-30-2023

Agenda Date Requested: 11-1-2023

Property Owner:

Owner's Agent:

Name: Demetrius Jones

Name: Demetrius Jones

Address: ~~205~~ 2760 S. Bartells
Dr.

Address: 205 Hubbard Pl Rockton IL.

Phone: 608-363-3939

Phone Number: 608-434-3440

Email: Sanbaggers.com@gmail.com

Email: You buy me Fly delivery@gmail.com

Subject Property Address: 2760 S Bartells Dr.

Parcel Number: 6-2-449.A12

Property is Zoned: Light industrial

Property's Current Use: ~~warehouse~~ Home office of You Buy me Fly LLC.

Detailed description of the proposed use of the property and/or buildings: indoor golf simulators
with indoor alcohol sales

How would this Conditional Use Benefit the Town: Golf lessons during the winter
months for youth and high school programs. Also
recreational use for leagues during the winter. Our community
need more recreational opportunities for all ages.

List all chemicals stored in all buildings:

Building A: 0

Building B: 0

Building C: 0

Contact person for Fire Department purposes: Demetrius Jones

Day Telephone No.: 608-363-3939 ext 2 Night Telephone No. Same

Specific Use of Property and Buildings:

Building A: Y.B.W.F LLC

Building B: Sam Huggins LLC

Building C: Y.B.W.F LLC

Outdoor Uses: _____

Maximum Number of Employees: 1-3 Days of Operation: Mon to 12am or 2am

Hours of Operation: 7am to 12am or 2am Monday thru Sunday

Parking:

Total # of Spaces Available: 9 to 18 Dimension of Parking Lot: Front of building

Parking Lot Construction (Type of Material): Black top

Number of Handicapped Parking Spaces: Two - Three

Is Employee Parking Included in "Number of Spaces Available"? Yes ☒ No ☐

Type of screening: Fencing ☒ Plantings ☒ Berm: _____

Outdoor Lighting:

Type: Flood lights

Location: Front and Back of buildings

Signs: (including street name signs and required road signs)

Type: Free Standing: _____ Attached to Building: ☒

Lighted: Yes Mobile: _____

Single or Double-faced: Single

Size: N/A Location: Front on top of Building

Is there any food service or vending machines incorporated in this proposal? ☒ Yes N/A No N/A

If yes, How Many? 2-3 What type? Food and Drink warm & cold

Type of Refuse Disposal: Dumpster Name of Provider: Waste Management

Is a highway access permit needed from the State, County, or local Municipality? Yes _____ No ☒

If yes, have you secured a permit? Yes _____ No _____

Is there a need for any special type of Security Fencing? Yes _____ No ☒

If yes, what type? _____

Date of approval by Department of Natural Resources for the well (if applicable): N/A

Date of approval by Rock County Health Department for the septic system (if applicable): N/A

What type of sanitary facilities are to be installed for the proposed operation? We have restrooms

Do you feel there will be any problems such as odor, smoke, noise, light or vibration resulting from this operation? Yes _____ No X If yes, explain: _____

Surface water drainage facilities (describe and/or include on site plan): _____

Is a liquor license or any other special license to be obtained from the local Municipality or State Licensing agencies? Yes X No _____ If yes, explain: Beverage license

Did State of Wisconsin approve the building plans (if Applicable)? Yes _____ No _____

Have truss specifications been registered with the State of Wisconsin by truss manufacturer (if Applicable)? Yes _____ No _____

Is this an expansion of an existing operation? Yes _____ No X If yes, are there currently any permits under other names, other than what are indicated on this application?

Names: _____

Any other information/ details: _____

THE FOLLOWING MUST BE SUBMITTED WITH THE CONDITIONAL USE APPLICATION

- Site Plan (drawn to scale 1" = 100') showing the following:
 - Boundaries and dimensions of the property
 - Location and dimensions of all existing and proposed buildings
 - Use of all existing and proposed buildings
- Information as Requested by Town Staff per the Town Zoning Code
- Applicable Fees

Owner:

Demet Hsu
Signature

10-30-2023
Date

Owner's Agent:

Demet Hsu
Signature

10-30-2023
Date

The Applicant, by signing and submitting this application, acknowledges that there may be fees incurred for reviews and/or work performed by the Town Engineer, Town Attorney, or other necessary contracted professional. These fees, if incurred, are the responsibility of the applicant. When possible, estimates will be provided to the applicant prior to these fees being incurred.

Fees:

Conditional Use Permit Application	\$400.00
Amendment to Permit	\$200.00
Recording Fee	\$Rock County

Total: \$ 400.00