



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, June 4, 2014 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the May 21, 2014 Meeting**
3. **Boat Dock – 1055 Third Street – Riverside Park-West**
Review and consideration of a request to construct a boat dock and related improvements on land located at 1055 Third Street, Riverside Park - West
4. **Easement – 856 Fourth Street**
Review and consideration of a Utility Easement to the City of Beloit from JLT, LLC on the northeast corner of the property located at 856 Fourth Street to allow for maintenance of the existing traffic signal infrastructure
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: May 30, 2014

Approved: Julie Christensen, Community
Development Director

**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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, May 21, 2014
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Moore, Ruster, Finnegan, Tinder, and Kincaid.

2. **Approval of the Minutes of the May 7, 2014 Meeting**

Commissioner Tinder moved and Commissioner Moore seconded a motion to approve the Minutes of the May 7, 2014 meeting. The motion carried (5-0).

3. **Sign Ordinance Exception – 2777 Milwaukee Road – Qdoba Mexican Grill**

Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Ordinance to allow two (2) secondary, on-premises wall signs to exceed 30 square feet in area in a C-2, Neighborhood Commercial District, for the property located at 2777 Milwaukee Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Don Nummerdor, Sign Effectz, 1827 W. Glendale Avenue, Milwaukee, commented that they feel that the aesthetics of the building should allow for this size sign and with the script nature of sign, they really think that keeping it in the proposed size allows for it to be read better. He feels that the size would look exactly right on that building and that if it gets any smaller it starts looking kind of small on the building. Mr. Nummerdor added that the originally larger sign that was approved was requested for the south side and not the west side as the Staff Report states. If there are any adjustments, he would be doing them on the west and the north.

Chairperson Faragher closed the Public Hearing.

Commissioner Tinder made a motion to approve the exception with the modification to condition 1 changing the word South to West. The North and West side signs would follow the Staff Recommendation of 45-square feet, and that the larger sign would be allowed on

the South side of the building. Commissioner Moore seconded the motion. The motion carried (5-0).

4. **Status Report on Prior Plan Commission Items**

The outdoor seating area at Clara Bo's was approved by the City Council, with a 7'4" solid fence.

The Comprehensive Plan Amendment for the Gateway project will go to Council in June.

5. **Adjournment**

The meeting adjourned at 7:21 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 4, 2014

Agenda Item: 3

File Number: RPB-2014-05

Request: Boat Dock Within Riverside Park – West
Owner: City of Beloit

Location: 1055 Third Street

Existing Zoning: PLI, Public Lands and Institutions District
Existing Land Use: Park

Request Overview/Background Information:

The City of Beloit Engineering Division has requested that the Plan Commission and City Council review the proposed plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street.

Key Issues:

- The proposed boat dock is 5 feet in width and 40 feet in length, and will consist of wood-plastic composite decking on permanent steel piles.
- This project also involves the construction of a new sidewalk leading from the existing path to the new dock. The sidewalk will comply with ADA requirements related to slope.
- The proposed location was selected in order to maximize access to nearby retail businesses, to utilize the existing bench, and to save the existing park trees.
- Because this project does not involve a new boat ramp, off-street vehicle and trailer parking will not be provided.
- This project also requires Parks & Recreation Commission and Wisconsin Department of Natural Resources approval.
- A project map, rendering, and specifications are attached to this report. The decking will be beige in color, but is shown as red on the attachments for clarity.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses. This land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.
- Consideration of this request supports Strategic Goal #5.

Sustainability:

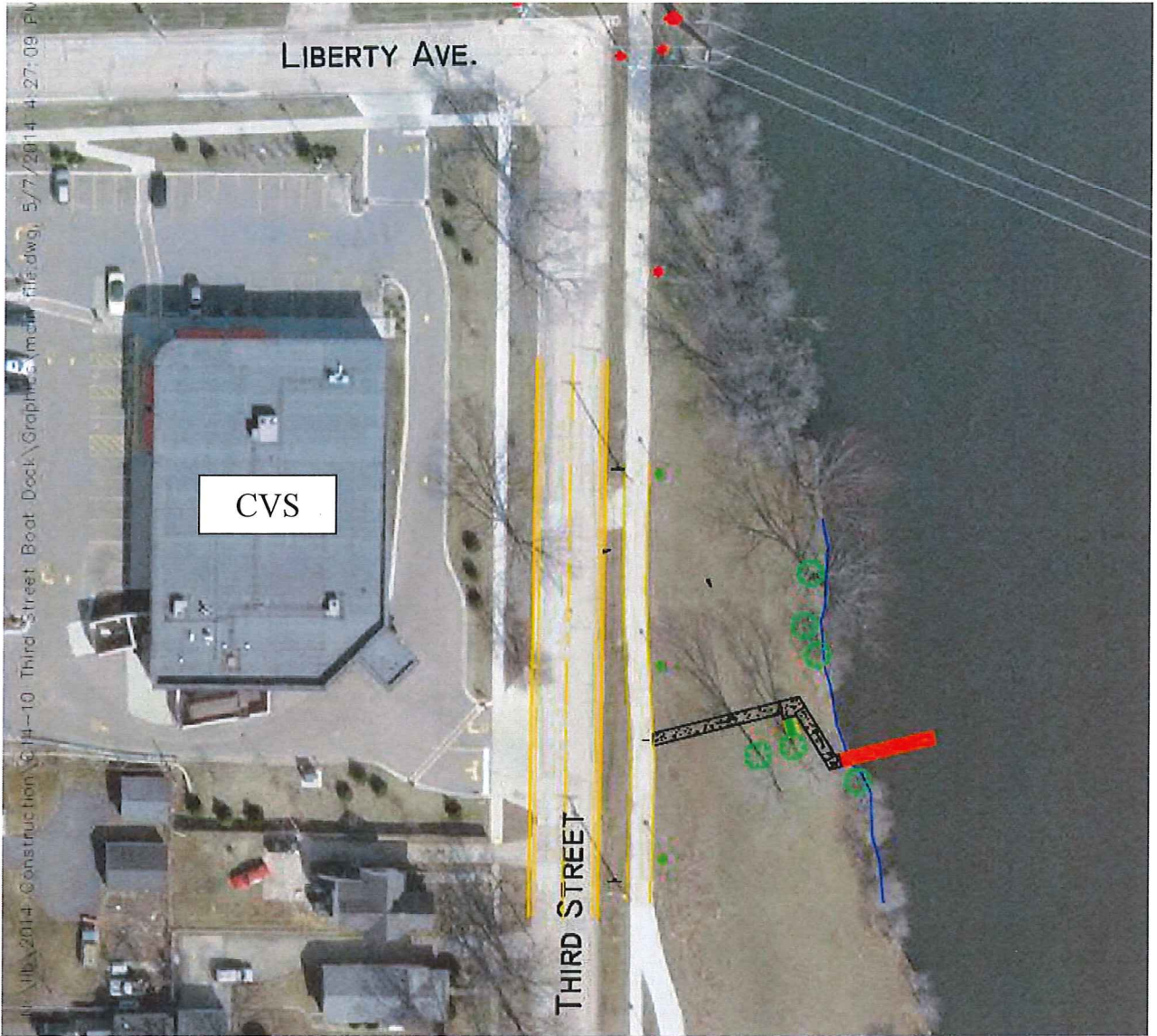
- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and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

Staff Recommendation:

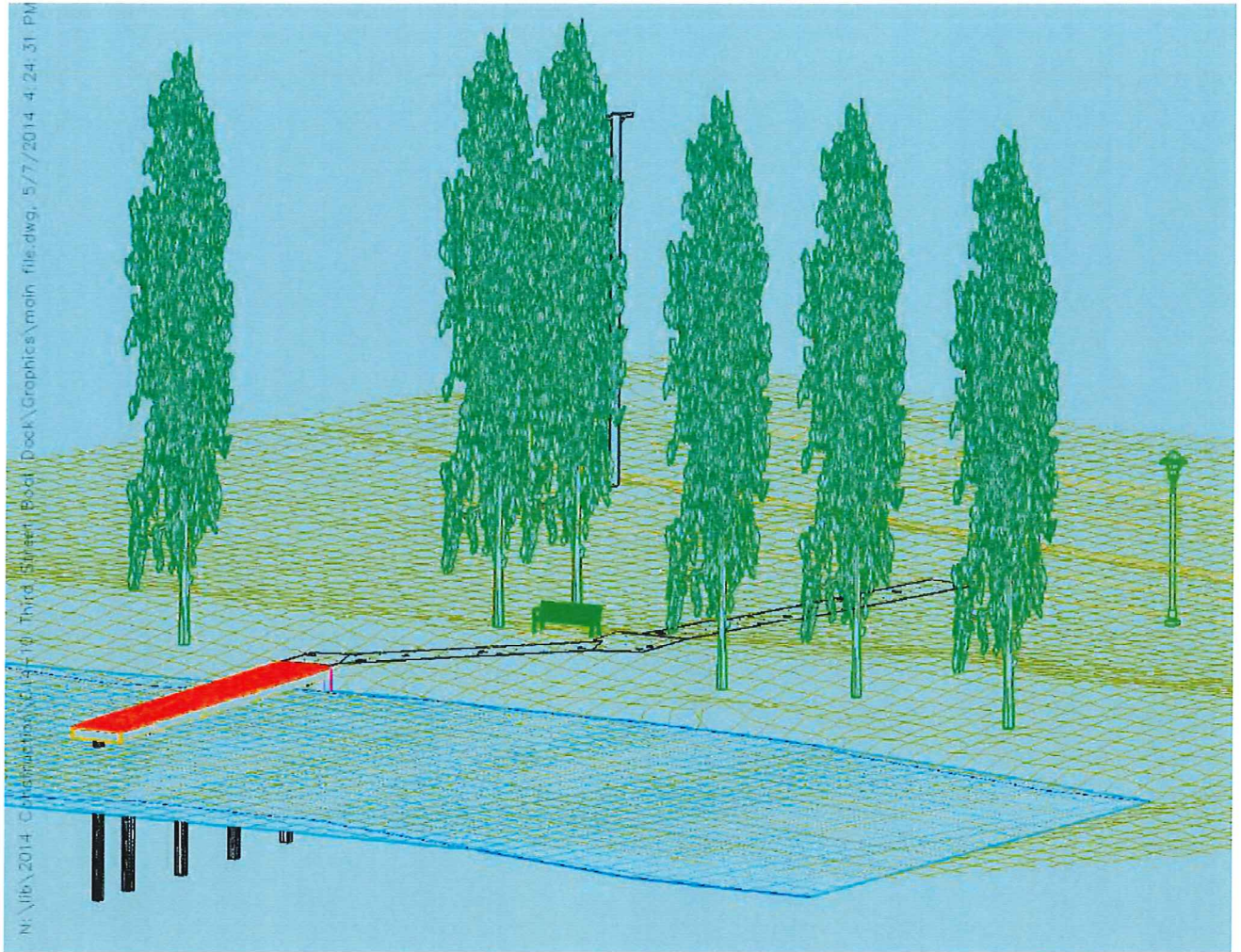
The Planning & Building Services Division recommends **approval** of the attached plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street.

Fiscal Note/Budget Impact: This \$33,000 project is included in the 2014 CIP.

Attachments: Project Map, 3D Rendering, and Specifications



\\lib\2014\Construction\014-10 Third Street Boat Dock\Graphics\main_r14.dwg, 5/7/2014 4:27:09 PM





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Overview

Options & Accessories

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 - VeriGrain™ surface pattern
 - Spans a maximum 24" on-center for reduced framing and material needs
 - Available in Square Shouldered 12', 16' and 20' lengths
 - 25-year limited warranty for residential applications
 - Square edge
- Square Shouldered profile
 - Actual dimensions: 1.25" x 5.5"

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CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: June 4, 2014

Agenda Item: 4

File Number: RPB-2014-06

Applicant: Public Works Department

Current Owner: JLT, LLC

Location: 856 Fourth Street

Existing Zoning: CBD-2, Central Business District, Fringe

Existing Land Use: Auto Repair

Parcel Size: .5656 Acres

Request Overview/Background Information:

The Public Works Department has requested that a Utility Easement be established in the northeast corner of the property located at 856 Fourth Street to allow maintenance of existing traffic signal infrastructure.

Key Issues:

- Butitta Brothers is currently installing landscaping as part of a Conditional Use Permit approved in October 2013. During this installation, traffic signal infrastructure was damaged.
- The Public Works Department has requested an easement to allow maintenance of the existing traffic signal infrastructure located within the proposed easement area.
- The attached Location & Zoning Map shows the location of the proposed easement area at the southwest corner of the intersection of Fourth Street and Portland Avenue.

Consistency with Strategic Plan:

- 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

Staff Recommendation:

The Planning and Building Services Division recommends *approval* of the requested Utility Easement in the northeast corner of the property located at 856 Fourth Street to allow maintenance of existing traffic signal infrastructure.

Fiscal Note/Budget Impact: N/A

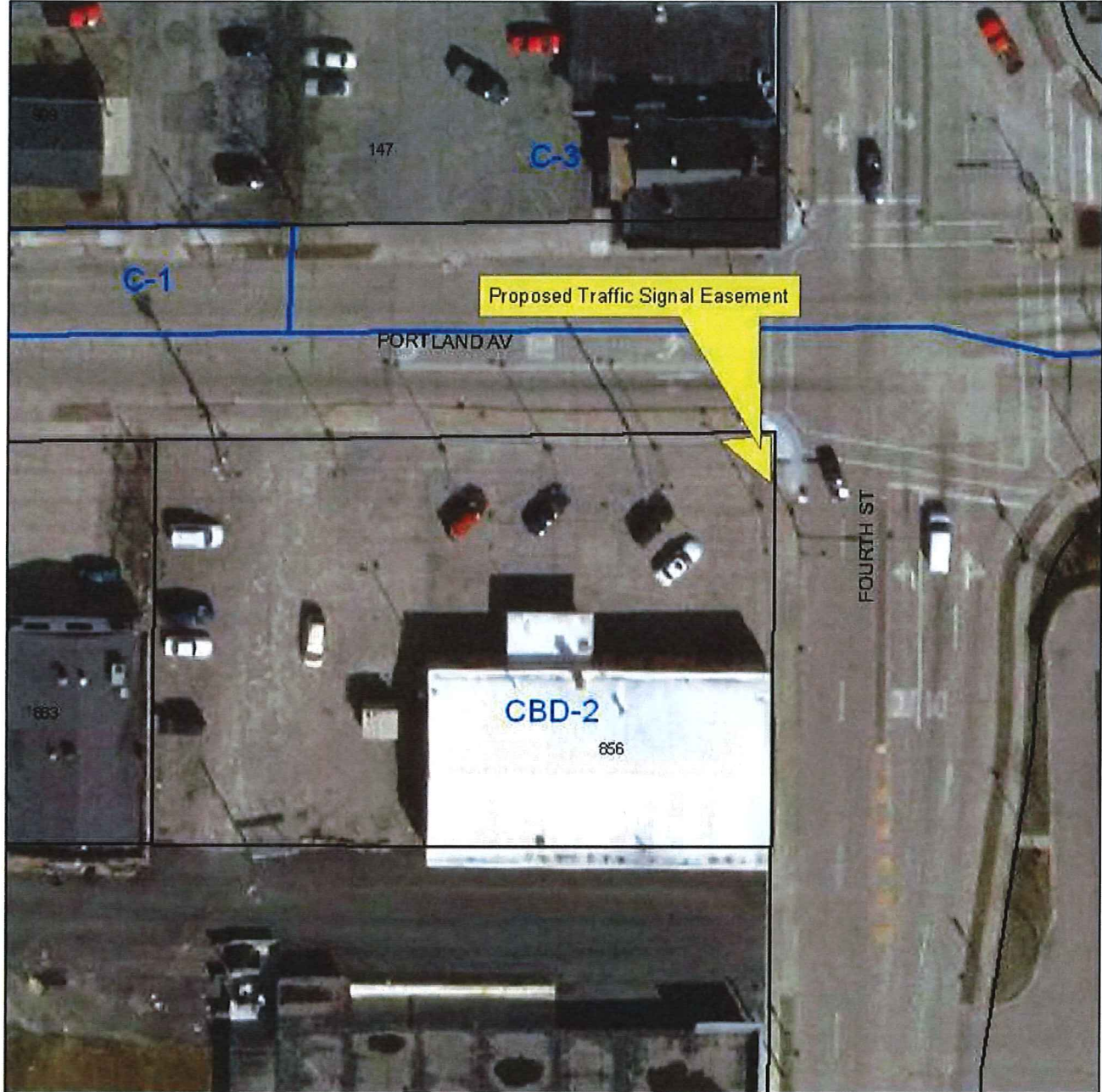
Attachments:

Location and Zoning Map, Easement Exhibit, Legal Description.

Location & Zoning Map

856 Fourth Street

RPB-2014-06



1 inch = 44 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: May 2014
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

13510230

REBECCA'S ADD.

265.73

EXHIBIT 'A'

POEPLAND AV

City of Beloit-Utility Easement

192

132

10

5
61.25

127.25

66

FOURTH ST

227.5

12

13526715

13526710

4015

9

66

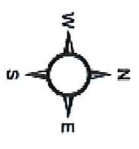
13526726

CITY OF

Rock County, Wisconsin

Legend

- CSM Boundary
- CSM Lot Line
- Corp Line
- Easement Line
- Geo Top Line
- Lot Line
- Misc Line
- Parcel Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Sub Line 400
- Water Line



1 inch = 20 feet

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Document Number	CITY OF BELOIT UTILITY EASEMENT Document Title
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This Agreement is made this _____ day of _____, 2014, by and between JLT, LLC, an Illinois corporation, with its principal office at 605 18th Street, Rockford, Illinois 61104, and the City of Beloit, a Wisconsin municipal corporation, hereinafter referred to as the "CITY".

JLT, LLC, its successors, assigns and licensees in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the CITY a perpetual utility easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate or remove electrical facilities and appurtenant equipment related to traffic signals and street lighting upon, in, over, through and across certain land owned by JLT, LLC, described as follows:

A triangle of land in the NE corner of Lot 10, Hanchett & Lawrence's Addition, to the City of Beloit, Section 35, Township 1 N., Range 12 E., Rock County Wisconsin; being 12.00 feet along the north property line, 15.50 feet along the east property line, and 19.60 feet more or less along the diagonal, containing 93 square feet.

See Exhibit 'A' attached hereto.

 (Signature)

JLT, LLC

 (Print Name)

 (Date)

State of Wisconsin)
) ss.
 _____ County)
 On the above date, this instrument was acknowledged before me by the named person(s).

 (Signature, Notary Public, State of Wisconsin)

 (Date Commission Expires)

 (Print or Type Name, Notary Public, State of Wisconsin)

This space is reserved for recording data
 Return to
City Engineer
City of Beloit
2400 Springbrook Court
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Parcel Identification Number/Tax Key Number
1352-0610