



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 23, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes for the January 9, 2019 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Zoning Map Amendment to change the zoning from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2032 E Ridge Rd
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street
[Attachment](#)
 - 4.b. Consideration of the Turtle Creek Master Plan for the property located at 1312 E Grand Avenue
[Attachment](#)
 - 4.c. Consideration of Phase 1 Improvements to Turtle Creek Park, specifically the construction of an open air pavilion and new parking area
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. 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.



Meeting Minutes
Beloit City Plan Commission
Wednesday, January 9, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present.

2. Approval of the Minutes of the December 19, 2018 Meeting

Commissioner Johnson moved to approve the minutes. Commissioner Robson seconded the motion. The motion passed, voice vote.

3. Consideration of an exception to Section 30.14(2)(c) of the Outdoor Sign Regulations to allow a temporary construction sign up to 800 square feet in area on the property located at 850 Pleasant Street (Powerhouse)

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

Chairman Faragher opened the public hearing.

Dan Schoof, 1955 Pebble Drive, Chief of Staff at Beloit College, wanted to thank City staff for getting them to where they are with the project. They have been meeting since 2011 with a variety of departments, and he has appreciated the support.

Commissioner Robson asked when the building will open for student use. Mr. Schoof stated the plan is for the building to be occupied October 2019.

Chairman Faragher closed the public hearing.

Commissioner Johnson moved to approve the Sign Ordinance Exception subject to the conditions listed in the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

4. **Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street**

Community Development Director, Julie Christensen, stated that the applicant had asked if the Commission would lay the item over until the next meeting. Ms. Christensen suggested that it be laid over until the applicant is ready to move it forward. Staff will then put it on the agenda when it is ready for action.

Commissioner Weeden moved to lay the item over indefinitely. Commissioner Robson seconded the motion.

Motion passed to lay the item over, voice vote.

5. **Consideration of a two-lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road**

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

Commissioner Weeden asked about some of the conditions from the Planned Unit Development (PUD) and how they incorporate into the CSM, specifically the condition that required at least 20 percent of the lot area should be open space. Ms. Christensen explained that not all of the conditions of the PUD will be incorporated on the CSM. They are required to be included on the Final PUD Plan or site plan. Staff will review the site plan and ensure that all conditions are met. Commissioner Weeden asked if all storm water management areas will remain on the same parcel as parking lots. Ms. Christensen said that they will and explained that the conditions of approval for the CSM indicate that it will not be signed by Planning Staff until they get easement language approved by City Engineer. Ms. Christensen mentioned Engineering has concerns approving the CSM without a final site plan due to easement locations and storm water for the site. Therefore, Planning staff will not be signing the CSM until the final site plan is approved.

Commissioner Johnson asked if anyone is able to build under the powerline. Ms. Christensen indicated that they could not. Commissioner Johnson wondered if no one can build on that what the proposed use would be. Ms. Christensen indicated that City staff thought that perhaps they might be trying to sell it to Casey's.

Commissioner Weeden asked if the Shopiere Road driveway still going to be used for a primary access point for construction traffic even if the lot is sold. Ms. Christensen indicated that there is an easement on the Casey's property for the access, and that will be required to be used for construction traffic.

Commissioner Johnson moved to approve the resolution with conditions recommended by Planning Staff. Commissioner Ruster seconded the motion. The motion passed, voice vote.

Commissioner Weeden voted against motion.

6. Status Report on Prior Plan Commission Items

Ms. Christensen stated that Comprehensive Plan Amendment for 2426 Prairie Ave was denied by City Council on Monday. Councilor Preuschl commented that he received a couple of complaints and calls from residents opposed to the proposed apartments. Ms. Christensen also indicated that the easement for the signal at Aldrich Intermediate School was approved.

7. Adjournment

Commissioner Johnson moved to adjourn the meeting. Commissioner Weeden seconded the motion.

Meeting adjourned at 7:27pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 23, 2019

Agenda Item: 3(a)

File Number: ZMA-2019-01

General Information

Applicant: Planning & Building Services Division

Owner: John & Corrine Davis

Address/Location: 2032 E. Ridge Road

Applicant's Request/Proposal: Permanent Zoning Classification of R-1A, Single-Family Residential District

Staff Analysis

Project Summary: The Planning & 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 property located at 2032 E. Ridge Road in the City of Beloit. The R-1A district is primarily intended to accommodate single-family detached dwellings on moderate to large-size lots, at typical densities of 2 to 5 units per acre.

Existing Site Conditions: The City Council adopted an Ordinance attaching the subject property to the City of Beloit on April 2, 2018. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. As staff to the Plan Commission, Planning staff has initiated this request.

Surrounding Land Use and Zoning: The subject property is located in the Turtle Ridge neighborhood, and was annexed/attached in order to connect the existing single-family home with a failing septic system to the City's sanitary sewer. Planning staff notified the owners of this permanent zoning request, which will not affect the allowable uses of the property. The subject property backs up to Milwaukee Road, and there are existing single-family homes to the west and north within the remaining Town of Turtle island. The single-family property east of the subject property (2028 E. Ridge Road) was annexed into the City and zoned R-1A in 2016.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends *Single-Family Residential – Urban* uses of the subject property. This request

is consistent with Strategic Goals #1 and #5 by creating & sustaining high-quality neighborhoods and infrastructure.

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

1. **The existing use of property within the general area of the subject property.**
The permitted uses within the R-1A district are compatible with existing uses within the surrounding low-density residential area.
2. **The zoning classification of property within the general area of the subject property.**
All of the nearby Turtle Ridge properties that have been attached/annexed into the City, including the adjacent property to the east, are zoned R-1A, Single-Family Residential. The remaining Town of Turtle properties are subject to Town zoning.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
N/A – The subject property is already zoned R-1A, but on a temporary basis.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
Although only a few Turtle Ridge properties have been attached/annexed in the past few years, this trend is likely to accelerate as existing septic systems continue to fail in this neighborhood and attachment is required in order to connect to the City’s sanitary sewer system.

STAFF RECOMMENDATION:

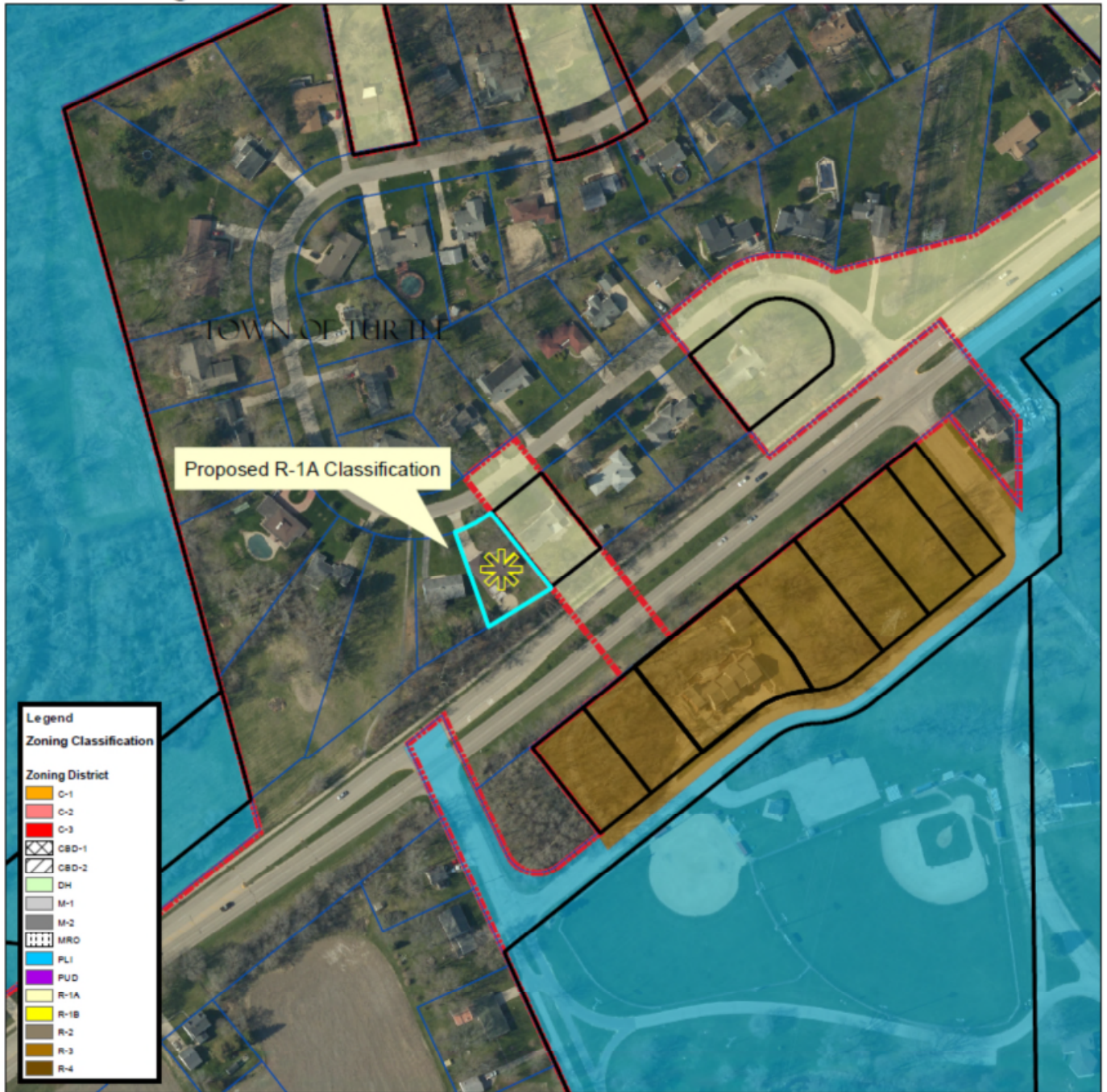
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at 2032 E. Ridge Road.

ATTACHMENTS: Location and Zoning Map, Application, Public Notice, and Mailing List

Location & Zoning Map

2032 E. Ridge Road

ZMA-2019-01



1 inch = 213 feet



Map prepared by: Drew Pennington, AICP
Date: January 2019
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-2019-01

1. Address of subject property: 2032 E. Ridge Road

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): 23060110

4. Owner of record: John & Corrine Davis Phone: _____

2032 E. Ridge Road 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: Single-Family Dwelling (Annexed on April 2, 2018)

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: Permanent zoning required by Sec. 4 of Annexation Ordinance and WI Stat.

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)
<i>Drew Pennington</i>	<i>Drew Pennington, AICP Dir. of Planning & Building Svcs</i>	<i>1/7/19</i>
(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>Jan. 23, 2019</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>1/7/19</u>
Date Notice Published: _____		Date Notice Mailed: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

January 11, 2019

To Whom It May Concern:

The Planning & 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 property located at:

2032 E. Ridge Road.

The City Council adopted an Ordinance attaching the subject property to the City of Beloit on April 2, 2018. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of temporary R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. This request will not affect the allowable uses of the subject property.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, January 23, 2019, 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, February 4, 2019, 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 Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

John & Corrine Davis
2032 E. Ridge Road
Beloit, WI 53511

Elizabeth Sanchez
2028 E. Ridge Road
Beloit, WI 53511

Jonathan & Holly Onsgard
P.O. Box 402
Orfordville, WI 53576

Siegworth Investments LLC
2233 Hickory Drive
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 23, 2019

Agenda Item: 4.a

File Number: ZMA-2018-08

General Information

Applicant: Tim Befus

Owner: Rock County Christian School

Address/Location: 916 Bushnell Street

Applicant's Request/Proposal: The applicant has submitted an application for a Zoning Map Amendment from C-1, Office to PLI, Public Lands and Institutions. The request was laid over at the December 19, 2018 meeting and January 9, 2019 meeting to allow for the applicant and neighbors to meet and discuss the request.

Staff Analysis

Project Summary: The original purpose of the Zoning Map Amendment request was to allow Rock County Christian School (RCCS) to install an electronic variable messaging (EVM) sign near the location of their existing ground monument sign. However they no longer wish to pursue the electronic variable messaging sign. The applicant would still like to proceed with the Zoning Map Amendment because he feels that the PLI, Public Lands and Institutions, zoning is a more appropriate zoning district for the property based on its use as a school.

Existing Site Conditions: The subject property is 1.29 acres in area, is used for Junior High/High School Campus for Rock County Christian School. It has two structures and a parking lot. The property is currently zoned C-1, Office District, Religious Institutions and Schools are permitted uses.

Surrounding Land Use and Zoning: The majority of properties on the north and east side of the subject property are residential land uses and zoned R-1B, Residential. To the west of the subject property is a public park zoned PLI, Public Lands and Institutions. To the south, the majority of properties are used as residential duplexes and apartments and are zoned C-1, Office with one PUD just south of the subject property.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use

Map (#10) currently designates the subject property as appropriate for office use. The Comprehensive Plan recommends the inclusion of small public and institutional uses such as parks, schools, and churches in this land use category. Therefore, the proposed Zoning Map Amendment is consistent with the Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. An amendment to the Future Land Use Map is not required. This Request supports Strategic Goal #5 by allowing a neighborhood institution to better communicate with residents and advertise events.

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

1. **The existing use of property within the general area of the subject property.**
The applicant is not proposing a change in use. To the north and east of the property are residential dwellings. To the west is Horace White Park, a public park. The properties located south are mostly duplexes and apartments with one planned unit development.
2. **The zoning classification of property within the general area of the subject property.**
The subject property is adjacent to parcels in the R-1B, Single-Family Zoning District on the north and east side. Horace White Park lies directly to the west of the subject parcel and is zoned PLI, Public Lands and Institutions District. To the south, properties are zoned PUD, Planned Unit Development District, and C-1, Office District.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.** The subject property is suitable for the uses permitted in the C-1, Office District and the PLI, Public Lands and Institutions District. However, the PLI zoning is more fitting for this type of use.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
The area surrounding the subject property is fully developed. The applicant recently constructed a major addition to the school building.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office, to PLI, Public Lands and Institutions, for the property located at 916 Bushnell Street.

ATTACHMENTS: Location and Zoning Map, Application, Public Notice, and Mailing List

Location & Zoning Map

ZMA-2018-08

916 BUSHNELL STREET



1 inch = 132 feet



Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rotman
 Date: December 2018
 For: City of Beloit Planning & Building
 Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Legend

Zoning Classification

<all other values>

REGULATION CLASSIFICATION

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

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-2018-08

1. Address of subject property: 916 Bushnell St, Beloit

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 = 56,100 square feet.

If more than two acres, give area in acres: 1.288 acres.

3. Tax Parcel Number(s): 20613660120

4. Owner of record: Rock County Christian Phone: 608 365 7378

916 Bushnell Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Tim Befus

3549 Eagle Ridge Beloit WI 53511
(Address) (City) (State) (Zip)

608 365 7378 1 608 312 3487 office@rccs.us
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-1 to: PLI

All existing uses on this property are: educational institution

7. All the proposed uses for this property are:

Principal use(s): education

Secondary use(s): serve community

Accessory use(s): _____

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

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

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

Name(s): Tim Befus Phone: 608 365 7378
9549 Eagles Ridge 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.

[Signature] / Tim Befus / 10/2/18
 (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 ^{previously paid} Amount Paid: \$275.00 Meeting Date: Dec. 19, 2018

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: Melany Pittman Date: 11/20/2018

Date Notice Published: 12/7 12/14 Date Notice Mailed: _____

December 10, 2018

NOTICE TO THE PUBLIC

To Whom It May Concern:

Tim Befus, on behalf of Rock County Christian School, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands/Institutions District, for the property located at:

916 Bushnell Street.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, December 19, 2018, 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 January 7, 2019, 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 Alex Morganroth in the Planning Division at (608) 364-6708 or rothmannh@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

DOROTHY LARSEN
475 BARN SWALLOW DR
LINDENHURST IL 60046

ELIZABETH CARPENTER
615 PARK AVE
BELOIT WI 53511

MOLLY E HARRIS
611 PARK AVE
BELOIT WI 53511

BARBARA J HIGGINS
905 BUSHNELL ST
BELOIT WI 53511

CHARLES R WILLIAMS
911 BUSHNELL ST
BELOIT WI 53511

ANDRAS & MARY BOROS KAZAI
917 BUSHNELL ST
BELOIT WI 53511

RALPH L TLACHAC
925 BUSHNELL ST
BELOIT WI 53511

MEREDITH NEWMAN
171 DAIRY RD
AMHERST VA 24521

MARY A HANSEN
620 PARK AVE
BELOIT WI 53511

FIRST CONGREGATIONAL
CHURCH
801 BUSHNELL ST ATTN: BOARD
OF TRUSTEES
BELOIT WI 535116303

WILLIAM C & JULIE C BEHLING
IV
617 HARRISON AVE BELOIT WI
53511

JOHN & PENNY YURKEW
609 HARRISON AVE
BELOIT WI 53511

MICHELLE C CROSSLEY
911 E GRAND AVE
BELOIT WI 53511

ZACHARY R & ANGELA M
NEWMAN
1011 BUSHNELL ST
BELOIT WI 53511

GARY K WEINKAUF
1822 EMERSON ST
BELOIT WI 53511

MARVIN MILNER/EDWARD
LAUGHLIN LLC
P O BOX 1161
BELOIT WI 535121161

JADA D CAMPBELL
2340 DEER PATH WAY
BELOIT WI 53511

JOSE & LINDA CARRILLO
1010 BUSHNELL ST
BELOIT WI 53511

ROGER APTED
1018 BUSHNELL ST
BELOIT WI 53511

MARY M FREY
3307 RIVERSIDE DR
BELOIT WI 535111532

OSWALDO VOYSEST
1225 BUSHNELL ST
BELOIT WI 53511

LUCAS R SCHULZ
1950 ROYCE AVE
BELOIT WI 53511

JESUS & ALICIA VERA
2369 KRUSE DR
BELOIT WI 53511

KEVIN L & RACHEL M BRAUN
426 WISCONSIN AVE
BELOIT WI 53511

SANDRA MANNING
1127 RIDGEWAY ST
BELOIT WI 53511

VIVIAN F GAVARRETE
1013 E GRAND AVE
BELOIT WI 53511

TRINA D TUCKER
1003 E GRAND AVE
BELOIT WI 53511

JAMES & PENNY RICHARDS
2723 N WOOD DR
BELOIT WI 535112226

JAMES M & SHELLY J CRONIN
1719 EMERSON ST
BELOIT WI 53511

RONALD & LILY DICKINSON
3709 OAK LANE DR
BELOIT WI 535111937

SALVADOR VALLES
1157 PRAIRIE AVE
BELOIT WI 53511

J ANTHONY GROVER
430 HARRISON AVE APT 302
BELOIT WI 53511

KENNETH D PAULSON
749 PHILHOWER RD
BELOIT WI 53511

MATTHEW D & TRESSY M
BROWN
3655 BEE LN
BELOIT WI 53511

JOHN E & MARY L DUMMER
11229 S CTY RD K
BELOIT WI 53511

JERREN RUFF
417 PARK AVE
BELOIT WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 23, 2019

Agenda Item: 4.b.

File Number: RPB-2019-01

General Information

Applicant: City of Beloit Parks and Recreation Division

Owner: City of Beloit

Address/Location: 1312 E. Grand Avenue Turtle Creek Park

Applicant's Request: The Parks and Recreation Division has requested the review and approval of the Master Plan for Turtle Creek Park located at 1312 E. Grand Avenue.

Staff Analysis

Existing Conditions: The subject property is a public park owned by the City of Beloit, 11.39-acre parcel located along the Illinois state line.

Surrounding Land Use and Zoning: There are auto sales and repair garage land uses and C-3, Community Commercial District zoning to the north. Properties located to the east are Bar/Tavern, Storage, and baseball field land uses zoned C-2, Neighborhood Commercial District. Located directly to the south is a vacant building with IH, Heavy Industrial District zoning located in South Beloit Illinois. To the west is a Storage warehouse and residential use with C-3, Community Commercial District zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Parks and Open Spaces. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Analysis: Turtle Creek Park was designated as a landmark in 1998 due to its role as a gathering place for the Beloit African-American community in the mid-twentieth century. The City's 2018-2020 Strategic Plan includes a Key Initiative to revitalize Turtle Creek Park. The Master Plan was created by staff, a consultant, and citizens of the community to revitalize this underutilized park. The Master Plan has been approved by the Park, Recreation & Conservation Advisory Committee and the Landmarks Commission.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the Master Plan for Turtle Creek Park located at 1312 E. Grand Avenue.

ATTACHMENTS: Location Map, Master Plan

Location & Zoning Map

1312 E. Grand Avenue

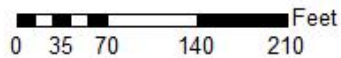
RPB-2019-01



Example of open air shelter



1 inch = 132 feet



Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION



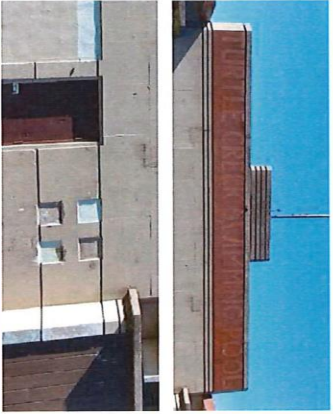
<p>AVRES ASSOCIATES 4000 W. Wisconsin Ave. Madison, WI 53713 608.223.4000 avres@avresassociates.com</p>	<p>PROFESSIONAL SEAL</p> <p>DATE: _____</p> <p>DESIGNER: _____</p> <p>PROJECT NAME: Turtle Creek Park Master Plan</p>	<p>City of Beloit WI</p> <p>Drawn By: SK Checked By: JBS File: 10242918 Date: 10/24/18 Based For: Project No. 52-0356-00 Sheet Title: _____</p>
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0 10 20 40

Sheet Number

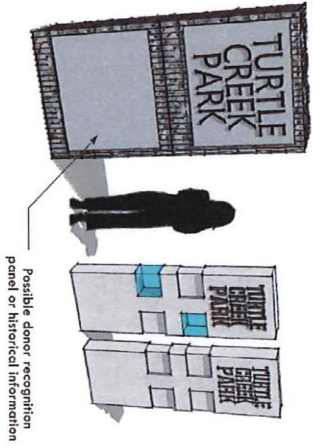
DN

DESIGN PATTERNING

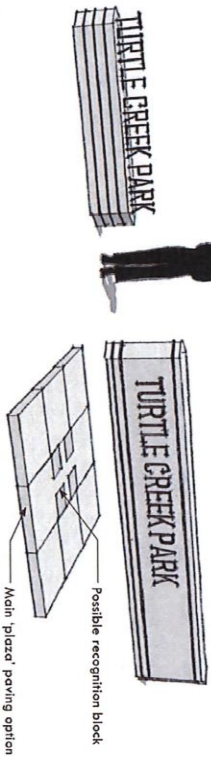


CONCEPT APPLICATIONS

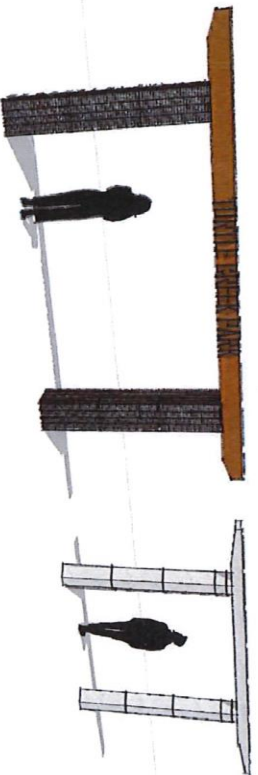
VERTICAL SIGNAGE



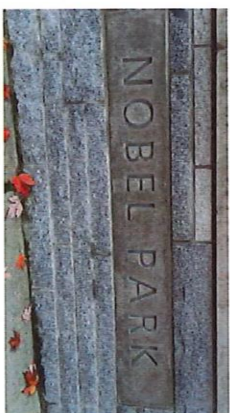
HORIZONTAL SIGNAGE & PAVING



GATEWAY



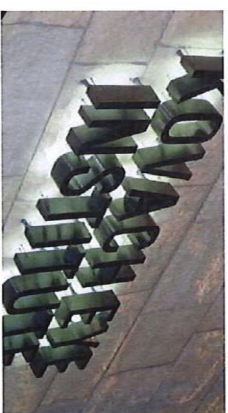
PRECEDENTS



Engraved concrete



Gabion baskets with repurposed fill



Raised letters



Carved letters

TURTLE CREEK PARK | SIGNAGE CONCEPTS

Ayres Associates Inc. | 5501 E. Turner Drive, Suite 200 Madison, WI 53718 | 608.255.0800 | www.ayresassociates.com | # 52-0423





Opinion of Probable Cost for Construction

Project: Turtle Creek Park (Park only, does not include Bathhouse renovations)

11/8/2018

Ayres #: 52-0636.00

Status: Preliminary

		OPINION OF COST			
	Item	Qty.	Unit	Unit Cost	Item Total
PHASE 1					
1	SITE PREP/EROSION CONTROL	1	LS	\$ 5,000.00	\$ 5,000
2	EARTHWORK	2213	CY	\$ 8.50	\$ 18,814
3	NEW SHELTER	960	SF	\$ 80.00	\$ 76,800
4	ELECTRICAL (NO C.C.T.V.)	1	LS	\$ 10,000.00	\$ 10,000
5	TURF	1250	SY	\$ 8.00	\$ 10,000
6	ASPHALT PAVEMENT	241	TN	\$ 70.00	\$ 16,856
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8	CURB & GUTTER	206	LF	\$ 20.00	\$ 4,120
9	CONCRETE PAVEMENT	2199	SF	\$ 7.50	\$ 16,493
10	PAVEMENT STRIPING 4"	212	LF	\$ 2.00	\$ 424
11	HANDICAP STRIPING 4"	168	SF	\$ 0.80	\$ 134
12	PAVEMENT SYMBOL	2	EA	\$ 200.00	\$ 400
13	REGULATORY SIGN	3	EA	\$ 350.00	\$ 1,050
				SUBTOTAL	\$ 173,550
				MOBILIZATION	\$ 13,884
				25% DESIGN & CONTINGENCY	\$ 46,859
				SUBTOTAL	\$ 234,293
PHASE 2					
14	SITE PREP/EROSION CONTROL	1	LS	\$ 5,250.00	\$ 5,250
15	BUILDING DEMOLITION	1	LS	\$ 15,750.00	\$ 15,750
16	REST ROOMS	575	SF	\$ 341.25	\$ 196,219
17	ELECTRICAL	1	LS	\$ 10,000.00	\$ 10,000
18	UTILITIES (WATER, SEWER)	1	LS	\$ 12,600.00	\$ 12,600
19	EARTHWORK	1246	CY	\$ 8.93	\$ 11,118
20	BIKE RACK	1	EA	\$ 1,575.00	\$ 1,575
21	ENTRY SIGN	1	LS	\$ 8,400.00	\$ 8,400
22	UNITY COLUMNS	6	EA	\$ 17,850.00	\$ 107,100
23	PICNIC TABLE (Phase1 shelter)	5	EA	\$ 3,150.00	\$ 15,750
24	GRILLS	2	EA	\$ 787.50	\$ 1,575
25	WASTE RECEPTACLE	4	EA	\$ 1,575.00	\$ 6,300
26	KIOSK	1	EA	\$ 15,750.00	\$ 15,750
27	TURF	1156	SY	\$ 8.40	\$ 9,710
28	ASPHALT PAVEMENT	104	TN	\$ 73.50	\$ 7,661
29	AGGREGATE BASE	495	TN	\$ 21.00	\$ 10,388
30	CURB & GUTTER	50	LF	\$ 21.00	\$ 1,050
31	CONCRETE PAVEMENT	6500	SF	\$ 7.88	\$ 51,188
32	PAVEMENT STRIPING 4"	180	LF	\$ 2.10	\$ 378
33	BIKE OASIS	1	LS	\$ 7,350.00	\$ 7,350
				SUBTOTAL	\$ 495,111
				MOBILIZATION	\$ 39,609
				25% DESIGN & CONTINGENCY	\$ 133,680
				SUBTOTAL	\$ 668,400

Ayres Associates

5201 E Terrace Drive, Suite 200 Madison, WI 53718 T 608.443.1200 www.ayresassociates.com

PHASE 3					
34	SITE PREP/EROSION CONTROL	1	LS	\$ 5,500.00	\$ 5,500
35	EARTHWORK	344	CY	\$ 9.35	\$ 3,218
36	SHELTER	1266	SF	\$ 88.00	\$ 111,408
37	ELECTRICAL	1	LS	\$ 16,500.00	\$ 16,500
38	PICNIC TABLE	10	EA	\$ 3,300.00	\$ 33,000
39	GRILLS	2	EA	\$ 825.00	\$ 1,650
40	WASTE RECEPTACLE	2	EA	\$ 1,650.00	\$ 3,300
41	PEDESTRIAN GATEWAYS	2	EA	\$ 16,500.00	\$ 33,000
42	TREES	12	EA	\$ 660.00	\$ 7,920
43	TURF	181	SY	\$ 8.80	\$ 1,593
44	AGGREGATE BASE	67	TN	\$ 22.00	\$ 1,478
45	CONCRETE PAVEMENT	1832	SF	\$ 8.25	\$ 15,114
				SUBTOTAL	\$ 233,681
				MOBILIZATION	\$ 18,694
				25% DESIGN & CONTINGENCY	\$ 63,094
				SUBTOTAL	\$ 315,469
PHASE 4					
46	SITE PREP/EROSION CONTROL	1	LS	\$ 5,750.00	\$ 5,750
47	ENCLOSED PAVILION	740	SF	\$ 345.00	\$ 255,300
48	ELECTRICAL	1	LS	\$ 5,000.00	\$ 5,000
49	UTILITIES (WATER, SEWER)	1	LS	\$ 5,000.00	\$ 5,000
50	FURNISHINGS	1	LS	\$ 57,500.00	\$ 57,500
51	CONCRETE PAVEMENT REPAIR	340	SF	\$ 9.20	\$ 3,128
52	TREES	5	EA	\$ 690.00	\$ 3,450
				SUBTOTAL	\$ 335,128
				MOBILIZATION	\$ 26,810
				25% DESIGN & CONTINGENCY	\$ 90,485
				SUBTOTAL	\$ 452,423
PHASE 5					
53	SITE PREP/EROSION CONTROL	1	LS	\$ 6,000.00	\$ 6,000
54	EARTHWORK	91	CY	\$ 10.20	\$ 927
55	PLAYGROUND	3681	SF	\$ 54.00	\$ 198,774
56	BENCH	6	EA	\$ 2,400.00	\$ 14,400
56	TREE	10	SY	\$ 720.00	\$ 7,200
57	TURF	200	SY	\$ 9.60	\$ 1,920
				SUBTOTAL	\$ 229,221
				MOBILIZATION	\$ 18,338
				25% DESIGN & CONTINGENCY	\$ 61,890
				SUBTOTAL	\$ 309,448
SOUTH BANK					
58	TREE CLEARING	4.5	AC	\$ 3,600.00	\$ 16,200
59	GENERAL EXCAVATION	5043	CY	\$ 10.20	\$ 51,439
60	NATURE TRAILS	1687	LF	\$ 2.40	\$ 4,049
61	TRAIL SIGNAGE	1	LS	\$ 5,500.00	\$ 5,500
62	BRIDGE	100	LF	\$ 1,200.00	\$ 120,000
63	BOARDWALK	270	LF	\$ 660.00	\$ 178,200
				SUBTOTAL	\$ 375,387
				MOBILIZATION	\$ 30,031
				25% DESIGN & CONTINGENCY	\$ 101,355
				SUBTOTAL	\$ 506,773

OTHER IMPROVEMENTS						
64		EARTHWORK	1	LS	\$ 42,000.00	\$ 42,000
65		UTILITIES (WATER, SEWER)	1	LS	\$ 42,000.00	\$ 42,000
66		ELECTRICAL	1	LS	\$ 18,000.00	\$ 18,000
67		CONCRETE PAVEMENT	3142	SF	\$ 9.60	\$ 30,163
68		CONCRETE CURB	2219	LF	\$ 21.60	\$ 47,930
69		ASPHALT PAVEMENT	622	TN	\$ 84.00	\$ 52,248
70		PAVEMENT BASE	776	TN	\$ 24.00	\$ 18,633
71		GRAVEL SERVICE DRIVE	229	TN	\$ 24.00	\$ 5,496
72		PAVEMENT STRIPING 4"	270	LF	\$ 2.40	\$ 648
73		CROSSWALK STRIPING	96	LF	\$ 10.80	\$ 1,037
74		PAVEMENT SYMBOL	6	EA	\$ 240.00	\$ 1,440
75		DETECTABLE WARNING PLATE	6	EA	\$ 480.00	\$ 2,880
76		BASKETBALL/FUTSAL COURT	1	LS	\$ 60,000.00	\$ 60,000
77		MULTI-USE TURF FIELD OUTSIDE SOFTBALL FIELD	4,000	SF	\$ 6.00	\$ 24,000
78		SOFTBALL FIELD	1	EA	\$ 78,000.00	\$ 78,000
79		BIKE RACK	2	EA	\$ 1,800.00	\$ 3,600
80		WASTE RECEPTACLE	4	EA	\$ 1,800.00	\$ 7,200
81		BENCH	10	EA	\$ 1,800.00	\$ 18,000
82		PEDESTRIAN LIGHT	18	EA	\$ 8,400.00	\$ 151,200
83		REGULATORY SIGNAGE	4	EA	\$ 600.00	\$ 2,400
84		BOAT LAUNCH	1	EA	\$ 254,400.00	\$ 254,400
85		TREES	89	EA	\$ 720.00	\$ 64,080
86		MEADOW SEEDING	52900	SF	\$ 0.18	\$ 9,522
87		TURF	3333	SY	\$ 9.60	\$ 31,997
88		BIO BASIN	635	SY	\$ 84.00	\$ 53,340
					SUBTOTAL	\$ 1,020,214
					MOBILIZATION	\$ 81,617
					25% DESIGN & CONTINGENCY	\$ 275,458
					SUBTOTAL	\$ 1,377,289

* ASSUMES A MULTI-YEAR PROJECT AND
ACCOUNTS FOR INFLATIONARY FACTORS

Note: Estimate is based on rough order of magnitude derived
from actual 2017-2018 construction costs. Estimated costs for
construction may vary based on actual market conditions.

TOTAL	\$ 3,864,095.31

TOTAL PROJECT SF	597,467
COST/SF	\$ 6.47



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: January 23, 2019

Agenda Item: 4.c.

File Number: RPB-2019-02

General Information

Applicant: City of Beloit Parks and Recreation Division

Owner: City of Beloit

Address/Location: 1312 E. Grand Avenue Turtle Creek Park

Applicant's Request: The Parks and Recreation Division has requested the review and approval of an open air shelter and additional parking.

Staff Analysis

Existing Conditions: The subject property is a public park owned by the City of Beloit, 11.39-acre parcel located along the Illinois state line.

Surrounding Land Use and Zoning: There are auto sales and repair garage land uses and C-3, Community Commercial District zoning to the north. Properties located to the east are Bar/Tavern, Storage, and baseball field land uses zoned C-2, Neighborhood Commercial District. Located directly to the south is a vacant building with IH, Heavy Industrial District zoning located in South Beloit Illinois. To the west is a Storage warehouse and residential use with C-3, Community Commercial District zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Parks and Open Spaces. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Additional Comments: Phase One of the Master Plan includes painting the existing bathhouse (future plans include demolition of building), construction of a new open air shelter, a new entrance road off St. Paul Avenue, signage along St. Paul Avenue entrance, and additional parking. Section 62.23(5) of Wisconsin State Law requires a Plan Commission to review the location and architectural design of any public building and area for parking vehicles. Phase One has been approved by the Park, Recreation & Conservation Advisory Committee and the Landmarks Commission.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of Phase one of the Master Plan for Turtle Creek Par located at 1312 E. Grand Avenue.

ATTACHMENTS: Location Map, Excerpts from Master Plan

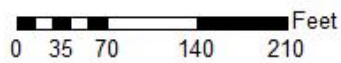
Location & Zoning Map

1312 E. Grand Avenue



RPB-2019-01



1 inch = 132 feet



Legend

-  Parcel Poly
-  City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

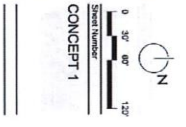
PLANNING & BUILDING SERVICES DIVISION



NOTE:
 DRAWING BASE INFORMATION DERIVED FROM:
 -GEOLOGIC DATA: MERRILL & CO. INC. 4/4/2009
 -DRAINAGE DATA: MERRILL & CO. INC. 4/4/2009
 -GIS TOPOGRAPHIC DATA

LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- CONTOUR - 5' INTERVAL
- CONTOUR - 1' INTERVAL
- 100-YEAR FLOODWAY
- ROAD



Drawn By: SK
 Checked By: JB
 Date: 10/24/2018
 Project No: 52-0036-00

City of Beloit
 WI

Turtle Creek
 Park
 Master Plan

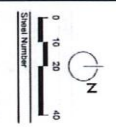
AVRES ASSOCIATES
 101 East Lodge Road
 Beloit, WI 53513
 www.avresassociates.com



AVRES ASSOCIATES
 01 East Washington
 Ames, IA 50010
 515.281.1111
 www.avresassociates.com

City of Bealett
 WI
 Turtle Creek
 Park
 Master Plan

Design By: SR
 Checked By: JB
 Date: 10/24/2018
 Project No. 52-0855.00





Example of open air shelter



Opinion of Probable Cost for Construction

Project: Turtle Creek Park (Park only, does not include Bathhouse renovations)

11/8/2018

Ayres #: 52-0636.00

Status: Preliminary

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