



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, April 1, 2013**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Proclamation in Recognition of **Fair Housing Month** (Ricardo Valdez, Chairman, Equal Opportunities & Human Relations Commission)
 - b. Presentation of **Green City Award** from the Residential Recycling Conference (Arft/Spreitzer)
 - c. Presentation of **Wisconsin Department of Transportation Award** for the Ken Hendricks Memorial Bridge Design and Construction (Arft/Spreitzer)
4. PUBLIC HEARINGS
 - a. Proposed Resolution authorizing a **Conditional Use Permit** to a limited Vehicle Service Use (Gas Station) and indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 2240 Cranston Road, for a proposed Casey's General Store (Christensen) Plan Commission recommendation for denial 4-0
5. CITIZENS PARTICIPATION
6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

 - a. Approval of the **Minutes** of the Special and Regular Meetings of March 18, 2013 (LeMire)
 - b. Resolution authorizing **Final Payment** of Public Works Contract C11-26, Cranston Road Reconstruction (Flesch)
 - c. Application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 1035 and 1041 Udell Drive from temporary R-1A, Single-family Residential District, to permanent R-1A, Single-family Residential District (Christensen) Refer to the Plan Commission
 - d. Application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 1500 and 1505 Gateway Boulevard R-3, Low-density Multi-family Residential District, to M-1, Limited Manufacturing District (Christensen) Refer to the Plan Commission

- e. Application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 545 and 549 West Grand Avenue; 615, 619, 625, and 629 Eighth Street; and 548 Locust Street from C-2, Neighborhood Commercial District, and R-1B, Single-family Residential District, to PLI, Public Lands and Institutions District (Christensen) Refer to the Plan Commission
- f. Application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 501 Prospect Street from PLI, Public Lands and Institutions District, to CBD-1, Central Business District – Core (Christensen)
Refer to the Plan Commission
- g. Application for a **Conditional Use Permit** to allow Community Service Uses in the CBD-1, Central Business District, for the property located at 501 Prospect Street (Christensen) Refer to the Plan Commission

7. ORDINANCES

- a. Second reading of a proposed **Zoning Text Amendment** creating Section 5-800 of the Zoning Ordinance, Article V, Chapter 19 of the Code of General Ordinances of the City of Beloit, to be known as the Wellhead Protection Ordinance (Mathos)
Plan Commission recommendation for approval 4-0

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. **Spring Yard Waste Presentation** (Walsh)

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution approving a **Certified Survey Map** for the property located at 2240 Cranston Road, for a proposed Casey's General Store (Christensen)
Plan Commission recommendation for approval 4-0
- b. Resolution awarding **Contract C13-04**, amending the **2013 Capital Improvements Budget**, and appropriating additional funds for the Pohlman Field Concourse Rehabilitation Project (Flesch)
- c. Resolution supporting a commitment for **future pedestrian accommodations** along the West side of County Highway G between Sunny Lane and STH 11; and declaring that no pedestrian accommodations be provided along other portions of CTH G in Rock County, Wisconsin under the responsibility of the Rock County Highway Department (Flesch)
- d. Resolution supporting a commitment for **future pedestrian accommodations** as part of the "Safe Routes to School" program along the north and south sides of the Inman Parkway from Prairie Avenue approximately 400 feet to the west or the approximate project limits of the Inman Parkway extension project; and declaring that no pedestrian accommodations be provided along the extension of Inman Parkway, east of Eastern-most radii of the intersection with Prairie Avenue in Rock County, Wisconsin under the responsibility of the Rock County Highway Department (Flesch)

- e. Resolution declaring that **no pedestrian accommodations** be provided as part of the IH 39 project along Hart Road in Rock County, Wisconsin under the responsibility of the City of Beloit (Flesch)

12. 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.

Dated: March 27, 2013
Rebecca Houseman LeMire
City of Beloit City Clerk
<http://www.ci.beloit.wi.us>

You can watch this meeting live on Charter PEG channel 98 or digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m., Thursday at 8:30 a.m. and Friday at 1:00 p.m.

**RESOLUTION RECOGNIZING APRIL AS
NATIONAL FAIR HOUSING MONTH**

WHEREAS, April 2013 marks the 45th Anniversary of the National Fair Housing Law, Title VIII of the Civil Rights Act of 1968, and therefore is an appropriate time for all citizens to reflect on the principles which led to a national policy of fair and equal housing opportunities across the United States; and

WHEREAS, fair and equal opportunity in housing means that persons of equal income have the same access to the sale, rental, and financing of all housing regardless of race, color, religion, sex, handicap, family status, marital status, sexual orientation, age, or ancestry; and

WHEREAS, Fair Housing is the policy of the City of Beloit and the implementation of that policy requires the positive commitment, involvement, and support of each of our citizens.

NOW, THEREFORE, BE IT RESOLVED that the Beloit City Council does hereby proclaim the month of April 2013 as "**FAIR HOUSING MONTH**" and does hereby encourage all citizens to abide by the letter and spirit of the Fair Housing Laws, and asks the citizens of the city to join in reaffirming the obligation and commitment to fair housing opportunities for all.

Adopted this 1st day of April 2013

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Rebecca Houseman LeMire, City Clerk

RESOLUTION
AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW A LIMITED VEHICLE SERVICE USE (GAS STATION) AND INDOOR ALCOHOL SALES IN A C-2, NEIGHBORHOOD COMMERCIAL DISTRICT, FOR THE PROPERTY LOCATED AT 2240 CRANSTON ROAD

WHEREAS, the application of Ryan Swanson of Arc Design Resources, Inc., on behalf of Casey's General Stores, Inc., for a Conditional Use Permit to allow a limited vehicle service use (gas station) and indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 2240 Cranston Road, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow a limited vehicle service use (gas station) and indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 2240 Cranston Road in the City of Beloit, for the following described premises:

PART OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 12 ON PAGES 239-240 AS DOCUMENT NO. 1015699, BEING PART OF A CERTIFIED SURVEY MAP OF LOT 2, RECORDED IN VOL. 4, PAGES 324-326 AS DOCUMENT NO. 828694 AND BEING ALSO PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, T.1N., R.13E., CITY OF БЕЛОIT, COUNTY OF ROCK, STATE OF WISCONSIN(a/k/a 2240 Cranston Road). Containing 2.842 acres, more or less.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

1. This Conditional Use Permit authorizes a gas station with 8 pumps and beer and wine sales in a C-2, Neighborhood Commercial District.
2. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.
3. The convenience store and gas pumps may only operate between the hours of 5:00 a.m. and 10:30 p.m.
4. The exterior building walls may be a combination of brick and Exterior Insulation and Finishing System (EIFS), as submitted with the application.
5. Landscaping shall be doubled to duly screen adjacent properties from the activity of the gas station.
6. If the City Engineer deems it necessary, a deceleration lane shall be added to the right-of-way abutting Cranston Road.

7. If the City Engineers deems it necessary, sidewalks shall be added to the rights-of-ways along Cranston Road and Shopiere Road.
8. The access driveway along Cranston Road shall be directly aligned with the right-of-way on the north side of Cranston Road that abuts the western boundary of the property located at 2355 Cranston Road.
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 Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 1st day of April, 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 2240 Cranston Road.

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Ryan Swanson of Arc Design Resources, Inc., on behalf of Casey's General Stores, Inc., has filed an application for a Conditional Use Permit to allow a limited vehicle service use (gas station) and indoor alcohol sales in a C-2, Neighborhood Commercial District for the property located at 2240 Cranston Road.

Key Issues (maximum of 5):

- The subject property is located at the intersection of Cranston Road and Shopiere Road and is approximately 8.8202 acres in area. If approved, the gas station will be located on a 2.842 -acre parcel, which is shown on the Certified Survey Map currently being reviewed by the Council.
- The Plan Commission reviewed this item on March 20, 2013 and discussed several aspects of the proposal that they believed would be problematic. Essentially, the commission felt that a 24-hour gas station in close proximity to single-family residential neighborhoods and professional offices would cause negative impacts and be detrimental to the neighborhood activity patterns (i.e. wake and sleep cycles).
- To mitigate the negative impacts, the commissioners discussed adding the following conditions of approval: 1) Sidewalks should be added along Cranston Road and Shopiere Road. 2) Landscaping should be increased to effectively screen the gas station from the nearby residential neighborhoods and professional offices. 3) A deceleration lane should be added along Cranston Road. 4) The access driveway along Cranston Road should be aligned with the right-of-way on the northern side of Cranston Road that is west of the Murphy Wisch & Associates Funeral Home property.
- In addition, the commissioners discussed changing staff's recommended conditions of approval. Condition 1 was changed to reduce the number of gas station pumps from 10 to 8. Condition 2 changed the hours of operation from 6:00am to 11:00pm to 5:00am to 10:30pm. Condition 4 was modified to allow a combination of building materials for the proposed building to consist of brick and Exterior insulation and finishing system (EIFS) as shown in the picture of a Casey's Store below and to allow the site layout as proposed by Casey's General Store.
- One resident raised concern about the impact the proposed gas station would have on the surrounding area.
- Following the discussion, the Plan Commission voted unanimously (4-0) to recommend denial of the Conditional Use Permit.
- The attached Resolution includes staff's recommended conditions of approval, as modified in response to the Plan Commission's concerns.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution

Fiscal Note/Budget Impact: N/A

Attachments: Resolution, Photographs, Site Plan, and Staff Report to the Plan Commission

CU-2013-03,2240 Cranston Road, Council Report



Casey's General Store with Gas Island Canopy and Primary Ground Sign

Storefront of a Casey's General Store (Brick and EFIS Combination)





View of Rear Side of a Casey's General Store

Site Plan



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 20, 2013

Agenda Item: 5

File Number: CU-2013-03

Applicant: Arc Design Resources

Owner: Cranston Development Company

Location: 2240 Cranston Road

Existing Zoning: C-2, Neighborhood Commercial District

Existing Land Use: Vacant Land
Proposed Land Use: Gas Station & Indoor Alcohol Sales

Parcel Size: 8.8202 Acres

Request Overview/Background Information:

Ryan Swanson of Arc Design Resources, Inc., on behalf of Casey's General Stores, Inc., has filed an application for a Conditional Use Permit to allow a limited vehicle service use (gas station) and indoor alcohol sales in a C-2, Neighborhood Commercial District for the property located at 2240 Cranston Road.

Key Issues:

- The applicant is in the process of acquiring the subject property from its current owner. The acquisition of the property is contingent upon whether or not the Conditional Use Permit (CUP) is granted. The applicant intends to construct and establish a Casey's General Store (gas station) with indoor alcohol sales.
- Gas station uses and indoor alcohol sales are conditional uses in C-2, Neighborhood Commercial Districts.
- The property is approximately 8.8202 acres in area and has never been developed. The property is adjacent to residential neighborhoods to the east and south, and commercial offices to the north and west.
- A One-Lot Certified Survey Map (CSM) has been commissioned by the applicant to create one lot that is 2.842 acres, which will be the site for the proposed gas station if the CUP is approved.
- A one story, 4,355 square foot building is proposed as a convenience store along with a gasoline island canopy with 10 dispensers (double stacked, five on each side), and 22 off-street parking stalls, including 1 accessible parking stall. The applicant has satisfied all off-street parking requirements.
- The business would operate 24-hours, seven days a week, and offer to sell beer and wine to its customers. This may be problematic as there are single-family residential neighborhoods and offices in close proximity to the subject property. The 24-hour operation and sale of beer and wine may negatively affect the use and enjoyment of property within the neighborhoods.
- The applicant has proposed a primary driveway on Cranston Road and a secondary driveway on Shopiere Road.
- Staff is concerned with the proposed layout of the site, more specifically, the orientation of the proposed building and gas island canopy. The property is located in one of the City's office corridors, the area from the intersection of Cranston Road and Shopiere Road heading west toward Prairie Avenue, which has developed overtime as a cluster of office and public and institutional uses. In addition, the proposed 24-hour gas station will generate a continuous flow of activity and traffic, which may disturb the single-family neighborhoods adjacent to the property. These concerns were discussed with the applicant during the pre-application meeting. To allay the abovementioned concerns, staff suggests that the proposed building and canopy be reoriented, whereby the building is moved closer to the intersection and the building entrance and canopy shifted to face the west side of the lot. This reorientation would solve the two concerns by maintaining the integrity and appearance of the office corridor and providing the adjacent single-family neighborhoods with a visual and sound buffer from the potential activity that will be generated from this use.
- The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:
 - North: C-1, Office District & R-1A, Single-Family Residential District; Office (Funeral Home, Dentist Office, Bank, Real Estate Office, etc.) and Single-Family Residential and Park Land
 - South: C-1, Office District; (Single-Family Residential)
 - East: R-2, Two-Family Residential (Single-Family Residential)
 - West: C-1, Office District; (Blackhawk Bank)
- Public facilities and infrastructure exist in this area.

- A preliminary Site Plan and other supporting documents are attached to this report.
- If the requested Conditional Use Permit is approved, the applicant will need to submit detailed site & architectural plans for staff review and approval.
- The City's Review Agents have reviewed this application and have not submitted any comments or concerns regarding the proposed conditional use.
- The attached Public Notice was sent to nineteen (19) nearby property owners. As of this writing, staff has not received any comments or concerns.

▪ **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;*
 - Subject to certain conditions of approval, the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The proposed conditional use may be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted as currently planned.
 - As mentioned above, the proposed 24-hour operation of the business along with the sale of alcohol has the potential to negatively affect the single-family residential neighborhoods in close proximity to the subject property. If the hours of operation for the business are limited to a reasonable timeframe that coincides with nearby office uses and respects the activity patterns of the single-family residential neighborhoods (e.g. wake and sleep patterns), then the proposed conditional use is less likely to be injurious.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - If the proposed conditions are imposed, the proposed conditional use will not diminish or impair property values within the neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The establishment of the conditional use may impede the normal and orderly development and improvement of surrounding property as currently planned.
 - The subject property is located in an office corridor, which has exclusively developed over time for office and institutional uses. The way in which the proposed gas station will operate and appear is one of many determining factors in how the surrounding properties may develop in the future. The current office development patterns of the area must factor into the design.
- 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 layout includes a one-story building with a gasoline island canopy, and 22 off street parking stalls, which will be highly visible from the public rights-of-ways on Cranston Road and Shopiere Road. As mentioned above, the property is adjacent to single-family residential neighborhoods and is within an office corridor. The proposed site layout may be detrimental to the appearance and integrity of the office corridor and disturb the normal activity patterns of single-family residential neighborhoods. Therefore, the proposed layout is incompatible with existing development in the neighborhood.
 - Staff recommends that the applicant change the site layout as mentioned above (i.e. reorient building and gasoline island canopy) to be compatible with existing development.
 - Detailed building elevations & materials will be reviewed by staff during Architectural Review.
- 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 to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed conditional use includes adequate off-street parking and is not expected to cause traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Neighborhood Commercial for the subject property and the surrounding parcels. The underlying C-2 District is consistent with comprehensive plan. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a limited vehicle service use (gas station) and indoor alcohol sales in a C-2, Neighborhood Commercial District for the property located at 2240 Cranston Road, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes a gas station with 10 pumps and beer and wine sales in a C-2, Neighborhood Commercial District.
2. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.
3. The convenience store and gas pumps may only operate between the hours of 6:00 a.m. and 11:00 p.m.
4. The building shall be rotated so that the front faces northwest and the building shall be located as close to the Cranston Road/Shopiere Road intersection as possible, given minimum building setbacks and the vision triangle. The setback areas between the building and the intersection may not be paved and shall be grass or landscaping. The exterior building walls shall be entirely brick, with the exception of at least two windows (real or faux) on all sides. The gas pump canopy shall be located to the west of the building so that the pumps are screened when viewed from the intersection.
5. 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 Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Conceptual Plans, Photographs, Rendering, Site Plan, Application, Public Notice, and Mailing List.

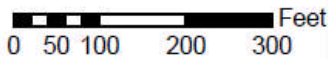
Location & Zoning Map

2240 Cranston Road

CU-2013-03



1 inch = 202 feet



Legend

- Zoning District
- Parcels

Map prepared by: Michael D. Lofton II
Date: February 2013
For: City of Beloit, Planning & Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION

North Side of Property from Cranston Road



East Side of Property from Shopiere Road

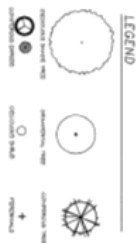
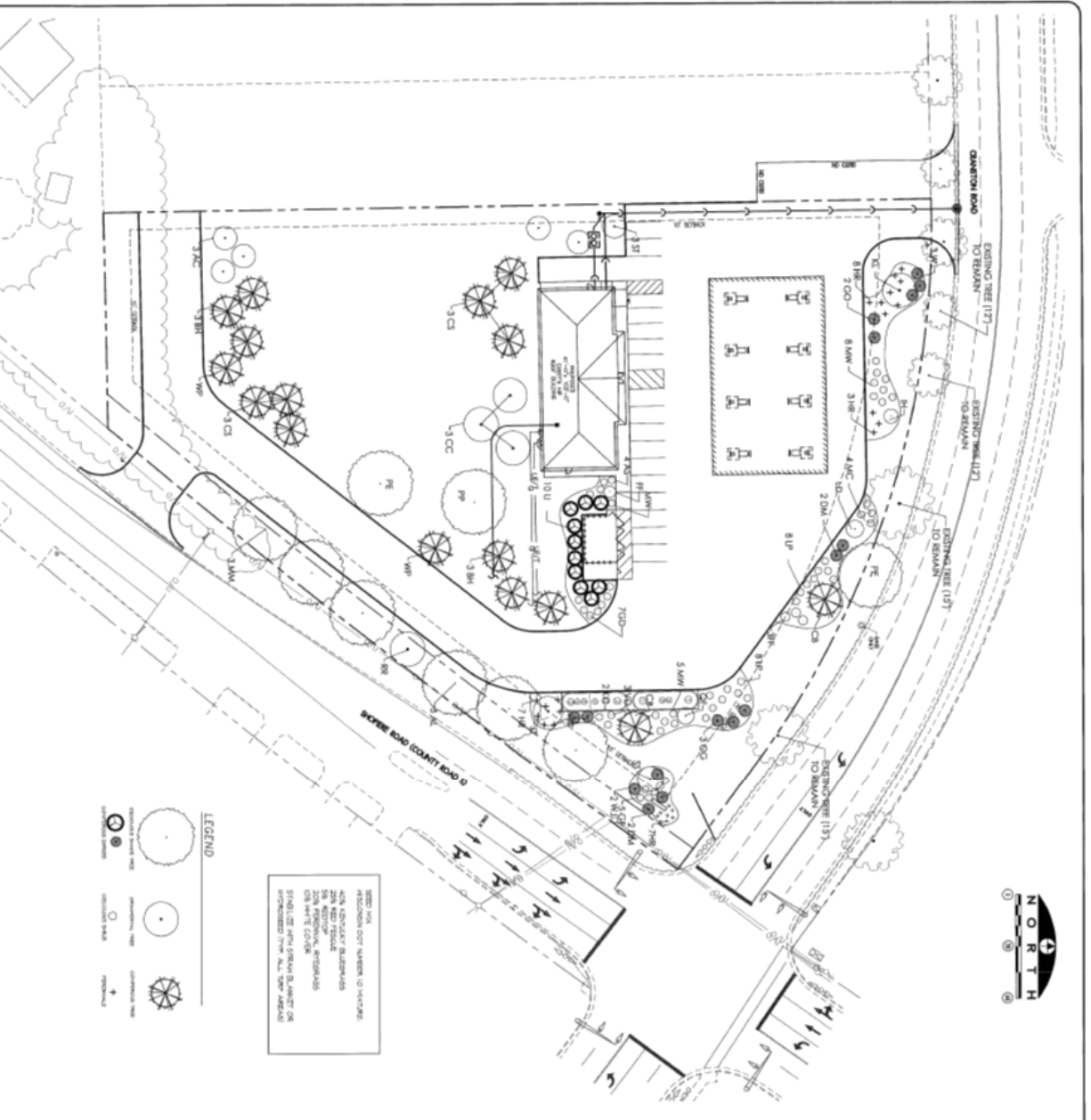




Offices on Cranston Road



DATE: 08/11/2015
 TIME: 10:00 AM
 PROJECT: CASEY'S GENERAL STORE
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN
 SHEET: L1



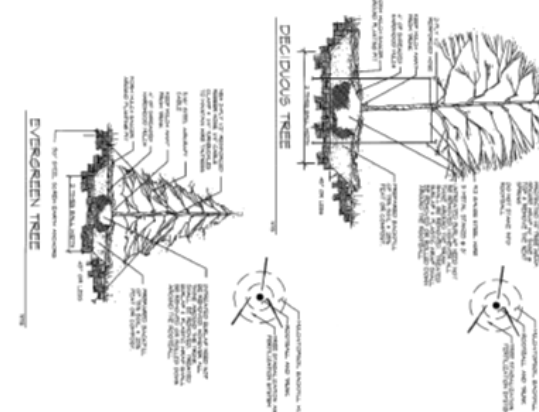
LEGEND

DECIDUOUS TREE
 EVERGREEN TREE
 PLANTING HOLE

PLANTING HOLE QUANTITY TO MATCH
 ON SERVICE PLANTINGS
 25' MINIMUM SPACING
 30' MINIMUM SPACING
 35' MINIMUM SPACING
 40' MINIMUM SPACING
 45' MINIMUM SPACING
 50' MINIMUM SPACING
 55' MINIMUM SPACING
 60' MINIMUM SPACING
 65' MINIMUM SPACING
 70' MINIMUM SPACING
 75' MINIMUM SPACING
 80' MINIMUM SPACING
 85' MINIMUM SPACING
 90' MINIMUM SPACING
 95' MINIMUM SPACING
 100' MINIMUM SPACING

PLANT MATERIALS LIST

NO.	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
1	1	AMERICAN BIRCH	BETULA PAPERIFERA	12"	12" DBH
2	1	AMERICAN BIRCH	BETULA PAPERIFERA	18"	18" DBH
3	1	AMERICAN BIRCH	BETULA PAPERIFERA	24"	24" DBH
4	1	AMERICAN BIRCH	BETULA PAPERIFERA	30"	30" DBH
5	1	AMERICAN BIRCH	BETULA PAPERIFERA	36"	36" DBH
6	1	AMERICAN BIRCH	BETULA PAPERIFERA	42"	42" DBH
7	1	AMERICAN BIRCH	BETULA PAPERIFERA	48"	48" DBH
8	1	AMERICAN BIRCH	BETULA PAPERIFERA	54"	54" DBH
9	1	AMERICAN BIRCH	BETULA PAPERIFERA	60"	60" DBH
10	1	AMERICAN BIRCH	BETULA PAPERIFERA	66"	66" DBH
11	1	AMERICAN BIRCH	BETULA PAPERIFERA	72"	72" DBH
12	1	AMERICAN BIRCH	BETULA PAPERIFERA	78"	78" DBH
13	1	AMERICAN BIRCH	BETULA PAPERIFERA	84"	84" DBH
14	1	AMERICAN BIRCH	BETULA PAPERIFERA	90"	90" DBH
15	1	AMERICAN BIRCH	BETULA PAPERIFERA	96"	96" DBH
16	1	AMERICAN BIRCH	BETULA PAPERIFERA	102"	102" DBH
17	1	AMERICAN BIRCH	BETULA PAPERIFERA	108"	108" DBH
18	1	AMERICAN BIRCH	BETULA PAPERIFERA	114"	114" DBH
19	1	AMERICAN BIRCH	BETULA PAPERIFERA	120"	120" DBH
20	1	AMERICAN BIRCH	BETULA PAPERIFERA	126"	126" DBH
21	1	AMERICAN BIRCH	BETULA PAPERIFERA	132"	132" DBH
22	1	AMERICAN BIRCH	BETULA PAPERIFERA	138"	138" DBH
23	1	AMERICAN BIRCH	BETULA PAPERIFERA	144"	144" DBH
24	1	AMERICAN BIRCH	BETULA PAPERIFERA	150"	150" DBH
25	1	AMERICAN BIRCH	BETULA PAPERIFERA	156"	156" DBH
26	1	AMERICAN BIRCH	BETULA PAPERIFERA	162"	162" DBH
27	1	AMERICAN BIRCH	BETULA PAPERIFERA	168"	168" DBH
28	1	AMERICAN BIRCH	BETULA PAPERIFERA	174"	174" DBH
29	1	AMERICAN BIRCH	BETULA PAPERIFERA	180"	180" DBH
30	1	AMERICAN BIRCH	BETULA PAPERIFERA	186"	186" DBH
31	1	AMERICAN BIRCH	BETULA PAPERIFERA	192"	192" DBH
32	1	AMERICAN BIRCH	BETULA PAPERIFERA	198"	198" DBH
33	1	AMERICAN BIRCH	BETULA PAPERIFERA	204"	204" DBH
34	1	AMERICAN BIRCH	BETULA PAPERIFERA	210"	210" DBH
35	1	AMERICAN BIRCH	BETULA PAPERIFERA	216"	216" DBH
36	1	AMERICAN BIRCH	BETULA PAPERIFERA	222"	222" DBH
37	1	AMERICAN BIRCH	BETULA PAPERIFERA	228"	228" DBH
38	1	AMERICAN BIRCH	BETULA PAPERIFERA	234"	234" DBH
39	1	AMERICAN BIRCH	BETULA PAPERIFERA	240"	240" DBH
40	1	AMERICAN BIRCH	BETULA PAPERIFERA	246"	246" DBH
41	1	AMERICAN BIRCH	BETULA PAPERIFERA	252"	252" DBH
42	1	AMERICAN BIRCH	BETULA PAPERIFERA	258"	258" DBH
43	1	AMERICAN BIRCH	BETULA PAPERIFERA	264"	264" DBH
44	1	AMERICAN BIRCH	BETULA PAPERIFERA	270"	270" DBH
45	1	AMERICAN BIRCH	BETULA PAPERIFERA	276"	276" DBH
46	1	AMERICAN BIRCH	BETULA PAPERIFERA	282"	282" DBH
47	1	AMERICAN BIRCH	BETULA PAPERIFERA	288"	288" DBH
48	1	AMERICAN BIRCH	BETULA PAPERIFERA	294"	294" DBH
49	1	AMERICAN BIRCH	BETULA PAPERIFERA	300"	300" DBH
50	1	AMERICAN BIRCH	BETULA PAPERIFERA	306"	306" DBH
51	1	AMERICAN BIRCH	BETULA PAPERIFERA	312"	312" DBH
52	1	AMERICAN BIRCH	BETULA PAPERIFERA	318"	318" DBH
53	1	AMERICAN BIRCH	BETULA PAPERIFERA	324"	324" DBH
54	1	AMERICAN BIRCH	BETULA PAPERIFERA	330"	330" DBH
55	1	AMERICAN BIRCH	BETULA PAPERIFERA	336"	336" DBH
56	1	AMERICAN BIRCH	BETULA PAPERIFERA	342"	342" DBH
57	1	AMERICAN BIRCH	BETULA PAPERIFERA	348"	348" DBH
58	1	AMERICAN BIRCH	BETULA PAPERIFERA	354"	354" DBH
59	1	AMERICAN BIRCH	BETULA PAPERIFERA	360"	360" DBH
60	1	AMERICAN BIRCH	BETULA PAPERIFERA	366"	366" DBH
61	1	AMERICAN BIRCH	BETULA PAPERIFERA	372"	372" DBH
62	1	AMERICAN BIRCH	BETULA PAPERIFERA	378"	378" DBH
63	1	AMERICAN BIRCH	BETULA PAPERIFERA	384"	384" DBH
64	1	AMERICAN BIRCH	BETULA PAPERIFERA	390"	390" DBH
65	1	AMERICAN BIRCH	BETULA PAPERIFERA	396"	396" DBH
66	1	AMERICAN BIRCH	BETULA PAPERIFERA	402"	402" DBH
67	1	AMERICAN BIRCH	BETULA PAPERIFERA	408"	408" DBH
68	1	AMERICAN BIRCH	BETULA PAPERIFERA	414"	414" DBH
69	1	AMERICAN BIRCH	BETULA PAPERIFERA	420"	420" DBH
70	1	AMERICAN BIRCH	BETULA PAPERIFERA	426"	426" DBH
71	1	AMERICAN BIRCH	BETULA PAPERIFERA	432"	432" DBH
72	1	AMERICAN BIRCH	BETULA PAPERIFERA	438"	438" DBH
73	1	AMERICAN BIRCH	BETULA PAPERIFERA	444"	444" DBH
74	1	AMERICAN BIRCH	BETULA PAPERIFERA	450"	450" DBH
75	1	AMERICAN BIRCH	BETULA PAPERIFERA	456"	456" DBH
76	1	AMERICAN BIRCH	BETULA PAPERIFERA	462"	462" DBH
77	1	AMERICAN BIRCH	BETULA PAPERIFERA	468"	468" DBH
78	1	AMERICAN BIRCH	BETULA PAPERIFERA	474"	474" DBH
79	1	AMERICAN BIRCH	BETULA PAPERIFERA	480"	480" DBH
80	1	AMERICAN BIRCH	BETULA PAPERIFERA	486"	486" DBH
81	1	AMERICAN BIRCH	BETULA PAPERIFERA	492"	492" DBH
82	1	AMERICAN BIRCH	BETULA PAPERIFERA	498"	498" DBH
83	1	AMERICAN BIRCH	BETULA PAPERIFERA	504"	504" DBH
84	1	AMERICAN BIRCH	BETULA PAPERIFERA	510"	510" DBH
85	1	AMERICAN BIRCH	BETULA PAPERIFERA	516"	516" DBH
86	1	AMERICAN BIRCH	BETULA PAPERIFERA	522"	522" DBH
87	1	AMERICAN BIRCH	BETULA PAPERIFERA	528"	528" DBH
88	1	AMERICAN BIRCH	BETULA PAPERIFERA	534"	534" DBH
89	1	AMERICAN BIRCH	BETULA PAPERIFERA	540"	540" DBH
90	1	AMERICAN BIRCH	BETULA PAPERIFERA	546"	546" DBH
91	1	AMERICAN BIRCH	BETULA PAPERIFERA	552"	552" DBH
92	1	AMERICAN BIRCH	BETULA PAPERIFERA	558"	558" DBH
93	1	AMERICAN BIRCH	BETULA PAPERIFERA	564"	564" DBH
94	1	AMERICAN BIRCH	BETULA PAPERIFERA	570"	570" DBH
95	1	AMERICAN BIRCH	BETULA PAPERIFERA	576"	576" DBH
96	1	AMERICAN BIRCH	BETULA PAPERIFERA	582"	582" DBH
97	1	AMERICAN BIRCH	BETULA PAPERIFERA	588"	588" DBH
98	1	AMERICAN BIRCH	BETULA PAPERIFERA	594"	594" DBH
99	1	AMERICAN BIRCH	BETULA PAPERIFERA	600"	600" DBH
100	1	AMERICAN BIRCH	BETULA PAPERIFERA	606"	606" DBH



ARC DESIGN
RESOURCES INC.

1000 W. STATE ST.
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.ARCDESIGNRESOURCES.COM

PROJECT NAME:
CASEY'S GENERAL STORE

OWNER'S NAME:
BELLOTT, WI COUNTY ROAD S & CRANSTON ROAD

DATE:
08/11/2015

DESIGNED BY:
J. B. BROWN

CHECKED BY:
J. B. BROWN

SCALE:
AS SHOWN

SHEET TITLE:
LANDSCAPE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CITY of BELOIT

Neighborhood Planning 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: CU-2013-03

1. Address of subject property: 2240 Cranston Road
2. Legal description: Part of Lot 2 of a Certified Survey Map recorded in Vol. 12 on Pages 239-240 as Document No. 1016699
If property has not been subdivided, attach a copy of the complete legal description from deed.
Property dimensions are: 450 feet by 400 feet = _____ square feet.
If more than two acres, give area in acres: 2.8 acres.
3. Tax Parcel Number(s): 21970500
4. Owner of record: CRANSTON DEVELOPMENT COMPANY, LLP Phone: (719) 659-7896
1211 Fillmore St. DENVER CO 80206
(Address) (City) (State) (Zip)
5. Applicant's Name: Arc Design Resources, Inc./Ryan Swanson
5291 Zenith Parkway Loves Park IL 61111
(Address) (City) (State) (Zip)
(815) 484-4300 / ryans@arcdesign.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: Vacant land
7. **THE FOLLOWING ACTION IS REQUESTED:**
A Conditional Use Permit for: Fuel sales (gas station), minor food preparation and services, alcohol sales, tobacco sales
_____ in a(n) C-2 Neighborhood Commercial Zoning District.
8. All the proposed use(s) for this property will be:
Principal use: Fuel Sales (Gas Station)
Sale of fuel to cars and small trucks

Secondary use: Convenience Store
Sale of mixed goods and groceries including alcohol (beer, wine, liquor), and tobacco.

Accessory use: Food Services
Minor food preparation and services including breakfast sandwiches, pizza, sandwiches, burgers, chicken tenders, miscellaneous appetizers and bakery items such as cookies and donuts.

9. Project timetable: Start date: 4/1/2013 Completion date: 11/1/2013

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: _____
- 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.

David W. Francis DAVID W. FRANCIS TRUSTEE FOR PRATVER
 (Signature of Owner) (Print name) (Date) 02/06/13
of Cranston Developmat, CO, LLP

Ryan Swanson Ara Design Resources, Inc.-Ryan Swanson
 (Signature of Applicant, if different) (Print name) (Date) 2-8-13

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 Neighborhood Planning 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: 275.00 Meeting date: March 20, 2013

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

Application accepted by: Michael D. Loftis Date: 2-12-13



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

March 6, 2013

To Whom It May Concern:

Ryan Swanson of Arc Design Resources, Inc., on behalf of Casey's General Stores, Inc., has filed an application for a Conditional Use Permit to allow a limited vehicle service use (gas station) and indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at:

2240 Cranston Road.

The subject property has been vacant land for a number of years. Gas station and indoor alcohol sale uses require a Conditional Use Permit in C-2, Neighborhood Commercial Districts.

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

City Plan Commission: Wednesday, March 20, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, April 1, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Michael Lofton in the Planning & Building Services Division at (608) 364-6708 or loftonm@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

CU-2013-03_Casey's Gas Station_2240 Cranston Road.docx

LAWRENCE & JOANNE KORN
1922 GRANT ST
BELOIT,WI 535112836

DAVID LUEBKE
2518 SUNSET DR
BELOIT,WI 535115019

ALLAN WOLF
2249 SHOPIERE RD
BELOIT,WI 53511

ERLE J & CHARLOTTE A HEINE
2265 SHOPIERE RD
BELOIT,WI 53511

PHILLIP W & MICHELLE K SHOPE
2290 SHOPIERE RD
BELOIT,WI 53511

MICHAEL L & ANGELA DRAVUS
1314 BARHAM AVE
JANESVILLE,WI 53545

TIM AND DAWN LLC
2656 SARAH LN
BELOIT,WI 53511

BRENT S & KIMBERLY L SCHNEIDER
3557 OAK LANE DR
BELOIT,WI 53511

HARJINDER SAMRA
1985 PEBBLE DR
BELOIT,WI 53511

BLACKHAWK BANK
400 BROAD ST
BELOIT,WI 535116223

S KENT ROBERTS CRANSTON DEVEL
CORP
2828 TRINITY MILLS RD #300
CARROLLTON,TX 75006

SANTAS PROPERTIES LLC
2211 CRANSTON RD
BELOIT,WI 53511

CAIN PROPERTIES BELOIT LLC
2100 W COURT ST
JANESVILLE,WI 53548

GARY H & DEBRA M BRABAZON
2225 CRANSTON RD STE 101
BELOIT,WI 53511

ROSCOE REAL ESTATE LLC
5390 WILLIAMS DR
ROSCOE,IL 61073

MURPHY REAL ESTATE ENTERPRISES
LLC
2355 CRANSTON RD
BELOIT,WI 53511

ATTN: KELVIN MARX PARKMEADOW
TURNBERRY HOMEOWNERS
ASSOCIATION INC
2363 KRUSE DR
BELOIT,WI 53511

RONALD & NANCYWOLF
2217 E SCHUSTER DR
BELOIT,WI 53511

MARKSENZ
2308 BOULDER LA
BELOIT,WI 53511



PROCEEDINGS OF THE BELOIT CITY COUNCIL
Special Meeting
100 State Street, Beloit, WI 53511
March 18, 2013

Presiding: Charles Haynes
Present: Sheila De Forest, Chuck Kincaid (arrived at 5:35 p.m.), Kevin D. Leavy, David F. Luebke (arrived at 5:35 p.m.), Mark Spreitzer, and James E. Van De Bogart
Absent: None

1. President Haynes called the meeting to order at 5:31 p.m. in the 4th Floor City Manager's Conference Room at City Hall.
2. Councilor Van De Bogart made a motion to adjourn into closed session pursuant to Wis. Stats. 19.85(1)(g) to **confer with legal counsel with respect to litigation** in which the City is likely to become involved. Councilor Leavy seconded. The motion carried and the Council adjourned into closed session at 5:31 p.m.
3. The Council continued in closed session pursuant to Wis. Stats. 19.85(1)(e) to discuss a pending **real estate transaction** and negotiate a **development agreement**.
4. At 6:37 p.m., Councilor Luebke made a motion to adjourn the closed session. Councilor Kincaid seconded, and the motion carried.

Rebecca Houseman LeMire
City Clerk

www.ci.beloit.wi.us

Date Approved by Council:



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, March 18, 2013

Presiding: Charles M. Haynes
Present: Sheila De Forest, Chuck Kincaid, David F. Luebke, Kevin D. Leavy, Mark Spreitzer, and James E. Van De Bogart
Absent: None

1. The meeting was called to order at 7:04 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS
 - a. Community Development Director Julie Christensen presented a proposed ordinance amending the City of Beloit **Comprehensive Plan** for the properties located at 1500 and 1505 Gateway Boulevard from the Mixed Residential use designation to the Business Park use designation. It was noted that the Plan Commission recommended approval 6-0. Councilor Haynes opened and closed the public hearing without participation. Councilor Van De Bogart made a motion to suspend the rules and offer a second reading. Councilor Luebke seconded. Councilor De Forest asked if the property is currently being used, and Ms. Christensen said that it is being used agriculturally and could continue under the new land use designation per the existing farm lease. The motion carried 7-0. On the merits of the ordinance, Councilor Spreitzer made a motion to enact. Councilor Kincaid seconded, and the motion carried 7-0. File 8583 Ordinance 3480
 - b. Ms. Christensen presented a proposed ordinance to amend various sections of the City of Beloit Municipal Code relating to the **Reorganization of the Community Development Department**. It was noted that the Plan Commission recommended approval 5-0. Ms. Christensen said that this proposed ordinance changes the titles of the division head positions within the Community Development Department per the reorganization that took place in 2012. She said that it also amends various sections of the Zoning and Subdivision Codes, which necessitate the public hearing. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to suspend the rules and offer a second reading. Councilor Van De Bogart seconded, and the motion carried 7-0. On the merits of the ordinance, Councilor Van De Bogart made a motion to enact. Councilor De Forest seconded, and the motion carried 7-0. File 6543 Ordinance 3481
 - c. Ms. Christensen presented a proposed resolution approving the **Vacation** of an unnamed north-south alley in the block bound by North, Sixth, Olympian, and Fourth Streets in the City of Beloit, Rock County, Wisconsin. It was noted that the Plan Commission recommended approval 5-0. Ms. Christensen said that the alley is unpaved and that the vacation of this right-of-way is part of the School District's plan to expand the athletic fields at Beloit Memorial High School. She indicated that a utility easement will remain over the property. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to adopt the resolution, and Councilor Leavy seconded. The motion carried 7-0. File 8580
 - d. Ms. Christensen presented a proposed resolution approving a **Conditional Use Permit** to allow a self-service storage use in conjunction with the rental of trucks and trailers in a C-3, Community Commercial District, for the property located at 3022 Ford Street. It was noted that the Plan Commission recommended approval 3-2. Ms. Christensen said that the applicants are planning to rehabilitate the property and use it as a U-Haul retail store, including self-storage units and the storage of trucks, boats, and recreational vehicles. She said that the Plan Commission recommended approval subject to the 12 conditions outlined in the staff report. She also indicated

that Planning Staff recommended denial of the project because it is not an appropriate use in the Milwaukee Road Overlay district, which serves as the major entrance to the City of Beloit. It was also noted that the Greater Beloit Chamber of Commerce submitted a letter to the City Council requesting that this application be denied because the project is not appropriate for the proposed location. Councilor Haynes opened the public hearing.

- David Pollock, representing U-Haul Development, said that he is excited at the opportunity to redevelop a vacant property in Beloit as a U-Haul Destination Location. He said that the location will include retail services, rental trucks, parking for customers, and self-storage lockers. He also presented photos of the successful redevelopment of properties in other communities. He indicated that U-Haul has spurred more redevelopment in some places and will bring additional tax base and jobs to the community.
- Rick McGrath, 1747 Sherwood Drive, said that U-Haul would be a great addition to the City but at a different location. He said that, as a resident, he is concerned with this use serving as a “front door” to the City of Beloit. He said that the exact number of jobs associated with this project has decreased and that the City has a plan for this corridor and should adhere to it.

Councilor Haynes closed the public hearing. Councilor Spreitzer made a motion to adopt the resolution, and Councilor Leavy seconded. Councilor De Forest said that she would like to honor the intent of the City’s Comprehensive Plan and Zoning Ordinance for this area. She said that it is a very visible and large property and that it is not unreasonable to think that a different project would create more than 15 jobs. She said that this project is not the first impression she wants for the City and asked the Council to vote against this application. Councilor Leavy asked if we are marketing the property, and Ms. Christensen said that the City does not own or market the property. Councilor Leavy said that the City wants economic development and that this is an opportunity for the redevelopment of a vacant site. He said choosing to wait for another development instead of approving one now is a tough decision for him. Councilor Van De Bogart asked if the two existing U-Haul operations in Beloit would be impacted by this project, and Mr. Pollock said that business will not be taken away from these existing operations. Councilor Van De Bogart said that this is a good project but a bad location. Councilor Luebke asked about the number of jobs, and Mr. Pollock said there would be 10-20 employees depending on possible future expansion. Councilor Spreitzer asked about the term “destination location,” and Mr. Pollock indicated that there are thousands of people traveling along the interstate daily and that customers will stop if they see the U-Haul signage. Mr. Pollock said that people traveling with recreational vehicles will stop for days and use the City’s other businesses. Councilor Kincaid said that he attended the Plan Commission meeting and that the Commissioners were impressed with the fact that there would be no infrastructure costs. Councilor Kincaid said that he is impressed with the redevelopment photos but he is concerned with the number of RVs, trucks, and vans that will be parked next to the interstate. Councilor Haynes said that he did some research on seven random U-Haul sites throughout the country. He said that the buildings at the locations he viewed through street-view photos on the internet ranged from ok to awful. He said that he is supportive of U-Haul coming to Beloit but would like them to find a different location. Councilor Spreitzer said that he is not going to support this application, but that he would love to see U-Haul find another location in Beloit. Councilor Luebke thanked the applicants for their interest in Beloit and said that he would love to have this project in a different location. Councilor Haynes called the question, and the motion to adopt the resolution approving the conditional use permit failed 0-7. File 8582

5. CITIZENS PARTICIPATION – none

6. CONSENT AGENDA

Councilor Leavy made a motion to adopt the Consent Agenda, which consists of items 6.a. through 6.f. Councilor Luebke seconded, and the motion carried that the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local codes by a vote of 7-0.

a. The **Minutes** of the Regular Meeting of March 4, 2013 were approved.

- b. The resolution approving a **Certified Survey Map** for the property located at 1650 Lee Lane was adopted. File 7867
- c. The resolution authorizing the Final Payment of **Public Works Contract C11-15**, Weiser Station, was adopted. File 8481
- d. The resolution awarding **Public Works Contract C13-03**, Portland Avenue Reconstruction, was adopted. File 8584
- e. The application for a **Conditional Use Permit** to allow indoor alcohol sales and limited vehicle service uses in a C-2, Neighborhood Commercial District, for the property located at 2240 Cranston Road, for a proposed Casey's General Store, was referred to the Plan Commission. File 5942
- f. The application for a **Certified Survey Map** for the property located at 2240 Cranston Road, for a proposed Casey's General Store, was referred to the Plan Commission. File 5942

7. LICENSES

- a. City Clerk Rebecca Houseman LeMire presented a resolution reaffirming the **Class "B" Beer and "Class B" Liquor License** for Thirsty Badger Bar & Grill, located at 2983 Prairie Avenue, Michael Dreaving, Sr., Agent, and establishing a timeline for completion. It was noted that the Alcohol Beverage License Control Committee recommended approval of this resolution unanimously 4-0. Ms. LeMire said that the alcohol license had been granted by the City Council in April 2012 for the remaining 2011-2012 license year and in June 2012 for the 2012-2013 license year, but that it has not been issued by her office because the building is under construction and has not passed the required inspections. Councilor Leavy made a motion to adopt the resolution, and Councilor Spreitzer seconded. Councilor Van De Bogart asked how this issue will impact the renewal cycle, and Ms. LeMire stated that if the Agent does not obtain the license by May 29th, the renewal application would come to the Council under a separate action item from the other renewals. Councilor Leavy said that the Agent spoke at the ABLCC meeting and said that he did not understand the timelines and kept finding more issues in the building that would need to be remedied. He said that the timeline submitted by the Agent shows that he understands the importance of completing the project and obtaining the license. Councilor Van De Bogart said that if license-holders cannot comply with the rules, alcohol licenses should not be renewed. Councilor Leavy said that license-holders need to be informed of the rules and understand that an alcohol license is a privilege, not a right. The motion carried, and the resolution was adopted by a vote of 7-0. File 8542

8. ORDINANCES

- a. Parks and Recreation Director Brian Ramsey presented a second reading of a proposed Ordinance to amend Section 15.06(1)(b) of the Code of General Ordinances of the City of Beloit as it relates to Alcohol in Parks to allow **Tailgating** in advance of Beloit Professional Baseball Association, Inc. Games. Mr. Ramsey explained that since the last time this ordinance was presented to the Council, the Snappers decided to proceed with small-scale tailgating events without the use of alcohol. No action was taken on the ordinance. File 5663
- b. City Engineer Mike Flesch presented a proposed Ordinance to **Remove No-Parking Regulations** on Olympian Boulevard. It was noted that the Traffic Review Committee recommended approval 4-0. Mr. Flesch said that the parking restrictions on Olympian have been in place since the hospital was located there. Councilor Luebke made a motion to suspend the rules and offer a second reading. Councilor Leavy seconded. Councilor Van De Bogart asked about the impact on school bus pick-up and drop-off for Burdge Elementary School, and Mr. Flesch said that the school's Principal was given notice and did not have comments. The motion to suspend the rules carried 7-0. On the merits of the ordinance, Councilor De Forest made a motion to adopt, and Councilor Spreitzer seconded. The motion carried 7-0. File 7791 Ordinance 3482

9. APPOINTMENTS

Councilor Haynes announced openings and submitted the following appointments to the City Committees, Boards, and Commissions for approval. The appointments were approved on a motion

by Councilor Leavy and a second by Councilor Luebke. The motion carried 6-1, with Councilor Van De Bogart voting in opposition.

- a. **Equal Opportunities and Human Relations Commission:** Mike Zoril for a term ending June 30, 2014. File 7465
- b. **Municipal Library Board:** Maribeth Miller for a term ending June 30, 2015. File 5991

10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Van De Bogart said that he attended the Shriner Pancake Breakfast, the proceeds from which will benefit the upcoming Vets Roll trip to Washington D.C. in May, and that he will participate in the upcoming Meals on Wheels program.
- Councilor Luebke said that he will participate in the Meals on Wheels walk/run on Saturday.
- Councilor Kincaid said that he will help deliver Meals on Wheels on Wednesday.
- Councilor Spreitzer encouraged the public to attend the Welty Center's Maple Syrup Fest in Big Hill Park on March 23rd.
- Councilor Haynes said that he and the City Manager traveled to Washington D.C. for the National League of Cities Conference and to meet with Beloit's representatives. He said the trip was very fruitful and that it is important to keep lines of communications open with Legislators.

11. CITY MANAGER'S PRESENTATION

- a. City Manager Larry Arft presented his **Report to the Community** from 2012. He highlighted the City's economic development over the past year including new and expanded businesses, infrastructure projects, and redevelopment opportunities. Councilor Leavy congratulated Mr. Arft for being honored with the Ken Hendricks Award at the Chamber of Commerce Banquet. Councilor Luebke said that Mr. Arft's award reflected well on the entire community. Councilor Spreitzer also congratulated Mr. Arft.

12. REPORTS FROM BOARD AND CITY OFFICERS

- a. Mr. Arft presented a resolution authorizing the City Manager to apply for **Focus on Energy Grants** that Provide Energy Conservation. He said that the Public Works Operations Division will be using waste from the City's forestry program to feed wood-burning furnaces located inside the operations facility to heat the building. Councilor Luebke made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest said that this is a creative and environmentally-friendly use of yard waste. The motion carried 7-0 File 5303
- b. Police Chief Norm Jacobs presented a resolution approving the School Resource Officer Program **Agreement**. He indicated that this contract is a renewal for another 3 years of the existing program. Councilor Leavy made a motion to adopt the resolution, and Councilor Luebke seconded. Councilor De Forest asked about how the new intermediate schools would impact the program, and Chief Jacobs said that discussions will remain open as the school district's needs change. Councilor Luebke said that this program is a win for the City and a win for the School District. The motion carried 7-0. File 6654

13. At 8:50 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor De Forest seconded. The motion carried 7-0.

Rebecca Houseman LeMire, City Clerk

www.ci.beloit.wi.us

Date approved by Council:

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF
PUBLIC WORKS CONTRACT C11-26,
CRANSTON ROAD RECONSTRUCTION**

WHEREAS, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract; and

WHEREAS, the City Engineer, Comptroller, and Attorney recommend final payment to the contractor.

THEREFORE, IT IS RESOLVED, that Rock Road Companies, Inc. be paid \$27,658.02 as the final payment for Contract C11-26, Cranston Road Reconstruction, as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 1st day of April, 2013.

City Council of the City of Beloit

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award Final Pay for C11-26, Cranston Road Reconstruction

Date: April 1, 2013

Presenter(s) Michael Flesch, City Engineer

Department(s): Public Works/Engineering

Overview/Background Information:

Rock Road Companies Inc. has completed construction of project C11-26, Cranston Road Reconstruction, and has submitted all of the required paperwork and bonds. Final payment has been requested by the contractor.

This project constructed new concrete pavement on Cranston Road between the Milwaukee Road frontage road and the IC&E Railroad tracks; added bikelanes and sidewalks along with new street lighting for the length of the project. Minor repairs to the storm and sanitary sewers ere also completed.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$1,088,884.17
Quantity increases and change orders \$1,174,186.33
Net payment due contractor \$ 27,658.02
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Rock Road Companies, Inc. in the amount of \$27,658.02

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project repaired deteriorated pavement and added bike lanes, sidewalks, lighting and landscaping thereby improving the area.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
The project added bike lanes which connect to the Gateway Boulevard off-road path providing the possibility for alternative modes of transportation.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

Approval of the Resolution authorizing the Final Payment to Rock Road Companies, Inc. in the amount of \$27,658.02

Fiscal Note/Budget Impact:

Adequate funding is available.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch, City Engineer

FROM: Jason Dupuis, Transportation Engineer

DATE: February 22, 2013 JRD
2/22/13

SUBJECT: Contract C11-26
Cranston Road Reconstruction


The work on this project was deemed complete on August 24, 2012. City staff designed and inspected the completed work. The project was found to be satisfactory and in conformance with the requirements of the contract. The contractor has asked for final payment in the amount of \$27,658.02. The construction of this project was managed and inspected by City staff.

The original contract amount was \$1,088,884.17, and the final contract amount is \$1,174,186.33, an increase of approximately 7.83%. The increase was primarily due to change orders and quantity differences. A chart of variance is attached for your review and approval. I recommend a final payment in the amount of **\$27,658.02** be made to the contractor.

Please sign the attached final pay estimate form and yellow copy of the purchase order.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Jason Dupuis

FROM: Thomas R. Casper 

DATE: March 15, 2013

SUBJECT: **Final Payment Public Works Contract C11-26**
Cranston Road Reconstruction
Rock Road Companies, Inc.

I have reviewed the materials you sent over for final payment approval on the above contract. Everything appears in order and you may process the matter in your normal fashion.

/tdh
encs.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the properties located at 1035 and 1041 Udell Drive – Council Referral to the Plan Commission

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The Planning and Building Services Division has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the properties located at 1035 and 1041 Udell Drive in the City of Beloit.

Key Issues (maximum of 5):

- The septic systems serving both properties have failed, and the properties were annexed into the City of Beloit.
- On January 22, 2013, the City Council adopted an Ordinance annexing 1035 and 1041 Udell Drive into the City of Beloit and assigning a temporary zoning district classification of R-1A, Single-Family Residential District, to both properties.
- After a property is annexed into the City, the Plan Commission must initiate a Zoning Map Amendment to change the zoning district classification of the property from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- Referral to the Plan Commission for the April 3, 2013 meeting.
- This item will most likely return to the City Council for a public hearing and possible action on April 15, 2013.

Fiscal Note/Budget Impact: N/A

Attachments: Location and Zoning Map, Application

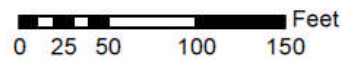
Location & Zoning Map

1035 & 1041 Udell Drive

ZMA-2013-06



1 inch = 97 feet



Legend

- COB Parcels
- City Limits
- Zoning District

Map prepared by: Michael D. Lofton II
Date: March 2013
For: City of Beloit, Planning Division
Date of Aerial Photography: March 2011

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

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-06

1. Address of subject property: 1035 & 1041 Udell Drive

2. Legal description: Lot: _____ Block: _____ Subdivision: _____
(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): 12360720 & 12360710

4. Owner of record: Richard Caple / Jana Conway Phone: _____
1035/1041 Udell Drive, Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Planning & Building Services Division
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: Temporary R-1A to: Permanent R-1A

All existing uses on this property are: _____

7. All the proposed uses for this property are:

Principal use(s): Single-Family dwelling

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: _____

(x) Other, explain: Plan Commission is required to initiate permanent zoning

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

Name(s): _____ Phone: _____

(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.

(Signature of Owner) (Print name) (Date)
Michael D. Lofgren II / Michael D. Lofgren II / 3/8/13
(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: \$275.00 Amount Paid: N/A Meeting Date: April 3, 2013
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: Michael D. Lofgren II Date: 3/8/2013
Date Notice Published: 3/22/2013 Date Notice Mailed: 3/22/2013

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the properties located at 1500 & 1505 Gateway Boulevard – Council Referral to the Plan Commission

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Andrew Janke, on behalf of the Beloit Economic Development Corporation, has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-Family Residential District to M-1, Limited Manufacturing District, for the properties located at 1500 & 1505 Gateway Boulevard.

Key Issues (maximum of 5):

- The applicant intends to market the subject properties for Business Park development (e.g. office, light industrial).
 - The R-3 district is intended to accommodate low-density multi-family (at a density of up to 25 dwelling units per acre) and other low-density residential development. The M-1 district is intended to accommodate industrial, manufacturing, and commercial activities that do not create appreciable nuisances or hazards.
 - The property located at 1500 Gateway Boulevard is 17.7 acres and the property located at 1505 Gateway Boulevard is 42.5 acres. Both properties have direct access to existing infrastructure along Gateway Boulevard.
 - The City Council held a first reading of an Ordinance to amend the Comprehensive Plan's Future Land Use Map to recommend Business Park uses for the subject properties on March 18th.
 - This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Action required/Recommendation:

- Referral to the Plan Commission for the April 3, 2013 meeting
 - This item will most likely return to the City Council for a public hearing and possible action on April 15, 2013
-

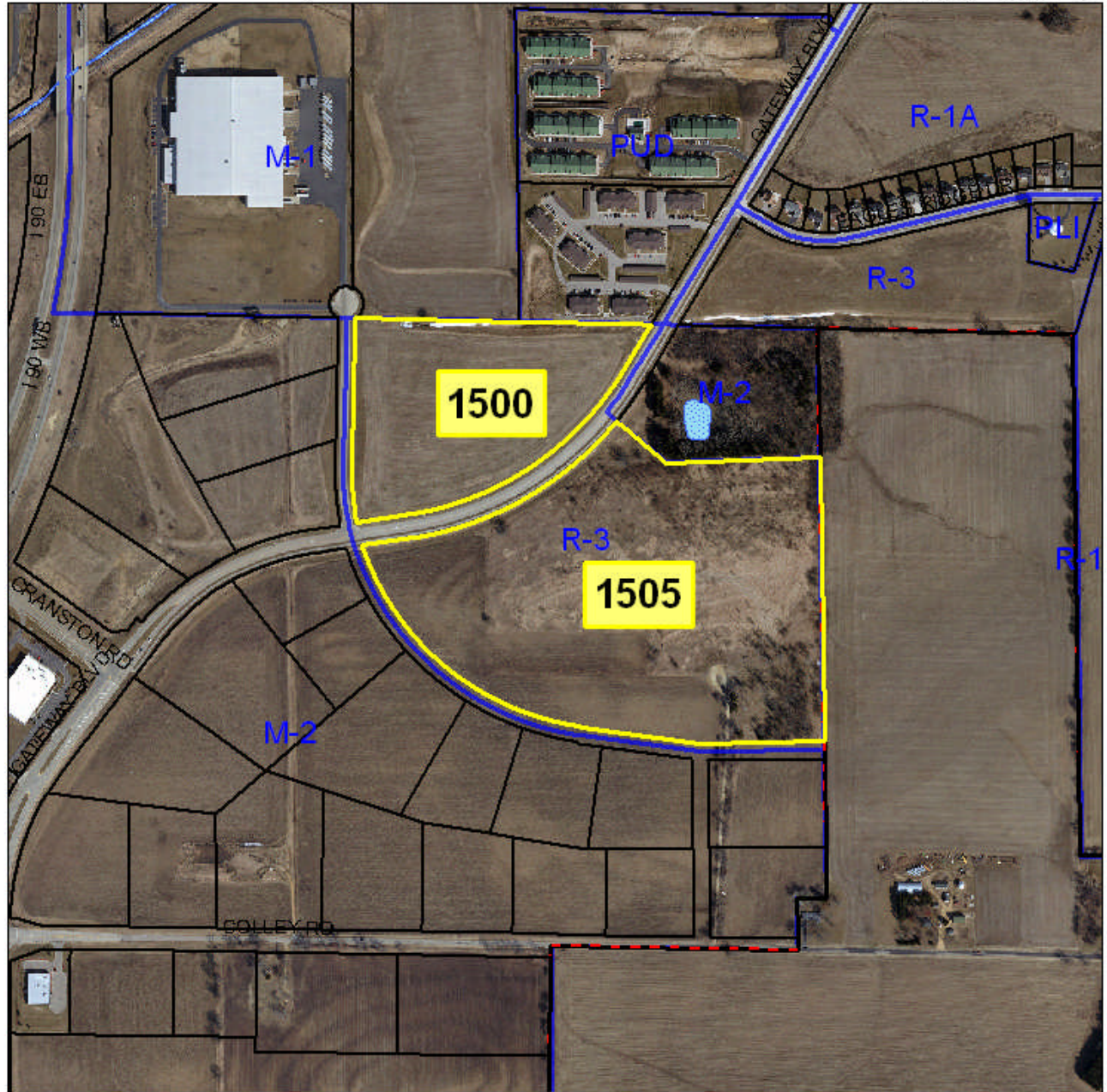
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map and Application

Location & Zoning Map

1500 & 1505 Gateway Blvd

ZMA-2013-03



1 inch = 605 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: March 2013
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

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

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-03

1. **Address of subject property:** 1500 & 1505 Gateway Boulevard

2. **Legal description:** Lots: 5 & 7 Block: _____ Subdivision: Gateway Business Park No. 1
(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: 17.7; 42.5 acres.

3. **Tax Parcel Number(s):** 22862000; 22853000

4. **Owner of record:** Beloit Economic Development Corporation Phone: (608) 364-6748

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

5. **Applicant's Name:** Andrew Janke, Executive Director of Beloit EDC

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

(608) 364-6748 / _____ / jankea@ci.beloit.wi.us
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R-3 to: M-1

All existing uses on this property are: Vacant Land

7. **All the proposed uses for this property are:**

Principal use(s): Business Park (to be marketed/sold as such)

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): _____ Phone: _____

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

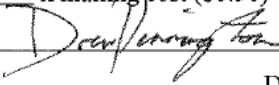
The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

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.

 / ANDREW JANKE / 2/21/13
 (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 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: \$275.00	Amount Paid: <u>N/A</u>	Meeting Date: <u>April 13, 2013</u> March 20, 2013
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: 	Date: <u>2/21/13</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the properties located at 545 & 549 W. Grand Avenue; 615, 619, 625, & 629 Eighth Street; and 548 Locust Street – Council Referral to the Plan Commission

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District and R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 545 & 549 W. Grand Avenue; 615, 619, 625, & 629 Eighth Street; and 548 Locust Street.

Key Issues (maximum of 5):

- This request is related to the proposed expansion of Hackett Elementary School. On March 4, 2013, the City Council adopted an Ordinance amending the Future Land Use Map of the City's Comprehensive Plan to recommend Institutional & Community Services for the subject properties.
- The properties located at 545 & 549 W. Grand Avenue and 615 Eighth Street are currently zoned C-2 and the properties located at 619, 625, & 629 Eighth Street and 548 Locust Street are currently zoned R-1B. All of the subject properties must be rezoned to PLI before the school building and grounds may be expanded as planned.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- Planning staff is currently reviewing site plans for the proposed expansion of Hackett Elementary School.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A
- Meet the hierarchy of present and future human needs fairly and efficiently – N/A

Action required/Recommendation:

- Referral to the Plan Commission for the April 3, 2013 meeting
- This item will most likely return to the City Council for a public hearing and possible action on April 15, 2013

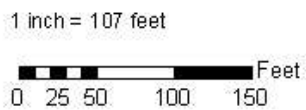
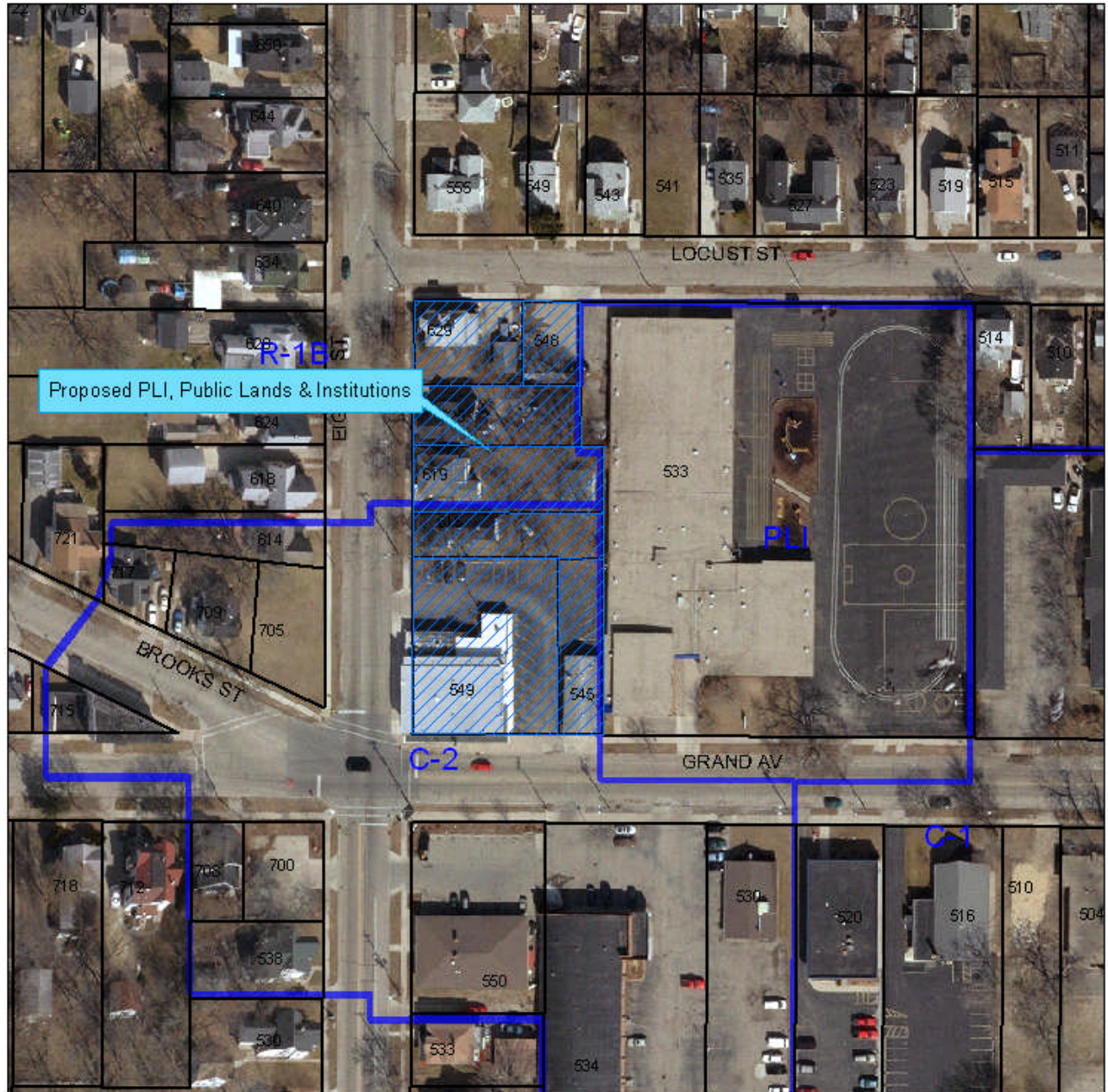
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map and Application

Location & Zoning Map

Various Properties

ZMA-2013-05



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
 Date: March 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

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

Zoning Map Amendment Application Form

(Please Type or Print)

548 Loust File No.: ZMA-2013-05

1. Address of subject property: ~~548 Loust~~, 549 W. Grand ~~710 W. Grand~~

2. Legal description: Lot: Block: _____ Subdivision: _____ 545 #

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

Property dimensions are: 14,368 sq ft / 4,440 sq ft feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: .33 .1 .06 acres.

3. Tax Parcel Number(s): 13560960 13560135 13561165

4. Owner of record: School District of Beloit Phone: 608-361-4015

1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Janelle Maratz, exec Dir of Business

1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)

608-361-4015 178-577-8367 jmaratz@sdb.k12.wi.us
(Office Phone #) (Cell Phone #) (Email Address)

6. **THE FOLLOWING ACTION IS REQUESTED:** residential
Change zoning district classification from: Commercial to: PLT

All existing uses on this property are: School Use

7. All the proposed uses for this property are:

Principal use(s): Building Addition, Parking Lot

Secondary use(s): School Campus

Accessory use(s):

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: 615 Eighth St, 619 Eighth St, 625 Eighth, 629 Eighth
2. Legal description: Lot: Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)
Property dimensions are: 34 x 142, 50 x 142, 44 x 124, 62 x 81 feet by _____ feet = _____ square feet.
If more than two acres, give area in acres: .11, .16, .13, .12 acres.
3. Tax Parcel Number(s): 1356-1185, 1356-1180, 206-13561185, 206-13561180, 13561175, 13561170,
4. Owner of record: School District of Beloit Phone: 608-361-4015
1633 Keeler Ave. Beloit WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: Tanelle Marotz, Exec Director of Business Services
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)
608-361-4015 1715-577-8367 tmarotz@sb.k12.wi.us
(Office Phone #) (Cell Phone #) (E-mail Address)
6. **THE FOLLOWING ACTION IS REQUESTED:**
Change zoning district classification from: Residential/Commercial to: PLI
All existing uses on this property are: School Use
7. All the proposed uses for this property are:
Principal use(s): School Campus
Secondary use(s): Parking lots, Building Additions
Accessory use(s): N/A

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): Janelle Marotz Phone: 608-361-4015
1633 Keeler Ave, 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.

Janelle Marotz Janelle Marotz 3/8/13
(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 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: \$275.00	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>April 3, 2013</u>	
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____			
Application accepted by: <u>D. Livingston</u>		Date: <u>3/8/13</u>	
Date Notice Published: _____		Date Notice Mailed: _____	

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Zoning Map Amendment Application for the property located at 501 Prospect Street – Council Referral to the Plan Commission

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

John Wittnebel has submitted a Zoning Map Amendment Application requesting a change in the zoning district classification of the property located at 501 Prospect Street from Public Lands and Institutions (PLI) District to CBD-1, Central Business District-Core.

Key Issues (maximum of 5):

- The applicant recently purchased the former First Presbyterian Church property. The property is located within the College Park Historic District at the intersection of Prospect Street and Public Avenue, and was built between 1905 and 1906.
 - Mr. Wittnebel desires to preserve and repurpose the historic building to accommodate a mixed of commercial uses that include a performing arts center, events hosting, restaurant, office, and retail space.
 - The current PLI zoning limits the property to public and quasi-public (i.e. schools, hospitals, etc.) uses.
 - Before the commercial uses can be established, the property must be rezoned to the CBD-1 zoning district.
 - The City's Comprehensive Plan recommends the Neighborhood Commercial future land use category for this property and the CBD-1, Central Business District-Core zoning classification.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Action required/Recommendation:

- Referral to the Plan Commission for the April 3, 2013 meeting.
 - This item will most likely return to the City Council for a public hearing and possible action on April 15, 2013.
-

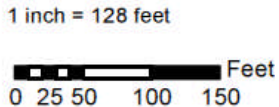
Fiscal Note/Budget Impact: N/A

Attachments: Location and Zoning Map, Application

Location & Zoning Map

501 Prospect Street

ZMA-2013-04



Legend

- COB Parcels
- Zoning District

Map prepared by: Michael D. Lofton II
Date: March 2013
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

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

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-04

1. Address of subject property: 501 PROSPECT ST, BELOIT WI 53511

2. Legal description: Lot: 516 Block: 74 Subdivision: CITY OF BELOIT

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

Property dimensions are: 133 feet by 138 feet = 18,354 square feet.

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

3. Tax Parcel Number(s): 13660050

4. Owner of record: HOURGLASS MEDIA, LLC Phone: 608 346-3249

10320 W. COUNTY RD K, BELOIT WI 53511

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: HOURGLASS MEDIA, LLC BY JOHN WITNEREL, MEMBER

10320 W. COUNTY RD K, BELOIT WI 53511

(Address)

(City)

(State)

(Zip)

608 346-3249

(Office Phone #)

1608 346-3114

(Cell Phone #)

1JLWIT22@GMAIL.COM

(E-mail Address)

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

Change zoning district classification from: PL1 to: CBD 1

All existing uses on this property are: CHURCH FACILITY NOW

VACANT

7. All the proposed uses for this property are:

Principal use(s): PERFORMING ARTS CENTER & EVENTS

HOSTING

Secondary use(s): RESTAURANT, CATERING, LIQUOR SALES

OFFICE RENTAL, RETAIL, THEATER

Accessory use(s): RESIDENCE, EDUCATIONAL, MUSEUM

NON-PROFIT GROUP EVENTS

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

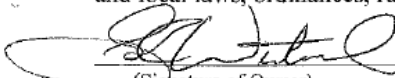
- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

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

Name(s): JOHN WITTNEBEL Phone: 608 346-3249
10320 W. COUNTY RD K 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.

 JOHN WITTNEBEL, MEMBER
1 HOURGLASS MEDIA, LLC / 3-6-13
(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 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: \$275.00	Amount Paid: <u>\$275.00</u> Meeting Date: <u>April 3, 2013</u>
Number of notices: <u>9</u>	x mailing cost (\$0.50) = cost of mailing notices: <u>\$ 4.50</u>
Application accepted by: <u>Michael D. Lofton II</u>	Date: <u>March 6, 2013</u>
Date Notice Published: _____	Date Notice Mailed: _____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 501 Prospect Street – Council Referral to the Plan Commission

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

John Wittnebel has filed an application for a Conditional Use Permit to allow a community services use (a nonprofit providing a local service to the people of the community) in a CBD-1, Central Business District-Core zoning district, for the property located at 501 Prospect Street. The property is located within the College Park Historic District and was constructed between 1905 and 1906. It is located at the intersection of Prospect Street and Public Avenue.

Key Issues (maximum of 5):

- The applicant has requested to a Zoning Map Amendment to rezone the historic property from PLI, Public Lands and Institutions District to CBD-1, Central Business District-Core in order to establish a mix of commercial uses in the historic building.
 - Community Services uses are conditional in a CBD-1 zoning district.
 - If the requested rezoning is successful, the applicant desires to operate a nonprofit organization from the historic property, known as You Unite, which is dedicated to exposing local youth to a number of educational and performing arts opportunities.
 - The nonprofit organization would operate on the **lower level** (basement) of the historic building.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Action required/Recommendation:

- Referral to the Plan Commission for the April 3, 2013 meeting
 - This item will most likely return to the City Council for a public hearing and possible action on April 15, 2013
-

Fiscal Note/Budget Impact: N/A

Attachments: Location and Zoning Map, Floor Plans, Site Plan, and Application

Location & Zoning Map

501 Prospect Street

CU-2013-04



501 Prospect Street



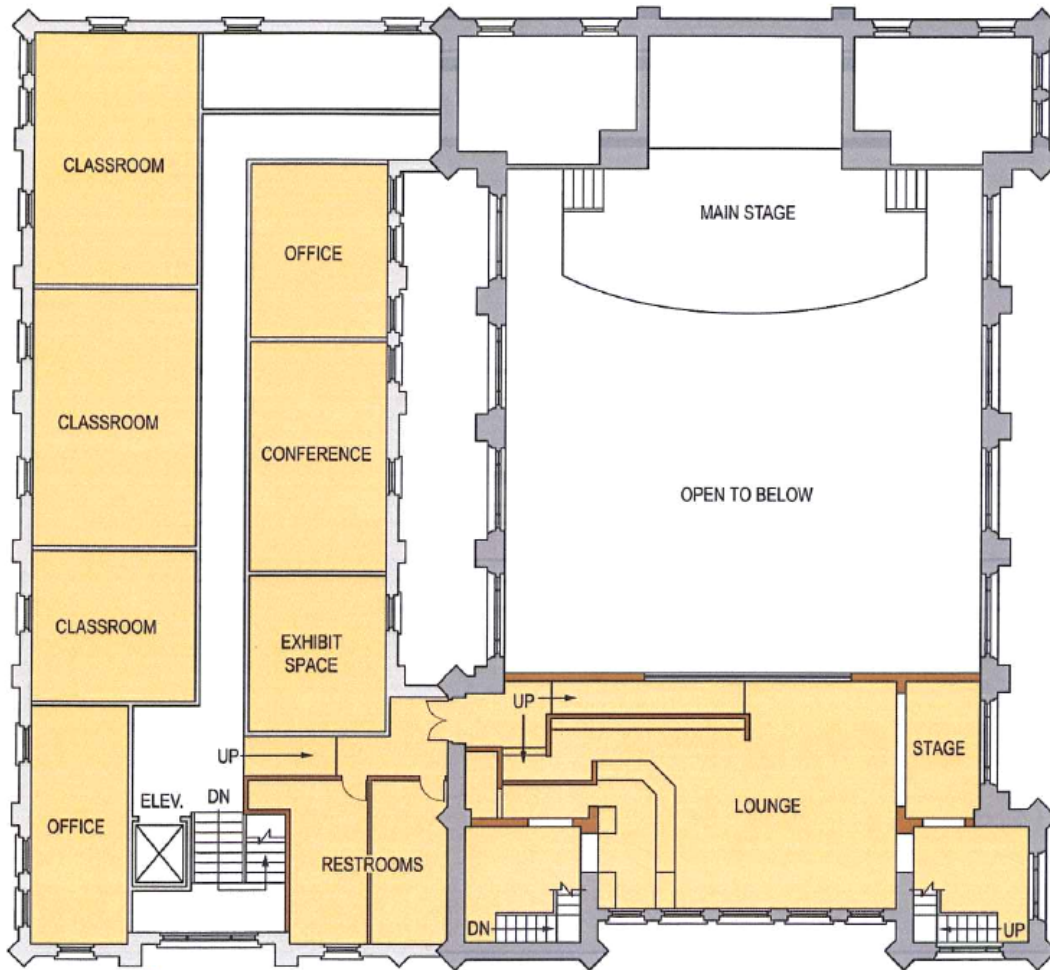
1 inch = 128 feet
 0 25 50 100 150 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Michael D. Lofton II
 Date: March 2013
 For: City of Beloit Planning & Building
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

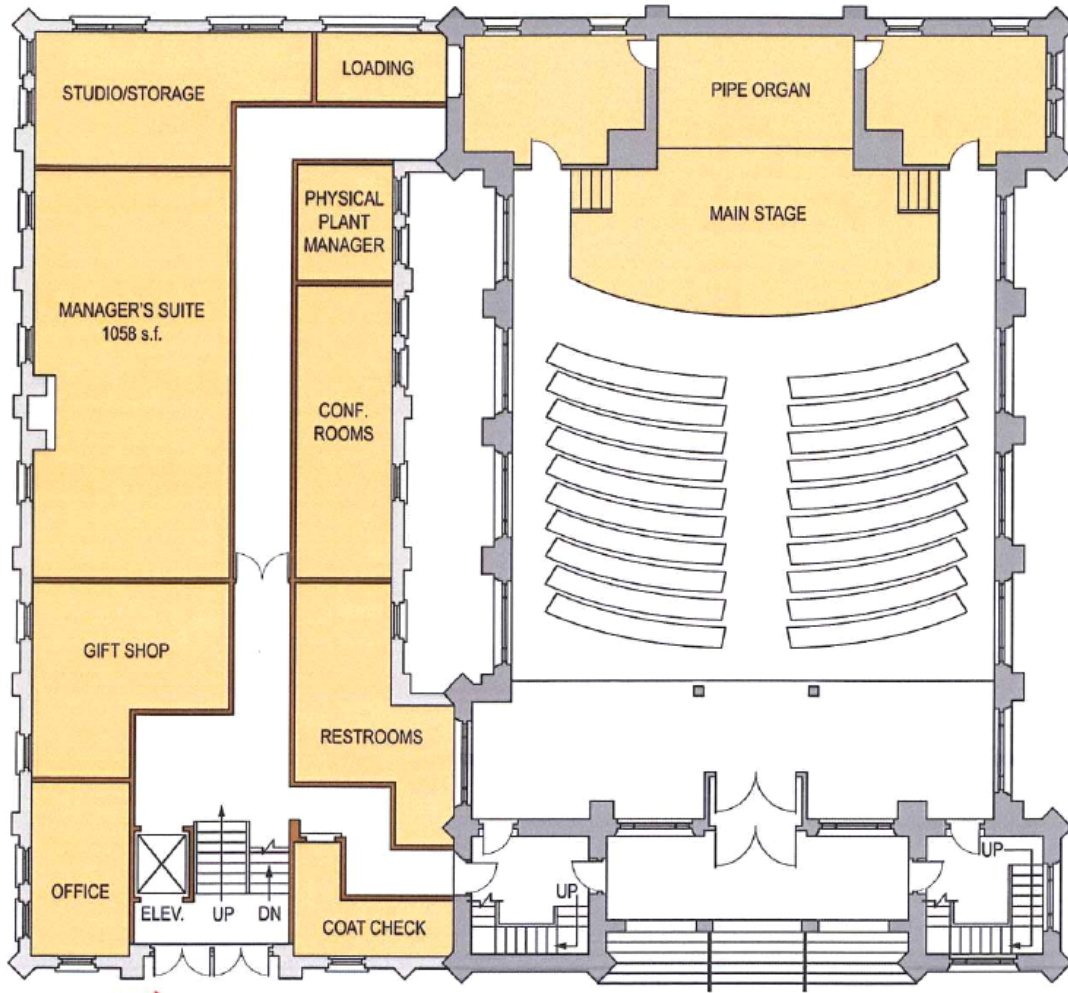


The Castle
at 501 prospect

0 10 ft
Scale



UPPER LEVEL PLAN

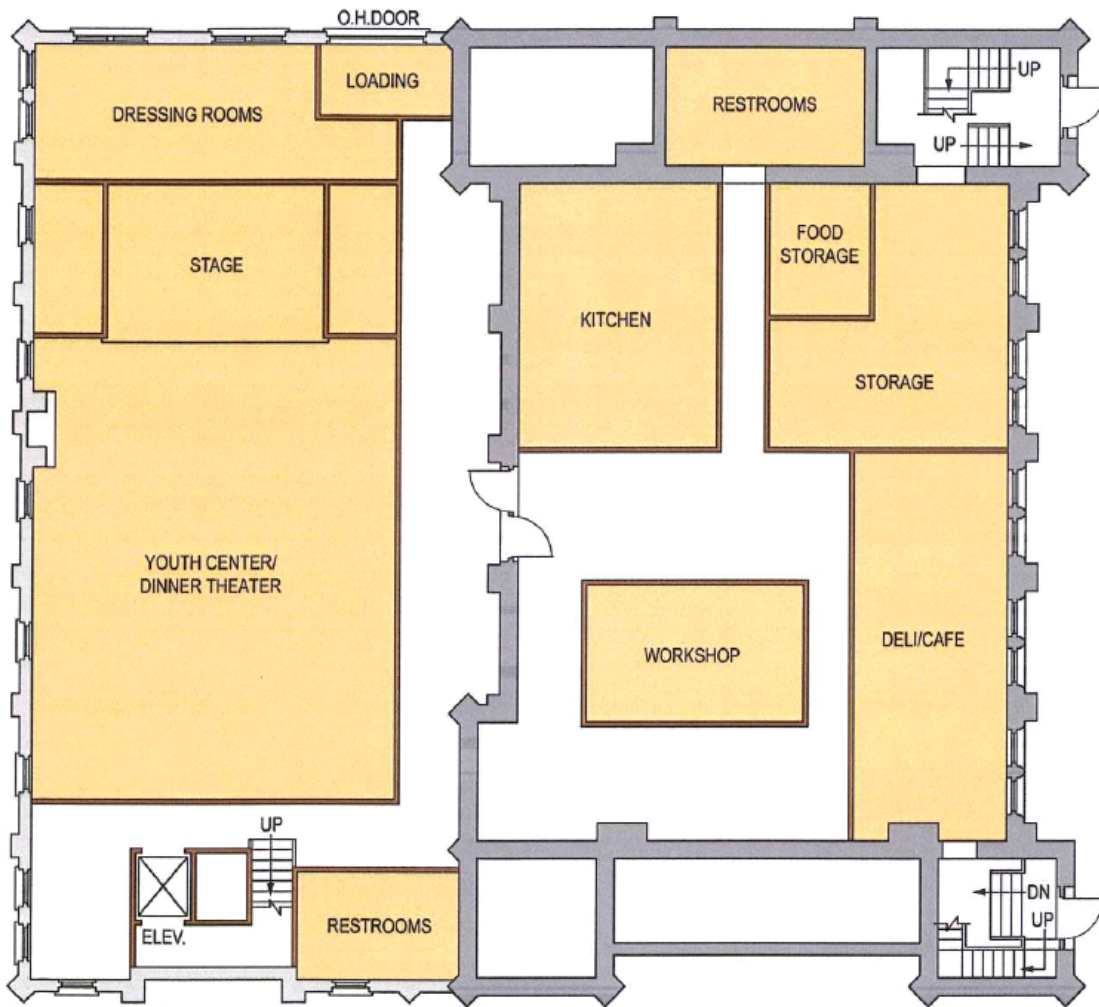


The Castle
at 501 Prospect

0 10 ft
Scale



MAIN LEVEL PLAN



The Castle
at 501 Prospect

0 10 ft
Scale



LOWER LEVEL PLAN

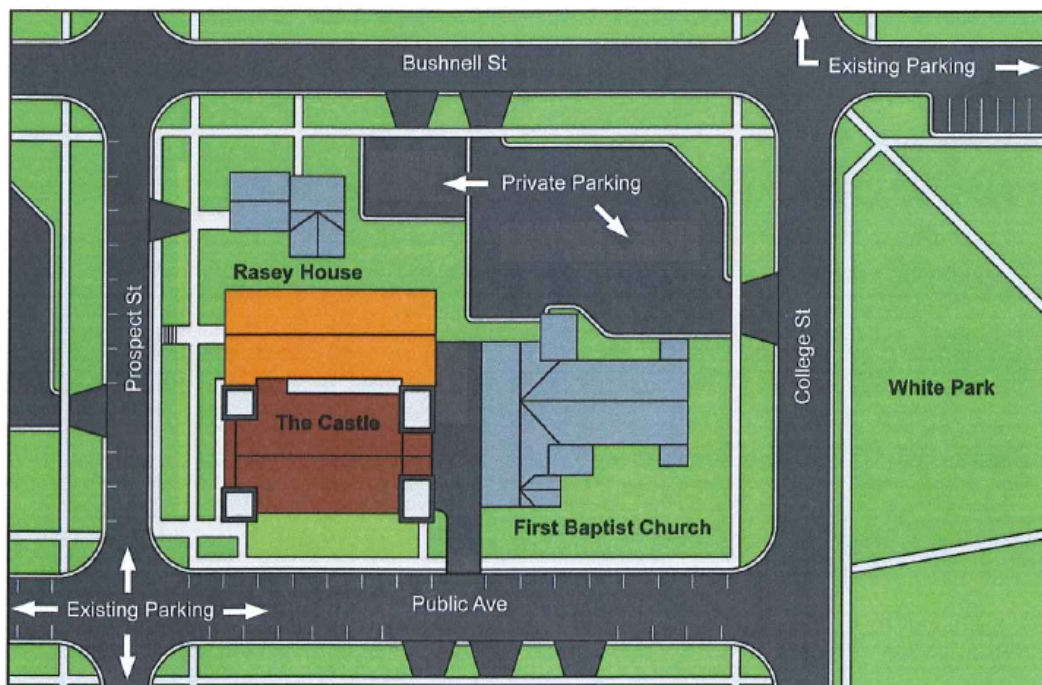


Public Spaces
Over 400 street parking spaces within 5 blocks

Private Parking Lot
(Not Included In Total)



SITE PLAN



The Castle
at 501 prospect



SITE PLAN

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: CU-2013-04

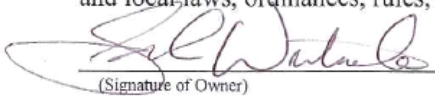
1. Address of subject property: 501 PROSPECT ST, BELOIT WI 53511
2. Legal description: LOT 5 & 6 OF BLOCK 74, C.I.M OF BELOIT
If property has not been subdivided, attach a copy of the complete legal description from deed.
Property dimensions are: 133 feet by 138 feet = 18,354 square feet.
If more than two acres, give area in acres: _____ acres.
3. Tax Parcel Number(s): 13660050
4. Owner of record: HOURLASS MEDIA, LLC Phone: 608 346-3249
10320 W. COUNTY RD. K, BELOIT WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: HOURLASS MEDIA, LLC BY JOHN WITTNEREL, MEMBER
10320 W. COUNTY RD. K BELOIT WI 53511
(Address) (City) (State) (Zip)
608 346-3249 / 608 346-3114 / J.WITT22@GMAIL.COM
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: CHURCH FACILITY NOW
VACANT
7. **THE FOLLOWING ACTION IS REQUESTED:**
A Conditional Use Permit for: NON-PROFIT COMMUNITY SERVICE
IN in a(n) CBD 1 Zoning District.
8. All the proposed use(s) for this property will be:
Principal use: PERFORMING ARTS CENTER & EVENTS
HOSTING
Secondary use: RESTAURANT, CATERING, LIQUOR SALES
OFFICE RENTAL, RETAIL, THEATER
Accessory use: RESIDENCE, EDUCATIONAL, MUSEUM
NON-PROFIT GROUP EVENTS

9. Project timetable: Start date: APRIL 2013 Completion date: ONGOING

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: _____
 - 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.


JOHN WITTNEBEL, MEMBER
/ HOURLASS MEDIA, LLC /
3-6-13
(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 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: <u>\$275.00</u> Meeting date: <u>April 3, 2013</u>
No. of notices: <u>9</u>	x mailing cost (\$0.50) = cost of mailing notices: \$ <u>4.50</u>
Application accepted by: <u>Michael D. Lofton II</u>	Date: <u>March 6, 2013</u>

SUBSTITUTE AMENDMENT NO. 2

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 5-800 OF THE ZONING ORDINANCE, ARTICLE V, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT, TO BE KNOWN AS THE WELLHEAD PROTECTION ORDINANCE

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

Section 1. Section 5-800 of the Zoning Ordinance, Article V, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

“5-800 WELLHEAD PROTECTION”

5-801 PURPOSE AND AUTHORITY.

- a. Purpose. The residents of the City of Beloit depend on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions protecting the municipal water supply of the City of Beloit (“City”) and promote the public health, safety and general welfare of the residents.
- b. Authority. Statutory authority of the City to enact these regulations was established by the Wisconsin legislature in Wis. Stats. 62.23(7)(a) and (c). Under these statutes, the City has the authority to enact this ordinance to encourage the protection of groundwater resources.

5-802 APPLICATION OF REGULATIONS. The regulations specified in this Wellhead Protection Ordinance shall apply to those areas of the City that lie within the Five-Year Time of Travel recharge area for municipal water supply wells as defined in section 5-805, and are in addition to the requirements in the underlying zoning district, if any. If there is a conflict between this ordinance and the underlying zoning ordinance, the more restrictive provision shall apply.

5-803 DEFINITIONS.

- a. Aquifer. A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- b. Cone of Depression. The area around a well, where the water table dips down forming a “v” or cone shape causing the water level to be lowered at least one-tenth of a foot due to pumping a well.
- c. Facilities. A general term referring to land uses, business operations, activities, developed property, or material stored.
- d. Five-Year Time of Travel. The recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater will take five years to reach a pumping well.
- e. Municipal Water Supply. The municipal water supply of the City of Beloit.
- f. Person. An individual, partnership, association, corporation, municipality or state agency, or other legal entity.
- g. Recharge Area. The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer, supplies groundwater to a well.
- h. Well Field. A piece of land used primarily for the purpose of locating wells to supply a municipal water system.
- i. Well. A boring into the earth for the purpose of extracting groundwater for supply to the municipal water supply.
- j. Zone of Saturation. The area of unconsolidated, fractured or porous material that is saturated with water and constitutes groundwater.

5-804 WELLHEAD TECHNICAL REVIEW COMMITTEE.

- a. The Wellhead Technical Review Committee shall consist of all of the following:
 - 1. The City’s Director of Planning and Building Services;
 - 2. The City’s Public Works Director;

3. The City's Engineer;
 4. The City's Fire Chief; and
 5. The City's Director of Water Resources.
- b. The purpose of the Wellhead Technical Review Committee is to provide objective and scientific technical review of requests for conditional use permits and to make recommendations to the Plan Commission and ultimately to the City Council to grant or deny conditional use permits based upon the facts discovered in those reviews, to make recommendations on any and all conditions placed on a conditional use permit, and to give advice on matters concerning groundwater.
- c. Professional Services. **If staff cannot review for technical reasons,** ~~The~~ City may retain the services of professional consultants (including engineers, environmental specialists, hydrologists, and other experts) to assist the City in the City's review of a proposal or submittal coming before the Wellhead Technical Review Committee. The submittal of a proposal by a petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the petitioner along with an administrative fee. Review fees, which are due the City from the petitioner, but which are not paid, may be assigned by the City as a special **assessment charge** to the subject property.

5-805 WELLHEAD PROTECTION OVERLAY DISTRICT. The Wellhead Protection Overlay District hereby created is intended to institute land use regulations and restrictions within a defined area which contributes water directly to a municipal water supply and thus promotes public health, safety, and welfare. The Wellhead Protection Overlay District is intended to protect the Five-Year Time of Travel recharge area for the existing or future municipal water supply from contamination.

5-806 SUPREMACY OF THIS DISTRICT. The regulations of an overlay district will apply in addition to all other regulations which occupy the same geographic area. The provisions of any zoning districts that underlay this overlay district will apply except when provisions of the Wellhead Protection Overlay District are more stringent.

5-807 WELLHEAD PROTECTION OVERLAY DISTRICTS BOUNDARIES. The Wellhead Protection Overlay Districts shall be part of the City of Beloit Zoning District Map and the locations and boundaries of the Wellhead Protection Overlay Districts established by this ordinance are

incorporated herein and hereby made a part of this ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

5-808 PERMITTED USES IN WELLHEAD PROTECTION OVERLAY DISTRICTS.

- a. Subject to the conditions for existing uses listed in section 5-812, the following are the only permitted uses within the Wellhead Protection Overlay District:
 1. Public and private parks, and playgrounds, provided there are no on-site wastewater disposal systems or holding tanks;
 2. Wildlife and natural and woodland areas;
 3. Biking, hiking, skiing, nature, equestrian and fitness trails;
 4. Residential which is municipally sewered and free of flammable and combustible liquid underground storage tanks;
 5. Single-family residences on a minimum lot of 20,000 square feet with a private on-site sewage treatment system receiving less than 8,000 gallons per day, which meets the county and state health standards for the effluent, and free of flammable or combustible liquid underground storage tanks;
 6. Agricultural uses in accordance with the county soil conservation department's best management practices guidelines;
 7. Commercial, institutional, industrial or office establishments which are municipally sewered, subject to the prohibited and conditional uses listed in sections 5-810 and 5-811.

5-809 SEPARATION DISTANCE REQUIREMENTS IN WELLHEAD PROTECTION OVERLAY DISTRICTS.

- a. The following separation distances shall be maintained. Measurements shall be from the wellhead to the specified structure, facility, edge of landfill or storage area as described in items 1 through 6 below.
 1. Fifty feet between a public water supply well and a stormwater sewer main or any sanitary sewer main constructed of water main materials and joints which is pressure tested in place to meet current AWWA 600 specifications. NOTE: Current AWWA 600 specifications are available for inspection at the office of the Wisconsin Department of Natural Resources and the Secretary of State's office.
 2. Two hundred feet between a public water supply well and any sanitary sewer main not meeting the above specifications, any sanitary sewer lift station or single-family residential fuel oil tank.
 3. Four hundred feet between a public water supply well and a septic system receiving less than 8,000 gallons per day, or a stormwater detention, retention, infiltration or drainage basin.
 4. Six hundred feet between a well and any gasoline or fuel oil storage tank installation that have received written approval from the Wisconsin Department of Safety and Professional Services or its designated Local Program Operator under s. SPS 310.110, Wis. Adm. Code, or another state agency of the State of Wisconsin with authority to issue such written approval.
 5. One thousand feet between a well and land application of municipal, commercial or industrial waste; industrial, commercial or municipal waste water lagoons or storage structures; manure stacks or storage structures; and septic tanks or soil adsorption units receiving 8,000 gallons per day or more.
 6. Twelve hundred feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or

small demolition facility; sanitary landfill; coal storage area; salt or deicing material storage area; gasoline or fuel oil storage tanks that have not received written approval from the Wisconsin Department of Safety and Professional Services or its designated Local Program Operator under s. SPS 310.110, Wis. Adm. Code, or another state agency of the State of Wisconsin with authority to issue such written approval; bulk fuel storage facilities; and pesticide or fertilizer handling or storage facilities.

5-810 PROHIBITED USES IN WELLHEAD PROTECTION OVERLAY DISTRICTS.

a. The following uses are prohibited:

1. Buried hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.)
2. Radioactive waste facilities.
3. Coal storage.
4. Industrial lagoons, pits or natural or manmade containment structures primarily of earthen materials used for storage or treatment of wastewater, fermentation leachates or sludge.
5. Landfills and any other solid waste facility, except post-consumer recycling.
6. Manure and animal waste storage except animal waste storage facilities regulated by the county.
7. Pesticide and fertilizer dealer.
8. Railroad yards and maintenance stations.
9. Rendering plants and slaughterhouses.
10. Salt or deicing material storage for the purpose of distribution.
11. Septage or sludge spreading.
12. Septage, wastewater, or sewage lagoons.

13. Motor vehicular filling stations.

14. Wood preserving operations.

5-811 CONDITIONAL USES.

a. Any person may request a conditional use permit, as provided for in Article II, section 2-500, for certain uses, activities and structures within the Wellhead Protection Overlay District not prohibited in section 5-810.

b. The uses, activities, and structures that may be conditionally allowed are:

~~1. Jewelry plating and metal plating.~~

~~2. Machine or metal working shops as the principal business.~~

31. Commercial, institutional, or ~~office~~-industrial establishments utilizing a private on-site wastewater treatment system.

~~4. Cemeteries.~~

52. Chemical manufacturers (Standard Industrial Classification Major Group 28).

~~6. Dry cleaners.~~

73. Nonmetallic earthen materials extraction or sand and gravel pits.

84. Salvage or junk yards.

95. Stockyards and feedlots.

~~10. Research labs, universities and hospitals.~~

146. Exposed hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by

OSHA criteria under 40 CFR Part 370.) This shall not apply to residential LP gas tanks.

~~127.~~ Storage or processing of extremely hazardous substances, radioactive materials or substances listed in APPENDIX I TO TABLE 1 PUBLIC HEALTH GROUNDWATER QUALITY STANDARDS, ch. NR 140, Wis. Adm. Code (Extremely hazardous substances are identified by SARA/EPCRA criteria under 40 CFR Parts 302 and 355.)

~~138.~~ Septage or sludge storage or treatment.

~~14. Motor vehicular service stations, repair, renovation and body working.~~

c. All applications for a conditional use permit shall be submitted in writing to the City Planning and Zoning Department, using such forms as are made available for that purpose by said Department, and shall include all of the following:

1. A site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring wells, and 2-foot ground elevation contours.

2. A business plan and/or other documentation which describes in detail the use, activities, and structures proposed.

3. If determined necessary by the Wellhead Technical Review Committee, An environmental assessment report shall be prepared by a licensed environmental engineer, which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality.

4. An operational safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.

5. A contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.

d. All applicants submitting a request for a conditional use permit

shall pay the established fee set by City Council resolution~~reimburse the City for all consultant fees and expenses and technical review committee expenses associated with this review, plus administrative costs and processing fees.~~

- e. All conditional use permits granted shall be subject to conditions that will include environmental and safety monitoring determined necessary to afford adequate protection of the public water supply. These conditions shall include all of the following:
 - 1. Provide current copies of all federal, state and local facility operation approval or certificates and on-going environmental monitoring results to the City.
 - 2. Establish environmental or safety structures/monitoring to include an operational safety plan, material processes and containment, operations monitoring, best management practices, stormwater runoff management, and groundwater monitoring.
 - 3. Replace equipment or expand in a manner that improves the environmental and safety technologies in existence.
 - 4. Prepare, file and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. Provide a current copy to the City.
- f. The City Council shall decide upon a request for a conditional use permit only after full consideration of the recommendations made by the Wellhead Technical Review Committee. Any conditions above and beyond those specified in Conditional Uses, subsection (e) herein, that are recommended by the Wellhead Technical Review Committee may be applied to the granting of the conditional use permit.

5-812 REQUIREMENTS FOR EXISTING FACILITIES REQUIRING A CONDITIONAL USE OR LISTED AS A PROHIBITED USE.

- a. Existing facilities within the Wellhead Protection Overlay District at the time of enactment of such district which require a conditional use or are listed as a prohibited use in section 5-811 or section 5-810 are subject to the following provisions:
 - 1. The owners or operators of facilities described in section 5-

812 (a), which facilities exist within the district at the time of enactment, shall, within ~~45~~60 days of enactment, provide copies of all current, and within 30 days of receipt, revised or new federal, state and local facility operation approvals, permits or certificates; operational safety plan and on-going environmental monitoring results to the City.

2. The owners or operators of facilities described in section 5-812 (a), which facilities exist within the district at the time of enactment of a district, shall have the responsibility of ~~devising, filing and maintaining,~~ with the City, a current Spill Control Prevention Plan on forms provided by the City, contingency plan which details how they intend to respond to any emergency which may cause or threaten to cause environmental pollution that occurs at their facility, including notifying municipal, county and state officials.

3. In the event of casualty loss causing damage or destruction to building improvements exceeding 50 percent of the assessed valuation thereof, or the desire to expand or enlarge facilities, then the owners or operators of such facilities may be granted a conditional use permit, in accordance with this Code, and section 5-811 above, to repair, rebuild, or expand such facilities, provided that the conditions imposed shall generally require that:
 - (a) To the extent feasible, based upon Best Management Practices~~scientific, engineering,~~ and economic factors, the building improvements shall be repaired, restored or rebuilt employing designs and technologies ~~, which are state of the art, such~~ that ~~they~~ diminish the potential for wellhead contamination; and
 - (b) To the extent feasible, based upon Best Management Practices~~scientific, engineering,~~ and economic factors, the replacement or augmentation of equipment and machinery and the installation thereof, shall be done in a manner which diminishes

potential for wellhead contamination. This section does not apply to normal maintenance or minor repairs.

5-813 ENFORCEMENT AND PENALTY.

- a. Penalty. Any person who violates, neglects or refuses to comply with any of the provisions of this ordinance shall be subject to a penalty as provided in section 25.04 of this Code.
- b. Injunction. The City of Beloit may, in addition to any other remedy, seek injunction or restraining order against the party alleged to have violated the provisions herein, the cost of which shall be charged to the defendant in such action.
- c. Cleanup Costs. As a substitute for, and in addition to any other action, the City of Beloit may commence legal action against both the person who releases the contaminants and the owner of the facility whereupon the contaminants were released to recover the costs, together with the costs of prosecution. Any person who causes the release of any contaminants which may endanger or contaminate the municipal water supply system associated with a Wellhead Protection Overlay District shall immediately cease such discharge and immediately initiate clean up satisfactory to the City and the other state and federal regulatory agencies.

The person who releases such contaminants and the person who owns the facility whereon the contaminants have been released shall be jointly and severally responsible for the cost of cleanup, consultant, or other contractor fees, including all administrative costs for oversight, review and documentation, including the City employees, equipment, and mileage.

5-814 CONFLICT, INTERPRETATION AND SEVERABILITY.

- a. Conflict and Interpretation of Provisions. If the provisions of the different chapters of this Code conflict with or contravene each other, the provisions of each chapter shall prevail as to all matters and questions arising out of the subject matter of such chapter. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum and are not deemed a limitation or repeal of any other power granted by Wisconsin Statutes. Where any terms or requirements of this ordinance may be inconsistent or conflicting, the most restrictive requirements or interpretations shall apply.

- b. Severability of Code Provisions. If any section, subsection, sentence, clause or phrase of the Code is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof. The City Council hereby declares that they would have passed this Code and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions may be declared invalid or unconstitutional.

- c. Amendments Adopted. Where the Wisconsin Statutes or the administrative regulations and codes of Wisconsin or the United States are adopted by reference in this section 5-800, such adoptions shall include any subsequent amendments or replacement citations thereto, which are hereby adopted by reference and incorporated herein as if they were fully set forth and made a part hereof.”

Section 2. This ordinance shall be in force and take effect upon passage and publication.

Adopted this _____ day of _____, 2013.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231- _____

[130327 08581007 \(rdln\) \(11-1007\)](#)

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance Relating to Wellhead Protection

Date: April 1, 2013

Presenter(s): Harry C. Mathos

Department(s): Public Works/Water Resources

Overview/Background Information:

In accordance with Wisconsin Department of Natural Resources (DNR) requirements, City of Beloit staff has drafted an Ordinance to create Section 5-800 of the Zoning Ordinance, Article V, Chapter 19 of the Code of General Ordinances of the City of Beloit, to be known as the Wellhead Protection Ordinance.

Key Issues (maximum of 5):

- The purpose of the Wellhead Protection Ordinance (WPO) is to create land use regulations and restrictions that will protect the City's water supply from sources of contamination. The DNR directed the City to adopt a WPO by March 14, 2013.
- Existing facilities that are listed as conditional or prohibited use are grandfathered and are eligible to apply for a Conditional Use Permit to repair, rebuild or expand the facilities.
- The proposed WPO consists of a Zoning Text Amendment in accordance with Section 2-200 and a Zoning Map Amendment in accordance with Section 2-300 of the Zoning Ordinance.
- The Plan Commission reviewed this item on February 20, 2013 and voted unanimously (4-0) to recommend approval of this Zoning Text Amendment, subject to Council consideration of the following amendments:
 - Amendment of Sections 5-811 (c-d) to establish a maximum out-of-pocket consultant expenses for businesses seeking a Conditional Use Permit.
 - Amendment of Sections 5-810(a) and 5-811(b) to remove as many existing businesses from the "prohibited" and "conditional" categories as possible, thereby making them permitted uses. Staff has proposed eliminating the following conditional uses: jewelry and metal plating, machine or metal working shops, cemeteries, dry cleaners, research labs, universities, hospitals and auto repair/renovation shops.
 - Amendment of Section 5-812 to ensure compliance requirements for existing businesses are reasonable and do not duplicate existing policies and procedures. There is proposed amendatory language in the attached Substitute Amendment #2 for this section.
- A public hearing was held March 4, 2013 and it was recommended by Council to hold a workshop to address outstanding concerns.
- A workshop was held March 26, 2013 and several recommendations are being made for Council consideration:
 - Amend Section 5-804(c) to include qualifying language to address complex projects.
 - Amend Section 5-811(c)(3) to include language that allows for review by the Wellhead Protection Technical Review Committee.

- Amend Section 5-811(c)(d) to state Conditional Use applicants are to pay the established fee set by Council resolution.
- Amend Section 5-812(a)(1) and change 45 days to 60 days.
- Amend Section 5-812(a)(2) by removing “contingency plan” and replacing with “Spill Control Prevention Plan”. Also remove the word “devising”.
- Amend Section 5-812(a)(3)(a) and remove the words “state of the art”. Remove “scientific, engineering” and replace with Best Management Practices.
- Amend Section 5-812(a)(3)(b) to remove “scientific, engineering” and replace with Best Management Practices.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City’s mission.):

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels:** N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature:** The proposed Ordinance will regulate the use and storage of chemicals and other potential contaminants.
- **Reduce dependence on activities that harm life sustaining eco-systems:** The proposed Ordinance is intended to protect the City’s water supply.
- **Meet the hierarchy of present and future human needs fairly and efficiently:** N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

- City Council consideration and adoption of the Ordinance.

Fiscal Note/Budget Impact:

The City has not received any outside funding to implement this ordinance.

Attachments:

Substitute Amendment #2 (redline).

2013 Spring/Summer Yard Waste Program



Curb Side Collection Spring Clean Up

- **Monday, April 8th - Friday, April 19th for yard waste.**
- **\$1.50 sticker per container.**
- **Container up to 39 gal weighing under 60lbs.**



Curb Side Collection Spring Clean Up

- **Stickers can be purchased at City of Beloit Treasury, Department of Public Works, Grinnell Hall, Leisure Services, both Ace Hardware locations, Woodman's and all three Walgreen's locations.**
- **Stickers from previous years will be honored.**



Curb Side Collection

Spring Clean Up

- **Place yard waste in paper or biodegradable bag or a clean trash container (no plastic bags).**
- **Brush and shrubbery must be bundled or tied, and include sticker, each bundle no larger than 4 feet long and/or 4 foot wide.**



Curb Side Collection (Monthly Program)

MAY - OCTOBER

- **Curbside Collection will take place the 2nd full week of each month on your trash day.**
- **\$1.50 sticker will be required on all bags, bundles and/or containers.**



Leaflan Compost Center Spring Hours of Operation

APRIL - MAY

Located at 6711 W. St. Lawrence Road

- **Monday & Tuesday: 9:00am – 12:00 pm**
- **Wednesday: 3:30 pm – 6:30 pm**
- **Thursday & Friday: 12:00 pm – 3:00 pm**
- **Saturday: 9:00 am – 1:00 pm**
- **Closed May 25 & 27, 2013**



Leaflan Compost Center Summer Hours of Operation

JUNE – SEPTEMBER

Located at 6711 W. St. Lawrence Road

- **Monday: 9:00 am – 12:00 pm**
- **Wednesday: 3:30 pm – 6:30 pm**
- **Saturday: 9:00 am – 1:00 pm**
- **Closed July 6, Aug 31 & Sept 2, 2013**



City of Beloit Wins 2013 Green City Award Recycling Program



Questions?

Curbside Program:

- Call 364-2929
- www.ci.beloit.wi.us

Leaflan Compost Center:

- Call 364-1909
- www.leaflan.com



**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2240 CRANSTON ROAD**

WHEREAS, Section 12.05(1)d of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Council of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the City that involves the dedication of land to the public; and

WHEREAS, the attached Certified Survey Map for the property located at 2240 Cranston Road is located within the jurisdiction of the City of Beloit and involves the dedication of land to the public; and

WHEREAS, the Plan Commission of the City of Beloit has heretofore recommended approval of the attached Certified Survey Map, along with the dedication of land for a public right-of-way, which pertains to the following described land:

PART OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 12 ON PAGES 239-240 AS DOCUMENT NO. 1015699, BEING PART OF A CERTIFIED SURVEY MAP OF LOT 2, RECORDED IN VOL. 4, PAGES 324-326 AS DOCUMENT NO. 828694 AND BEING ALSO PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, T.1N., R.13E., CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN(a/k/a 2240 Cranston Road). Containing 2.842 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit does hereby conditionally approve the attached Certified Survey Map, for the property located at 2240 Cranston Road, subject to the following conditions:

1. Proposed Lot-1 shall be addressed as 2350 Cranston Road.
2. An additional 10-feet of right-of-way shall be dedicated along Cranston Road. The right-of way should begin at the intersection of Cranston Road and Shopiere Road and extend west roughly 100-feet. This right-of-way dedication shall be shown and recorded on the final CSM.
3. The final CSM shall note the joint access agreement between the parent parcel and proposed Lot-1.
4. The final CSM shall include the remaining parent parcel, as Lot 2.
5. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2013.
6. The final CSM shall be recorded with the Rock County Register of Deeds before Building Permits to construct the gas station facility will be issued.

Adopted this 1st day of April, 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Certified Survey Map (CSM) for the property located at 2240 Cranston Road

Date: April 1, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Arc Design Resources, Inc., on behalf of Casey's General Stores, Inc., has submitted an Application for the Review of a One-Lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road.

Key Issues:

- The intent of the proposed CSM is to create a buildable parcel for a proposed Casey's General Store gas station.
 - Proposed Lot 1 consists of 2.697-acres and includes 404 feet of frontage on Cranston Road and 427 feet of frontage of Shopiere Road. The remaining parent parcel will be 6.12 acres in area. The parent parcel must be included in the final CSM and labeled as Lot 2 because it is less than 40 acres in size. In addition, a joint access agreement must be recorded on the final CSM because only one access driveway (curb cut) on Cranston Road is permitted for both the parent parcel and proposed lot 1.
 - The CSM includes a right-of-way dedication that is 15-foot wide along Shopiere Road, extending 415-feet. The City Engineer has requested that an additional 10-foot wide right-of-way be dedicated on Cranston Road. The right-of way should begin at the intersection of Cranston Road and Shopiere Road and extend west roughly 100-feet, or to the point where the left turning lane for eastbound traffic on Cranston Road begins.
 - Once the proposed CSM has been approved and recorded, Casey's General Stores, Inc. must submit detailed site & architectural plans for Planning staff review and approval before Building Permits will be issued.
 - The Plan Commission reviewed this item on March 20, 2013 and voted unanimously (4-0) to recommend approval of this CSM, subject to the conditions recommended by the Planning and Building Services Division.
-

Consistency with Comprehensive Plan and Strategic Plan:

- The City's Comprehensive Plan recommends the Neighborhood Commercial future land use category for the subject property. The underlying C-2, Neighborhood Commercial District is consistent with this recommendation.
 - Consideration of this request supports City of Beloit Strategic Goal #5.
-

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 20, 2013

Agenda Item: 4

File Number: CSM-2013-04

Applicant: Arc Design Resources, Inc.

Owner: S Kent Roberts Cranston
Development Corporation

Location: 2240 Cranston Road

Existing Zoning: C-2, Neighborhood
Commercial District

Existing Land Use: Vacant Land

Total Area: 8.8202 Acres

Request Overview/Background Information:

Arc Design Resources, Inc., on behalf of Casey's General Stores, Inc., has submitted an Application for the Review of a Minor Subdivision and one-Lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road. According to Section 12.05(1)(c) of the Subdivision Ordinance, the Plan Commission may make a recommendation to the City Council to approve, conditionally approve, or deny any minor subdivision that involves the dedication of public lands within the City.

Key Issues:

- The intent of the proposed CSM is to create a buildable parcel for a proposed gas station.
- The gas station would be constructed on proposed Lot 1, which will be 2.697 acres in area. Proposed Lot 1 includes 404 feet of frontage on Cranston Road and 427 feet of frontage on Shopiere Road. The remaining parent parcel will be 6.12 acres in area.
- The Subdivision Ordinance requires the remainder of the parent parcel to be included on the final CSM and labeled as Lot 2 since it is less than 40 acres in size.
- Proposed Lot 1 will be addressed as 2350 Cranston Road because the primary driveway will be on Cranston Road. The property will also be accessible through a secondary driveway on Shopiere Road.
- The proposed lot complies with the minimum lot width, lot area, and setback standards for properties in the C-2 District.
- The CSM includes a right-of-way dedication that is 15-feet wide along Shopiere Road, extending 415-feet.
- The City Engineer has requested that additional right-of-way be dedicated. The right-of way should begin at the intersection of Cranston Road and Shopiere Road and extend west roughly 100-feet, or to the point where the left turning lane for eastbound traffic on Cranston Road begins.
- In addition, the City Engineer will only allow one access driveway or curb cut on Cranston Road for both the parent parcel and proposed Lot-1. Another access driveway to Cranston Road will not be approved in the future for the parent parcel. A joint access agreement should be shown and recorded on the final CSM between the parent parcel and proposed Lot-1.
- The City's other Review Agents have reviewed the proposed CSM and have not submitted any comments.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends the Neighborhood Commercial future land use category for the subject property. The underlying C-2, Neighborhood Commercial District is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road in the City of Beloit, subject to the following conditions:

7. Proposed Lot-1 shall be addressed as 2350 Cranston Road.
8. An additional 10-feet of right-of-way shall be dedicated along Cranston Road. The right-of way should begin at the intersection of Cranston Road and Shopiere Road and extend west roughly 100-feet. This right-of-way dedication shall be shown and recorded on the final CSM.

9. The final CSM shall note the joint access agreement between the parent parcel and proposed Lot-1.
10. The final CSM shall include the entire parent parcel.
11. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2013.
12. The final CSM shall be recorded with the Rock County Register of Deeds before Building Permits to construct the gas station facility will be issued.

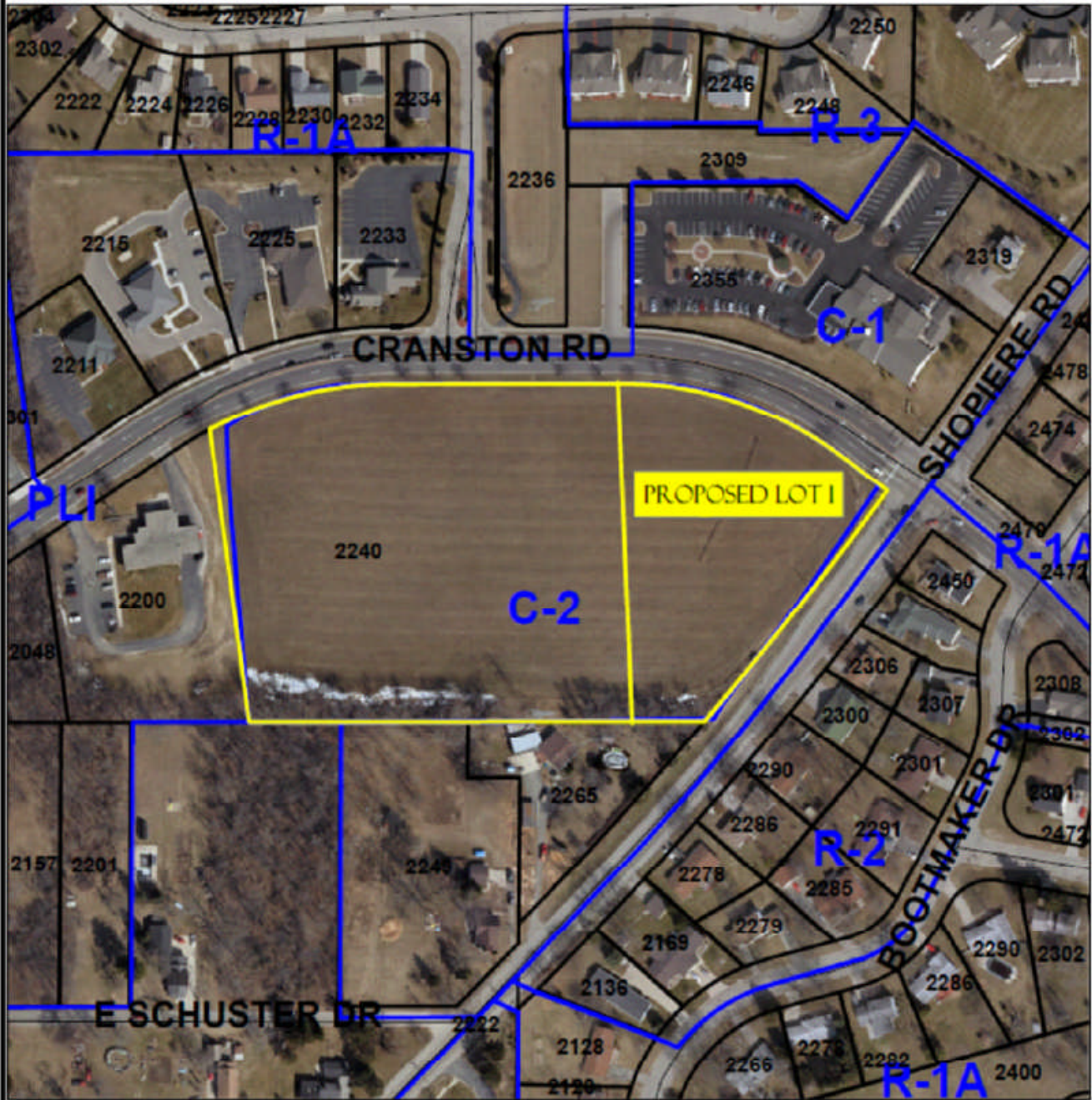
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, and Application

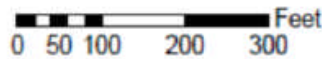
Location & Zoning Map

2240 Cranston Road

CSM-2013-04



1 inch = 202 feet



Legend

- Zoning District
- Parcels

Map prepared by: Michael D. Lofton II

Date: February 2013

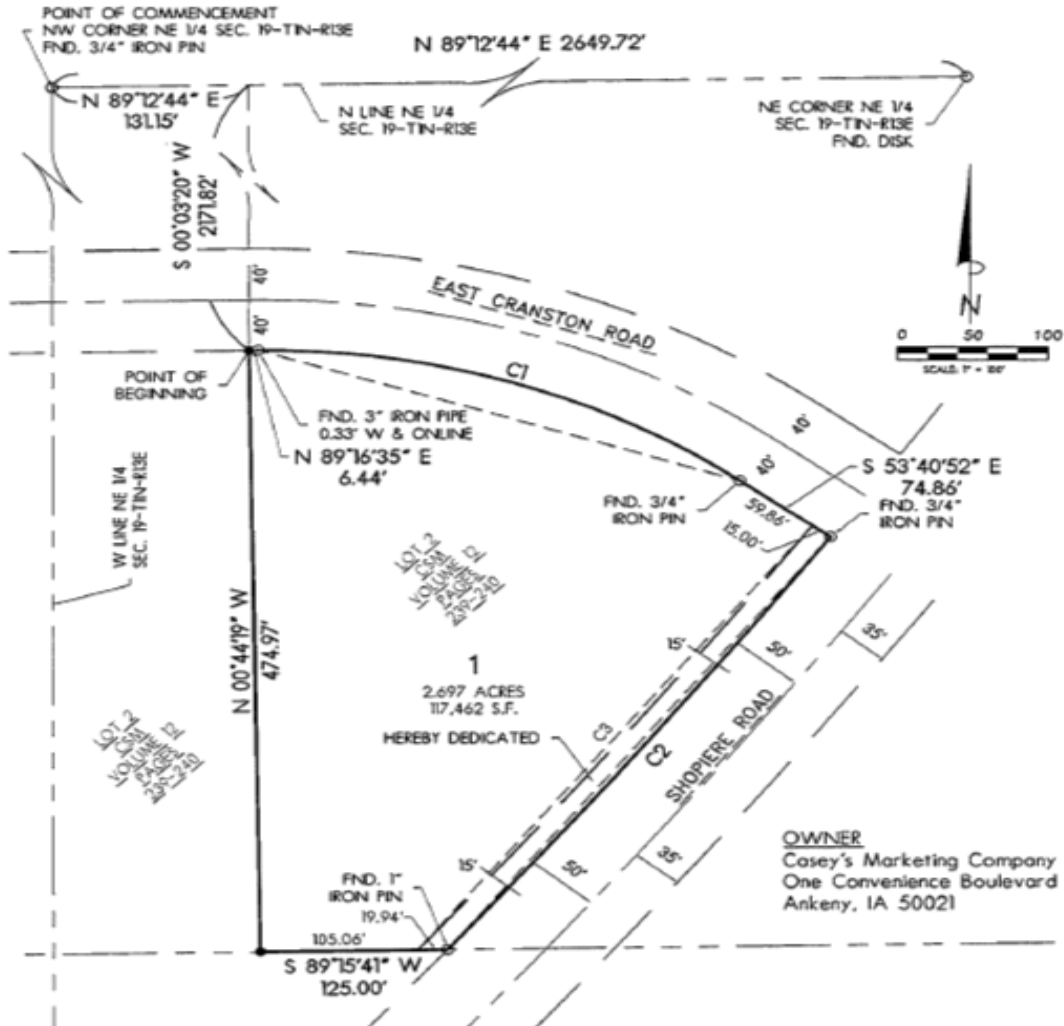
For: City of Beloit, Planning & Building Services

Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION

ROCK COUNTY CERTIFIED SURVEY MAP No. _____ SHEET 1 OF 3

OF
 PART OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 12 ON PAGES 239-240
 AS DOCUMENT NO. 1015699, BEING PART OF A CERTIFIED SURVEY MAP OF LOT 2,
 RECORDED IN VOL. 4, PAGES 324-326 AS DOCUMENT NO. 828694 AND BEING ALSO PART
 OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION
 19, T.1N., R.13E., CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	532.9600'	343.95'	36°58'36"	338.02'	S 72°13'03" E
C2	5679.8500'	415.40'	4°11'25"	415.30'	S 38°19'12" W
C3	5644.8500'	427.45'	4°19'24"	427.35'	N 38°23'10" E

LEGEND

- SECTION LINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- CENTERLINE
- FOUND MONUMENT
- SET IRON PIN (3/4" DIA. 3.65 lbs/ft)
- 264.05' MEASURED DISTANCE
- S 82°00'00" E MEASURED DIRECTION/BEARING
- S.F. SQUARE FEET
- FIELD WORK COMPLETED ON 01/28/13
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19-T1N-R13E WHICH BEARS N 89°12'44" E

ROCK COUNTY CERTIFIED SURVEY MAP No. _____ SHEET 2 OF 3

OF

PART OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 12 ON PAGES 239-240 AS DOCUMENT NO. 1015699, BEING PART OF A CERTIFIED SURVEY MAP OF LOT 2, RECORDED IN VOL. 4, PAGES 324-326 AS DOCUMENT NO. 828694 AND BEING ALSO PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, T.1N., R.13E., CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN

I, Ronald J. Larson, Jr., Wisconsin Registered Land Surveyor #S-2752, do hereby certify:

THAT I have surveyed Lot 2 as designated upon Rock County Certified Survey Map recorded in Vol. 12 on Pages 239-240 as Document No. 1015699 in the Office of the Register of Deeds for Rock County, Wisconsin; being part of a Certified Survey Map of Lot 2, recorded in Vol. 4, Pages 324-326 as Document No. 828694 and being also part of the SW 1/4 of the NE 1/4 and part of the SE 1/4 of the NW 1/4 of Section 19, T.1N., R.13E., City of Beloit, County of Rock, State of Wisconsin.

Beginning at the Northwest corner of the Northeast Quarter of said Section 19; thence North 89°12'44" East along the North line of the Northeast Quarter of said Section 19, a distance of 131.15 feet; thence South 00°03'20" West, parallel with the West line of the Northeast Quarter of said Section 19, a distance of 2171.82 feet to a point on the Southerly right-of-way line of East Cranston Road, said point also being the Point of Beginning of this description; thence North 89°16'35" East along the Southerly right-of-way line of said East Cranston Road, a distance of 6.44 feet; thence Southeasterly along the curved Southerly right-of-way line of said East Cranston Road, said curve to the right having a radius of 532.96 feet and a central angle of 36°58'36" (the chord of which bears South 72°13'03" East, a distance of 338.02 feet); thence South 53°40'52" East along the Southerly right-of-way line of said East Cranston Road, a distance of 74.86 feet to the Westerly right-of-way line of Shopiere Road; thence Southwesterly along the curved Westerly right-of-way line of Shopiere Road, said curve to the right having a radius of 5679.85 feet and a central angle of 04°11'25" (the chord of which bears South 38°19'12" West, a distance of 415.30 feet) to the South line of said Lot 2; thence South 89°15'41" West along the South line of said Lot 2, a distance of 125.00 feet; thence North 00°44'19" West, a distance of 474.97 feet to the Point of Beginning, containing 2.842 acres (123,784 square feet), more or less, all being situated in the County of Rock and the State of Wisconsin.

THAT I have made such survey, land division and Certified Survey Map by the direction of Casey's Marketing Company.

THAT such Certified Survey Map is a correct representation of all exterior boundaries of the land surveyed and the Certified Survey Map thereof made.

THAT I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin Statutes.

THAT the above described property is subject to all encumbrances, liens, and third party claims, if any.

Dated this _____ day of _____, 2013.

Ronald J. Larson, Jr.
Wisconsin Registered Land Surveyor No. S-2752
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

ROCK COUNTY CERTIFIED SURVEY MAP No. _____ SHEET 3 OF 3
OF
PART OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 12 ON PAGES 239-240
AS DOCUMENT NO. 1015699, BEING PART OF A CERTIFIED SURVEY MAP OF LOT 2,
RECORDED IN VOL. 4, PAGES 324-326 AS DOCUMENT NO. 828694 AND BEING ALSO PART
OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION
19, T.1N., R.13E., CITY OF БЕЛОИТ, COUNTY OF ROCK, STATE OF WISCONSIN

OWNER'S CERTIFICATE

As Owners, we hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented hereon. I also certify that this plat is required by S.236.10 or S. 236.12 to be submitted to the following for approval or objection:

City of Beloit

Witness the hand and seal this ____ day of _____, 2013.

OWNER: _____

State of _____
County of _____ ss.

Personally came before me this _____ day of _____, 2013, the named owner to me known to be the person who executed the foregoing instruments and acknowledged the same.

Notary Public, _____

Commission expires _____

CITY COUNCIL RESOLUTION

Resolved, that plat of this Certified Survey Map is hereby approved by the Common Council of the City of Beloit.

Date Beloit City Clerk

REGISTER OF DEEDS

Received for recording this ____ day of _____, 2013 at ____ O'clock ____m and recorded in
Volume ____ of Certified Survey Maps of Rock County on Page ____

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-2013-04

1. Address of property: 2240 Cranston Road
2. Tax Parcel Number(s): 21970500
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NW Quarter of Section 19, Township 1N North, Range 13E East of the 4th P.M.
4. Owner of record: Cranston Development Company, LLP Phone: (719) 657-7896
1211 Fillmore St Denver CO 80206
(Address) (City) (State) (Zip)
5. Surveyor's name: Ronald J. Larson, Jr. Phone: (815) 484-4300
5291 Zenith Parkway Loves Park IL 61111
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 2.842 Acres
8. Total area of land remaining in parent parcel: 5.9782 Acres
9. Is there a proposed dedication of any land to the City of Beloit? yes
10. The present zoning classification of this property is: C-2, Neighborhood Commercial
11. Is the proposed use permitted in this zoning district: C-2, Neighborhood Commercial
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 1/3/2013
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] / Ryan C Swanson / 2-13-13
(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>\$160.00</u>
Scheduled meeting date: <u>March 20, 2013</u>
Application accepted by: <u>Michael J. Lofton II</u> Date: <u>2-18-2013</u>

**RESOLUTION AWARDING CONTRACT C13-04, AMENDING THE 2013
CAPITAL IMPROVEMENTS BUDGET, AND APPROPRIATING ADDITIONAL
FUNDS FOR THE POHLMAN FIELD CONCOURSE REHABILITATION PROJECT**

WHEREAS, the adopted capital improvements budget for 2013 provided funding and an appropriation for the site improvements at Pohlman Field; and

WHEREAS, project design and construction bid specifications were developed by the City's Engineering staff and distributed to qualified contractors; and

WHEREAS, the project and this contract will rehabilitate the concourse by replacing the deteriorated asphalt with new concrete, improve surface drainage, and construct a rain garden; and

WHEREAS, on March 7, 2013, five competitive bids were received, the low bid being from RR Walton & Company LTD.; and

WHEREAS, RR Walton & Company LTD. is a qualified bidder; and

WHEREAS, the low bid was higher than budgeted; and

WHEREAS, a budget amendment is required to appropriate additional funding for this project.

NOW, THEREFORE, BE IT RESOLVED, that Contract C13-04, Pohlman Field Concourse Rehab be, and hereby is, awarded to RR Walton & Company LTD., Whitewater, Wisconsin, in the following amounts:

RR Walton & Company LTD.	
1005 W. Main Street	
Whitewater, WI 53190	
Base Bid	\$ 72,130.84
Allowance for Change Orders and/or Extra Work	\$ 10,819.16
TOTAL PROJECT COST	\$ 82,950.00

BE IT FURTHER RESOLVED that funding for the project, the 2013 Capital Budget is amended, and an additional appropriation is authorized as follows:

FUNDING SOURCES:

P2910122-5240-2009 Parks Master Plan (Cont-Prof)	\$ 13,000.00
P2910122-5240-2010 Parks Master Plan (Cont-Prof)	\$ 11,950.00
TOTAL FUNDING SOURCES	<u>\$ 24,950.00</u>

EXPENDITURES:	<u>Original</u>	<u>Amended</u>	<u>Difference</u>
P2910308-5511-2013 Pohlman Field Improvements	\$32,785	\$ 57,735	\$ 24,950
P2910308-5511-2012 Pohlman Field Improvements	\$13,000	\$ 13,000	\$ 0
P2702189-5522-2010 Storm Sewer System	\$20,000	\$ 20,000	\$ 0
TOTAL	<u>\$65,785</u>	<u>\$ 90,735</u>	<u>\$ 24,950</u>

Dated at Beloit, Wisconsin this 1st day of April, 2013

City Council of the City of Beloit

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award of Construction Contract for C13-04 Pohlman Field Concourse Rehab

Date: April 1, 2013

Presenter(s): Michael Flesch, City Engineer

Department(s): Public Works/ Engineering

Overview/Background Information:

This project will rehabilitate the concourse at Pohlman Field. The deteriorated asphalt will be replaced with new concrete. Some drainage improvements will be made and a rain garden will be constructed.

Key Issues (maximum of 5):

1. Five bids were received for this project. The low bid of \$72,130.84 was from RR Walton & Company LTD. and is 8.1% less than the engineer's estimate of \$78,517.25.
2. RR Walton & Company LTD is considered a responsible bidder.
3. The costs for this project are as follows:\$72,130.84 for construction, \$10,819.16 for change orders/extra work, for a total of \$82,950.00
4. An amendment to the 2013 Capital Improvements Budget is required. \$24,950 will be transferred from 2009 and 2010 Parks Master Plan funds in the CIP.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project will greatly improve pedestrian safety, the look, and the function of the concourse at Pohlman Field.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends awarding C13-04 Pohlman Field Concourse Rehab to RR Walton and amending the 2013 Capital Improvement Budget to cover the additional \$24,950 required for this project.

Fiscal Note/Budget Impact:

Adequate funding is available in the Capital Improvement Budget. The included budget amendment is required to appropriate the needed additional funding.

RESOLUTION
SUPPORTING A COMMITMENT FOR FUTURE PEDESTRIAN ACCOMMODATIONS ALONG
THE WEST SIDE OF COUNTY HIGHWAY G BETWEEN SUNNY LANE AND STH 11; AND
DECLARING THAT NO PEDESTRIAN ACCOMMODATIONS BE PROVIDED ALONG OTHER
PORTIONS OF CTH G IN ROCK COUNTY, WISCONSIN UNDER THE RESPONSIBILITY OF
THE ROCK COUNTY HIGHWAY DEPARTMENT

WHEREAS, Rock County has previously entered an intergovernmental agreement with the Wisconsin Department of Transportation for development and construction of CTH G from Huebbe Parkway to STH 11; and

WHEREAS, no pedestrian accommodations currently exist along this roadway; and

WHEREAS, sidewalks are proposed to be constructed along both sides of CTH G from Huebbe Parkway to the north side of Thomas Drive and along the west side of CTH G from the south boundary of the City of Janesville to STH 11 as shown on the attached map; and

WHEREAS, to complete the project, the Wisconsin Department of Transportation requires a commitment to the future to extend pedestrian accommodations from the south limits of the City of Janesville to Sunny Lane on the west side of the roadway; and a declaration that no pedestrian accommodations be provided with these projects between Thomas Drive and STH 11 on the east side of the roadway, and between Thomas Drive and Sunny Lane on the west side of the roadway; and

WHEREAS, the distance between buildings along both sides of CTH G between Thomas Drive and STH 11 is such that it meets the criteria for absence of need for pedestrian facilities in Wisconsin Administrative Code Trans 75; and

WHEREAS, there are currently no pedestrian accommodations included within these limits as part of the CTH G improvement projects (Wisconsin Department of Transportation Project ID 5966-00-00 and Project ID 5966-10-01); and

WHEREAS, portions of the of the project lie within the City of Beloit and pedestrian accommodations therein are under the jurisdiction of the City of Beloit.

NOW, THEREFORE, BE IT RESOLVED that pedestrian accommodations will be installed along the west right-of-way of CTH G from Sunny Lane to the South Limits of the City of Janesville at such time as development occurs along this corridor. The Rock County Highway Department will ensure installation of these facilities. This resolution does not itself appropriate funding for the pedestrian accommodations; funding will be the responsibility of future development.

BE IT FURTHER RESOLVED that the City of Beloit desires that no pedestrian accommodations be provided with these projects on the portions of the projects that lie within the City of Beloit between Thomas Drive and STH 11 on the east side of the roadway, and between Thomas Drive and Sunny Lane on the west side of the roadway.

Dated at Beloit, Wisconsin this 1st day of April, 2013

City Council of the City of Beloit

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution supporting a commitment for future pedestrian accommodations along the west side of County Highway G between Sunny Lane and STH 11; and declaring that no pedestrian accommodations be provided along other portions of CTH G in Rock County, Wisconsin under the responsibility of the Rock County Highway Department.

Date: April 1, 2013

Presenter(s): Michael Flesch, City Engineer

Department(s): Public Works/Engineering

Overview/Background Information: CTH G is being reconstructed as an alternate route for Interstate 39/90. The DOT and Rock County will be completing this project from Huebbe Parkway to STH 11. Pedestrian accommodations are required as part of Wisconsin Administrative Code Trans 75. A resolution from each jurisdiction is required if the criteria is met to not install the pedestrian component at the time of construction. The City of Beloit is on the east side of CTH G from Huebbe Parkway to Philhower Road.

Key Issues (maximum of 5):

1. Sidewalks will be installed on the east side of CTH G (Prairie Ave) from Huebbe Parkway to just north of Thomas Drive.
2. No sidewalks will be installed as part of this project along Rock County Christian School land at Philhower Road and meets the criteria for the absence of need at the time of construction.
3. Trans 75 requires the City to commit to installation of sidewalks in the future when the land develops.
4. Bicycle components of Trans 75 will be met with on road bike lanes.
5. The State DOT requires a resolution from the City indicating the lack of need and the commitment to install in the future pedestrian accommodations.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

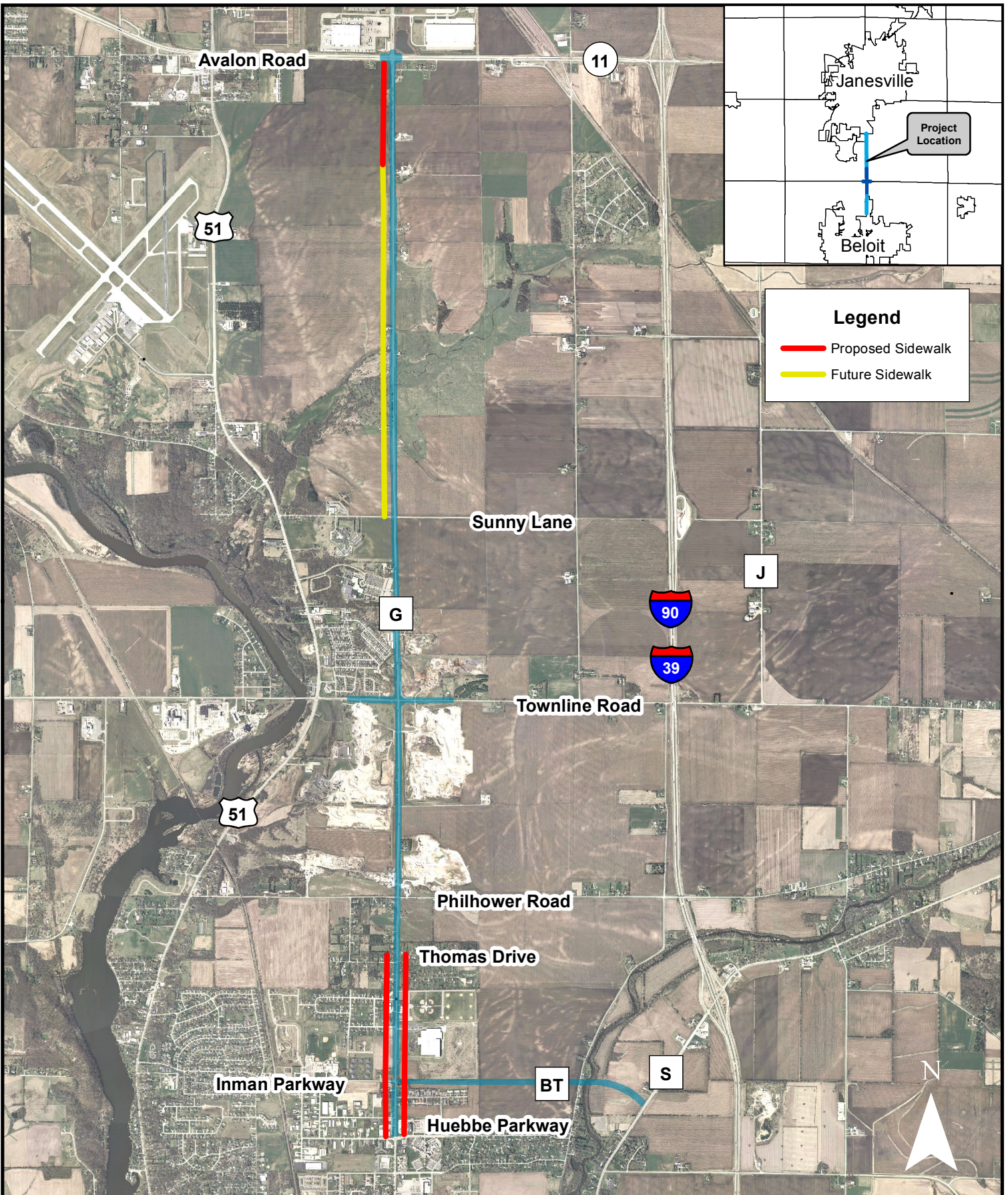
If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approving the commitment to future pedestrian accommodations.

Fiscal Note/Budget Impact:

There are no immediate fiscal impacts by approving this resolution.



Legend

- Proposed Sidewalk
- Future Sidewalk



County G Sidewalk Resolution Map



RESOLUTION
SUPPORTING A COMMITMENT FOR FUTURE PEDESTRIAN ACCOMMODATIONS AS PART OF THE 'SAFE ROUTES TO SCHOOL' PROGRAM ALONG THE NORTH AND SOUTH SIDES OF INMAN PARKWAY FROM PRAIRIE AVENUE APPROXIMATELY 400 FEET TO THE WEST OR THE APPROXIMATE PROJECT LIMITS OF THE INMAN PARKWAY EXTENSION PROJECT; AND DECLARING THAT NO PEDESTRIAN ACCOMMODATIONS BE PROVIDED ALONG THE EXTENSION OF INMAN PARKWAY, EAST OF EASTERN-MOST RADII OF THE INTERSECTION WITH PRAIRIE AVENUE IN ROCK COUNTY, WISCONSIN UNDER THE RESPONSIBILITY OF THE ROCK COUNTY HIGHWAY DEPARTMENT

WHEREAS, Rock County has previously entered an intergovernmental agreement with the Wisconsin Department of Transportation for development and construction of the extension of Inman Parkway (CTH BT) from Prairie Avenue (CTH G) to Shopiere Road (CTH S); and

WHEREAS, portions of the of the project lie within the City of Beloit and pedestrian accommodations therein are under the jurisdiction of the City of Beloit; and

WHEREAS, there are currently no pedestrian accommodations existing along this segment of Inman Parkway west of Prairie Avenue and the proposed extension of Inman Parkway east of Prairie Avenue within the limits of this project (Wisconsin Department of Transportation Project ID 5989-05-21, Inman Parkway Extension); and

WHEREAS, sidewalks are proposed to be constructed along both sides of Inman Parkway west of the intersection with Prairie Avenue, within the limits of the reconstruction of Inman Parkway, which shall be approximately 400 feet west of said intersection, and shall include the radii returns in the northeast and southeast corners of said intersection; and

WHEREAS, the distance between buildings along both sides of the proposed extension of Inman Parkway between Prairie Avenue and Shopiere Road is such that it meets the criteria for absence of need for pedestrian facilities in Wisconsin Administrative Code Trans 75.

NOW, THEREFORE, BE IT RESOLVED that pedestrian accommodations will be installed along Inman Parkway from Prairie Avenue to Shopiere Road at such time as development occurs along this corridor. The Rock County Highway Department and the City of Beloit will ensure installation of these facilities. This resolution does not itself appropriate funding for the pedestrian accommodations; funding will be the responsibility of future development.

BE IT FURTHER RESOLVED that the City of Beloit desires that no pedestrian accommodations be provided with this Inman Parkway Extension project on the portions of the project that lie within the City of Beloit, which is delineated from the center of the Inman

Parkway and Prairie Avenue intersection to approximately 2400 feet eastward of said intersection, with the exception of sidewalk that will be placed along the back side of the radii returns in the northeast and southeast corners of said intersection, as is shown in the attached exhibit.

Dated at Beloit, Wisconsin this 1st day of April, 2013.

City Council of the City of Beloit

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution supporting a commitment for future pedestrian accommodations as part of the 'Safe Routes To School' program along the north and south sides of Inman Parkway from Prairie Avenue approximately 400 feet to the west or the approximate project limits of the Inman Parkway extension project; and declaring that no pedestrian accommodations be provided along the extension of Inman Parkway, east of eastern-most radii of the intersection with Prairie Avenue in Rock County, Wisconsin under the responsibility of the Rock County Highway Department.

Date: April 1, 2013

Presenter(s): Michael Flesch, City Engineer

Department(s): Public Works/Engineering

Overview/Background Information: Inman Parkway extension is being constructed and has been designated as an alternate route for Interstate 39/90. The DOT and Rock County will be completing this project from Prairie Avenue to Shopiere Road. Pedestrian accommodations are required as part of Wisconsin Administrative Code Trans 75. A resolution from each jurisdiction is required if the criteria is met to not install the pedestrian component at the time of construction. The City of Beloit is on the east side of Prairie Avenue for approximately 2400 feet.

Key Issues (maximum of 5):

1. Sidewalks will be installed west of Prairie on Inman for approximately 400 feet and on the east side of Prairie right at the corner.
2. No sidewalks will be installed as part of this project east of the east right of way line of Prairie Avenue on Inman Extension because it meets the criteria for the absence of need at the time of construction.
3. Trans 75 requires the City to commit to installation of sidewalks in the future when the land develops.
4. Bicycle requirements of Trans 75 will be met with on road bike lanes.
5. The State DOT requires a resolution from the City indicating the lack of need and the commitment to install in the future pedestrian accommodations.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

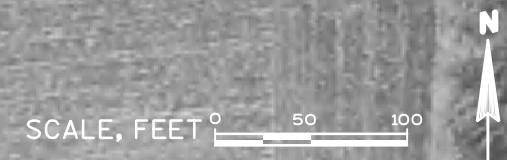
The Engineering Division recommends approving the commitment to future pedestrian accommodations.

Fiscal Note/Budget Impact:

There are no immediate fiscal impacts by approving this resolution.

INMAN PARKWAY EXTENSION (CTH BT)
PROJECT ID: 5985-05-21
Sidewalk Resolution Map
CTH G (Prairie Ave)

- █ PROPOSED SIDEWALK (AECOM)
- █ PROPOSED SIDEWALK (AYRES)
- █ POTENTIAL FUTURE SIDEWALK



**RESOLUTION
DECLARING THAT NO PEDESTRIAN ACCOMMODATIONS BE PROVIDED AS PART OF THE IH
39 PROJECT ALONG HART ROAD IN ROCK COUNTY, WISCONSIN UNDER THE
RESPONSIBILITY OF THE CITY OF БЕЛОIT**

WHEREAS, no pedestrian accommodations currently exist along these roadways; and

WHEREAS, to complete the project, the Wisconsin Department of Transportation requires a declaration that no pedestrian accommodations be provided along Hart Road; and

WHEREAS, due to the long life expectancy of the Hart Road IH 39 overpass bridge, the structure will be constructed wider to better accommodate any future sidewalk if or when needed; and

WHEREAS, the distance between buildings along both sides of Hart Road is such that it meets the criteria for absence of need for pedestrian facilities in Wisconsin Administrative Code Trans 75.

NOW, THEREFORE, BE IT RESOLVED that the City of Beloit desires that no pedestrian accommodations be provided with this project on the portions of the project that lie within the City of Beloit between CTH S and IH 43.

Dated at Beloit, Wisconsin this 1st day of April, 2013.

City Council of the City of Beloit

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution declaring that no pedestrian accommodations be provided as part of the IH 39 project along Hart Road in Rock County, Wisconsin under the responsibility of the City of Beloit.

Date: April 1, 2013

Presenter(s): Michael Flesch, City Engineer

Department(s): Public Works/Engineering

Overview/Background Information: Hart Road is being reconstructed as part of the I39 project and has been designated as an alternate route for Interstate 39/90. The DOT will be completing this project from CTH S to CTH X. Pedestrian accommodations are required as part of Wisconsin Administrative Code Trans 75. A resolution from each jurisdiction is required if the criteria is met to not install the pedestrian component at the time of construction. The first 431 feet east of CTH S is in the City of Beloit.

Key Issues (maximum of 5):

1. No sidewalks will be installed as part of this project because it meets the criteria for the absence of need at the time of construction.
2. Trans 75 requires the City to commit to installation of sidewalks in the future when there becomes a need.
3. Bicycle requirements of Trans 75 will be met with on road bike lanes.
4. The State DOT requires a resolution from the City indicating the lack of need and the commitment to install pedestrian accommodations in the future.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

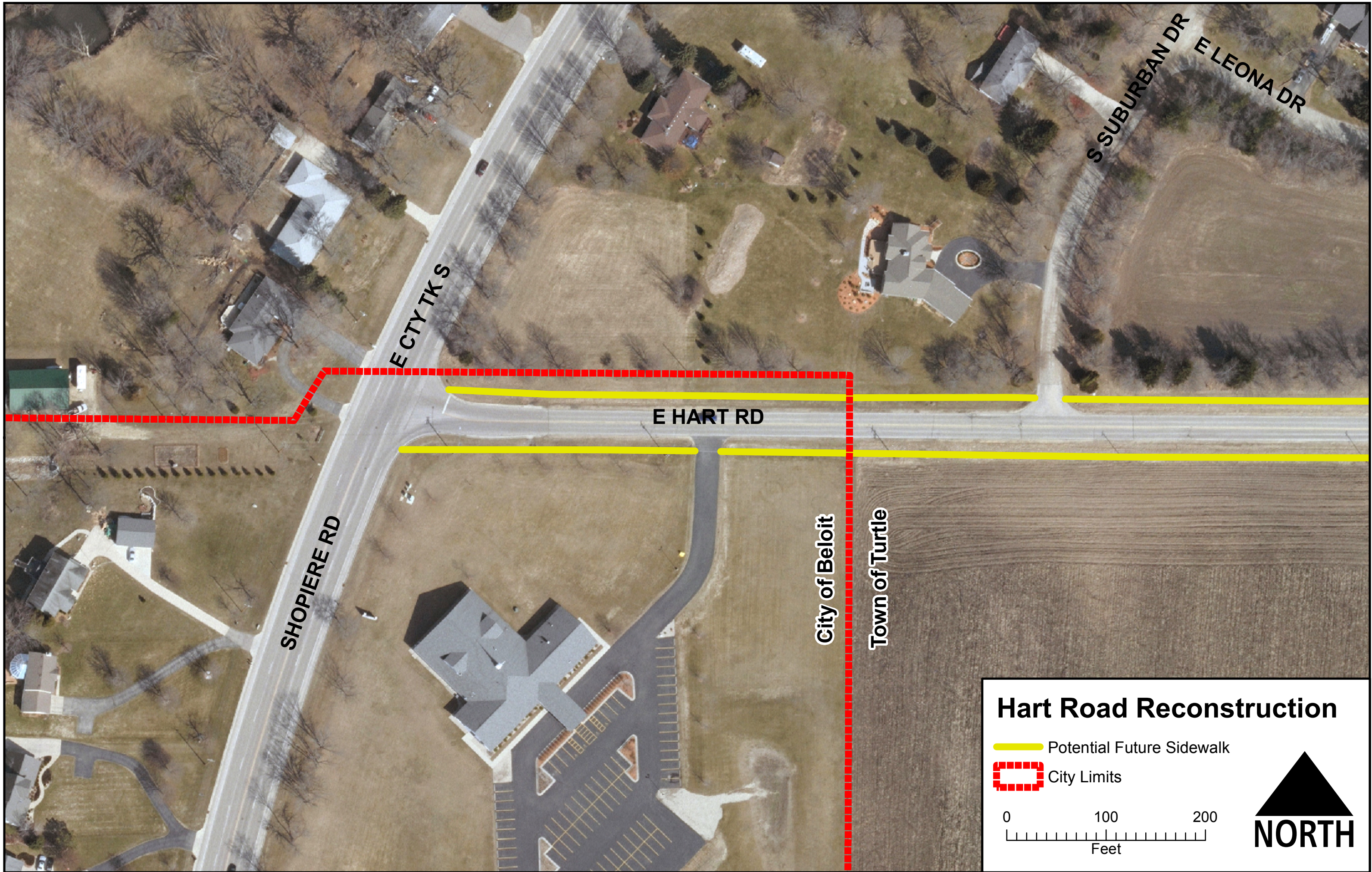
If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:



The Engineering Division recommends approving the commitment to future pedestrian accommodations.

Fiscal Note/Budget Impact:

There are no immediate fiscal impacts by approving this resolution.



Hart Road Reconstruction

-  Potential Future Sidewalk
-  City Limits

