



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, November 20, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes from the October 23, 2019 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of Resolution approving an Extraterritorial two-lot Certified Survey for the properties located at 3232 S Riverside Drive in the Town of Beloit
[Attachment](#)
 - 3.b. Consideration of a Resolution approving a two-lot Certified Survey map for the property located at 656 Pleasant Street and portions of 627 and 714 Pleasant Street
[Attachment](#)
 - 3.c. Consideration of an Ordinance to amend Section 12.07(3) and (6) of the Subdivision Ordinance, Chapter 12 of the Code of General Ordinances of the City of Beloit pertaining to street standards
[Attachment](#)
 - 3.d. Consideration of an Ordinance to amend Sections 30.11(2)(c), (f), and (i) of the Outdoor Sign Regulations, Chapter 30 of the Code of General Ordinances of the City of Beloit relating to address signs
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. 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
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
Wednesday, October 23, 2019
7:00 PM**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00PM by Vice-Chairperson Tim Weeden. Commissioners Robson, Johnson, Ruster, and Finnegan and Councilor Preuschl were present. Commissioners Faragher and Haynes were absent.

2. MINUTES

a. Consideration of the October 9, 2019 Plan Commission minutes

Commissioner Robson moved to approve the minutes. Commissioner Johnson seconded the motion. Motion carried, voice vote.

3. REPORTS

a. Consideration of a Resolution approving a one-lot Certified Survey Map (CSM) for the properties located at 1600-1682 Park Avenue

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

Commissioner Robson commented that she asked Ms. Christensen about requiring landscaping along Park Avenue and that she explained that the parking lot was already required to have landscaping since it was a new parking lot.

Commissioner Johnson moved to approve the CSM. Commissioner Ruster seconded the motion. Motion carried, voice vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Julie Christensen stated that the City Council approved the two Zoning Map Amendments related to the PUDs for Hendricks Commercial Properties. She also indicated that the PUD Master Land Use Plan amendment on Townline and Whipple was approved. Regarding the Conditional Use Permit for the outdoor seating area on Pleasant Street, the City Council removed the condition related to the meat smoker entirely. Since the condition was just citing code requirements, it was not necessary to be a condition of approval. At the next Plan Commission meeting, there should be two ordinances; one being sign ordinance to

allow Hendricks to be able to have projecting address signs and the other being a subdivision ordinance related to street widths. The legal review has been completed on these two ordinances.

5. **ADJOURNMENT**

Motion was made by Commissioner Johnson, seconded by Commissioner Robson to adjourn the meeting. Motion passed, voice vote. Meeting adjourned at 7:10pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2019

Agenda Item: 4.a.

File Number: CSM-2019-13

General Information

Applicant: R.H. Batterman & Co. Inc., 2857 Bartells Drive Beloit, WI 53511

Owner: Elmer Benedetti

Address/Location: 3232 S. Riverside Drive, Town of Beloit

Applicant's Request: The applicant is proposing to subdivide one lot into two, to separate a garage onto a 0.23 acre parcel. The remaining parcel is approximately 1.74 acres.

Jurisdiction: Town of Beloit

Staff Analysis

Existing Conditions: The property located at 3232 S. Riverside Drive is located in the Town of Beloit north of the city limits and east of the Rock River. The 1.97-acre parcel is currently zoned B-2, Local Business District, within the Town of Beloit and is, occupied by Benedetti's Supper Club.

Surrounding Land Use and Zoning: To the south, the zoning is R-1, Single-Family Residential District, with single-family land uses. To the west, the zoning is R-1, Single-Family Residential District, with single-family land uses. To the north, the zoning is B-3; General Business District, with retail land uses. To the East, the zoning is B-3, General Business District, and has a vehicle repair land use. All adjacent properties are within the Town of Beloit.

Proposed Land Use and Zoning: The owner intends to subdivide one lot into two. The new lot will have a garage on a 0.23 acre parcel, and the remaining 1.74 acre lot will continue to be used as a restaurant for Benedetti's Supper Club.

City of Beloit Comprehensive Plan: This property is listed as Community Commercial in the Future Land Use Map from the Comprehensive Plan.

Municipal Utilities: This property is not served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts; no comments were received.

The Rock County Planning and Development Committee is currently in the process of reviewing of this CSM.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 3232 S. Riverside Drive in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2019 and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location & Zoning Map, Preliminary Certified Survey Map, City of Beloit CSM application, and Resolution.

3232 S. Riverside Drive




PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1326031,
RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGES
100-102, BEING PART OF OUT-LOT 11-31 OF THE ASSESSOR'S PLAT OF
BELOIT TOWNSHIP, SITUATED IN PART OF GOVERNMENT LOT 7 OF
SECTION 11, T. 1 N. R. 12 E. OF THE 4TH P.M., ROCK COUNTY, WISCONSIN

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE
SYSTEM, ROCK ZONE. THE EAST LINE OF THE SOUTHEAST
QUARTER OF SECTION 11-1-12 BEING S 0°19'14" E



<p>ORDER NO: 33371 BOOK: SEE FILE FIELD CREW: DRAWN BY: RHL DATE: AUGUST 5, 2019</p>	<p>FOR THE EXCLUSIVE USE OF: ELMER BENEDETTI 104 E. YOST DRIVE BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Barells Drive Beloit, Wisconsin 53511 608.365.4464 www.rbatterman.com</p> 
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File Name: J:\33300-33399\33371 - Elmer Benedetti\SURVEY\RB-DRAWING FILES

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-2019-13

1. Address of property: 3232 S. RIVERSIDE DR
2. Tax Parcel Number(s): 004 01106901
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 11, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: ELMER BENEDETTI Phone: 289 2665
104 E. YOST ST BELOIT WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH BATTERMAN Phone: 365 4464
2857 BARTELLS DR BELOIT WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 85,769 SF
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? NO
10. The present zoning classification of this property is: B2
11. Is the proposed use permitted in this zoning district: YES

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 10-17-19 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.

RH Batterman / RH BATTERMAN / 10/17/19
(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>\$170.00</u>
Scheduled meeting date: <u>Nov 6 2019</u>	
Application accepted by: <u>Melany Battmann</u>	Date: <u>10/18/19</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 3232 S. RIVERSIDE DRIVE**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map for the property located at 3232 S. Riverside Drive in the Town of Beloit, containing 1.97 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached two-lot Certified Survey Map, which pertains to the following described land:

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1326031, RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGES 100-102, BEING PART OF OUT-LOT 11-31 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP, SITUATED IN PART OF GOVERNMENT LOT 7 OF SECTION 11, T. 1 N. R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 3232 S. Riverside Drive in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2019 and a copy provided to the Planning and Building Services Division.

Adopted this 20th day of November, 2019.

James Faragher
Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2019

Agenda Item: 4.b.

File Number: CSM-2019-14

General Information

Applicant: R. H. Batterman & Co., Inc.

Owner: City of Beloit (Note: The applicant has made an offer to purchase)

Address/Location: 656 Pleasant Street and part of 627 & 714 Pleasant Street

Applicant's Request: The applicant has proposed a 2-Lot Certified Survey Map (CSM) for the properties located at 656 Pleasant Street and part of 627 & 714 Pleasant Street in the City of Beloit.

Staff Analysis

Existing Conditions: The area covered by this CSM contains a vacant church that was most recently used as the Angel Museum and the Steve Gregg Memorial Path along the river front. The City has hired H.R. Batterman to prepare a Plat of Survey to add land to the north and south of this parcel (see attachment).

Proposed Land Division:

Proposed Lot 1 will be 40,200 square feet and will contain the existing building and parking lot. A 19,600 square-foot Out-Lot will be created along the west property line of Lot 1 and along the east of the river for the bike and walking path. Multiple easements will be provided for the City including: storm sewer, bike path and lighting, public sidewalk, driveway access, and a dumpster enclosure.

City Staff has received a purchase agreement from Visit Beloit. Lot 1 is proposed to be used as a headquarters for Visit Beloit and its partners along with an event space. The applicant intends on constructing a 7,827 square-foot addition to the south of the existing building in the future. Out-Lot 1 will be retained by the City for public access to the path and river.

Surrounding Land Use and Zoning: There are commercial uses zoned CBD-2, Central Business District Fringe, to the south of the subject property. To the west across the river are commercial uses zoned M-1, Light Manufacturing District. To the north is a public parking lot zoned PLI, Public Lands and Institutions District. To the east is Beloit College with PLI, Public Lands and

Institutions District zoning. The applicant has requested a zoning change from PLI, Public Lands and Institutions to CBD-2, Central Business District Fringe. This will come before the Plan Commission at the next meeting.

City of Beloit Comprehensive Plan and Strategic Plan: The Downtown Redevelopment Plan recommends Planned Mixed Use for the subject properties. The proposed land division is consistent with this recommendation. This request supports Strategic Goal #3 by creating economic growth.

Municipal Utilities: The subject property is served by municipal utilities.

Review Agent Comments: The proposed Certified Survey Map (CSM) was sent to the City of Beloit Staff and Utility Contacts who provided the following comments:

AT&T stated they have cable along the west side of Pleasant Street north of 604 Pleasant Street and the conduit and manhole system runs under Pleasant Street along the east side of the street. Relocation of AT&T facilities may be compensable.

Engineering would like enlarged details of easements with dimensions on the final Certified Survey Map and easement provisions provided for all easements.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached 2-Lot Certified Survey Map (CSM) for the properties located at 656 Pleasant Street and parts of 627 and 714 Pleasant Street in the City of Beloit, subject to the following conditions:

1. Enlarged details of easements with dimensions shall be provided on the Final Certified Survey Map.
2. The final CSM shall be recorded with the Rock County Register of Deeds by November 30, 2019 and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Preliminary Plat of Survey, Preliminary Certified Survey Map, Site Plan, and Application.

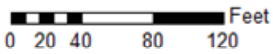
Location Map

656 Pleasant Street and Parts of 627 & 714 Pleasant Street

CSM-2019-14




1 inch = 84 feet



Legend

 Parcel Poly

 City Limits (Corp Poly)

Map prepared by: Hilary Rottmann

Date: October 2019

For: City of Beloit Planning & Building

Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

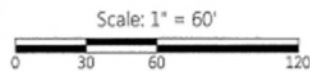
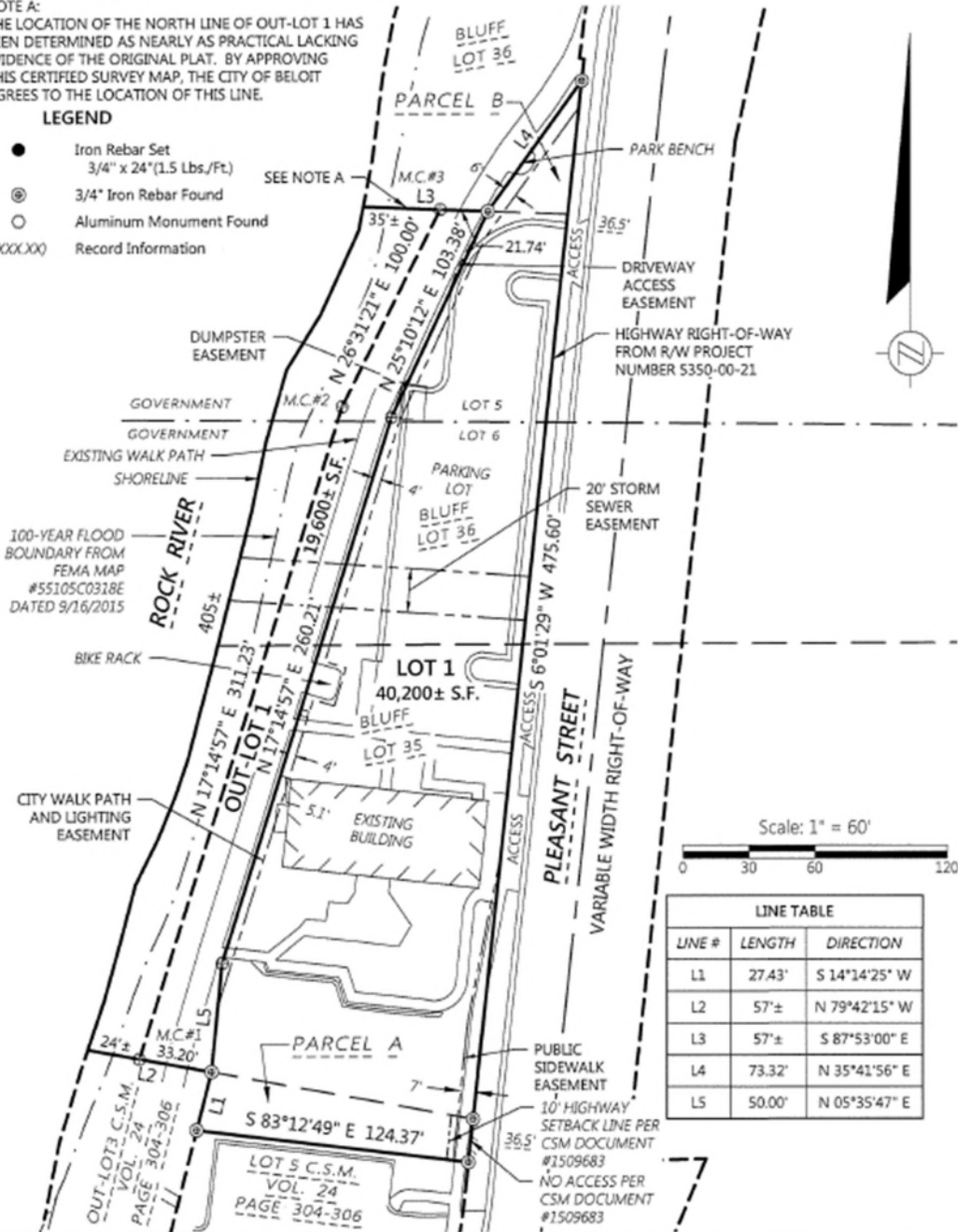
PRELIMINARY CERTIFIED SURVEY MAP

PARTS OF BLUFF LOT 35 AND BLUFF LOT 36 OF THE ORIGINAL
PLAT OF BELOIT, ALSO PARCELS A AND B AS RECORDED IN
DOCUMENT NO. _____, BEING ALL A PART OF GOVERNMENT
LOTS 5 AND 6 OF SECTION 35, T. 1 N., R. 12 E., OF THE
4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

NOTE A:
THE LOCATION OF THE NORTH LINE OF OUT-LOT 1 HAS
BEEN DETERMINED AS NEARLY AS PRACTICAL LACKING
EVIDENCE OF THE ORIGINAL PLAT. BY APPROVING
THIS CERTIFIED SURVEY MAP, THE CITY OF BELOIT
AGREES TO THE LOCATION OF THIS LINE.

LEGEND

- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- Aluminum Monument Found
- (XXX.XX) Record Information



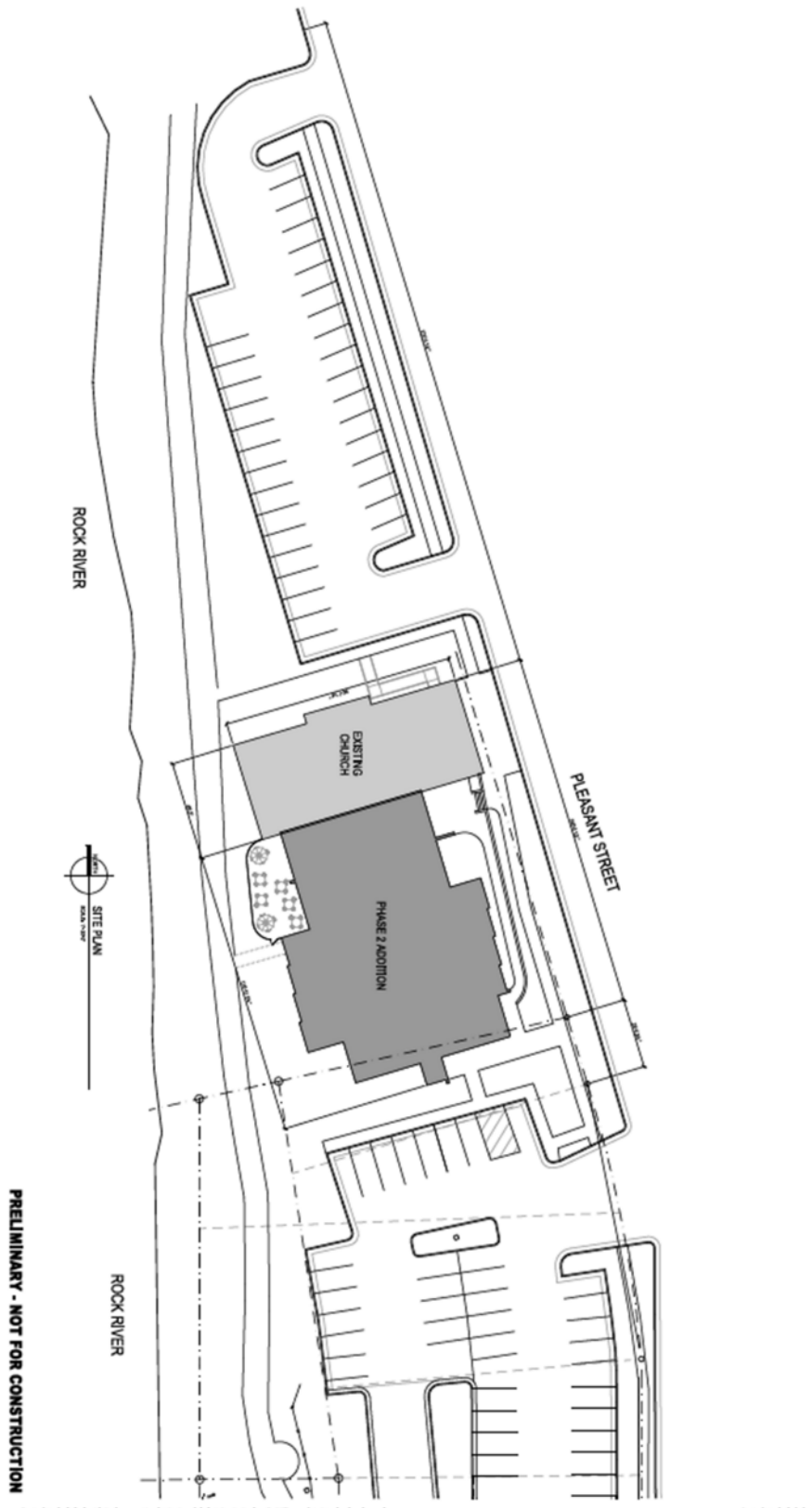
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.43'	S 14°14'25" W
L2	57'±	N 79°42'15" W
L3	57'±	S 87°53'00" E
L4	73.32'	N 35°41'56" E
L5	50.00'	N 05°35'47" E

ORDER NO: 33428 BOOK: SEE FILE FIELD CREW: KJB DRAWN BY: KJB DATE: November 11, 2019	FOR THE EXCLUSIVE USE OF: VISIT BELOIT 25 ECLIPSE CENTER #1 BELOIT, WI 53511	Batterman engineers surveyors planners 2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
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File Name: J:\31402-33428\13428 - AYA & Visit Beloit - POS Angel Museum\SURVEY\RB DRAWING FILES

DATE: 02-17-17
 PROJECT: ANGEL MUSEUM RENOVATIONS

DATE: 02-17-17
 PROJECT: ANGEL MUSEUM RENOVATIONS



PRELIMINARY - NOT FOR CONSTRUCTION

Due to electronic distribution, this drawing may not be plotted to the scale indicated on the drawing. Do NOT use work as a basis for dimensions or data.

PROJECT NUMBER	001
DESIGNED BY	SW
CHECKED BY	SW
DATE	02-17-17

ANGEL MUSEUM
 RENOVATIONS
 VISIT BELOIT
 BELOIT, WISCONSIN

Angus Young
 Architecture
 Engineering
 Interior Design

221 South Kane Street, Janesville, WI 53404-4761
 Ph: 608.742.2222 Fax: 608.742.2299
 www.angusyoung.com

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-2019-14

1. Address of property: Part of 627 Pleasant Street, 656 Pleasant Street, Part of 714 Pleasant Street
2. Tax Parcel Number(s): Part of 13533000, 13534000, Part of 13520355
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
Govt.
 In the Lot 6 Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Applicant: Beloit Convention and Visitors Bureau, Inc. Phone: 608-365-4838
~~Owner of record:~~
25 Eclipse Center Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 59,800 s.f.
8. Total area of land remaining in parent parcel: none
9. Is there a proposed dedication of any land to the City of Beloit? Easements
10. The present zoning classification of this property is: PLI / CBD-2 (Rezone all of Lot 1 to CBD-2)
11. Is the proposed use permitted in this zoning district: Yes

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 10/14/2019 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.

Kristin J Belongia / Kristin J Belongia / 10/29/2019
(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>\$170.00</u>
Scheduled meeting date: <u>11/20/19</u>	
Application accepted by: <u>Delaney Batterman</u>	Date: <u>10/31/19</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
656 PLEASANT STREET AND PARTS OF 627 AND 714 PLEASANT STREET**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map for the property located at 656 Pleasant Street and parts of 627 and 714 Pleasant Street, containing 0.92 acres, more or less, is located within the jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached two-lot Certified Survey Map, which pertains to the following described land:

PARTS OF BLUFF LOT 35 AND BLUFF LOT 36 OF THE ORIGINAL PLAT OF BELOIT, ALSO PARCELS A AND B AS RECORDED IN DOCUMENT NO. _____, BEING ALL A PART OF GOVERNMENT LOTS 5 AND 6 OF SECTION 35, T. 1 N., R. 12 E., OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 656 Pleasant Street and parts of 627 and 714 Pleasant Street, subject to the following conditions:

1. Enlarged details of easements with dimensions shall be provided on the Final Certified Survey Map.
2. The final CSM shall be recorded with the Rock County Register of Deeds by November 30, 2019 and a copy provided to the Planning and Building Services Division.

Adopted this 20th day of November, 2019.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2019

Agenda Item: 3(c)

File Number: RPB-2019-10

General Information

Applicant: Planning & Building Services Division

Owner: N/A

Address/Location: N/A

Applicant's Request: Subdivision Ordinance Amendments

Staff Analysis

Overview: City staff has drafted an Ordinance to amend six (6) sections of the Subdivision Ordinance related to design standards for new streets. The amendments are intended to address existing deficiencies in the Ordinance while lowering infrastructure costs associated with unnecessarily wide streets. The revised standards would only apply to subdivisions platted in the future after the effective date of the Ordinance.

Key Issues:

1. Section 1 of the attached Ordinance stipulates that a turnaround may be required for dead-end streets that will be extended in the future if necessary for fire department apparatus and/or trash & recycling collection.
2. Section 2 of the attached Ordinance allows the City Engineer to increase minimum street widths and alter on-street parking allowances in non-residential areas. Section 3 is a technical correction.
3. Section 4 of the attached Ordinance retains the maximum cul-de-sac length of 600 feet for residential and 900 feet for non-residential streets, but clarifies that the cul-de-sac curb radius must comply with the fire code (NFPA) and be designed to accommodate fire and DPW trucks.
4. Section 5 of the attached Ordinance provides the City Engineer with the option of requiring increased street widths and altering on-street parking allowances.
5. Section 6 of the attached Ordinance decreases the minimum street width for subcollector and minor streets to 36 and 30 feet, respectively. This section also increases the minimum right-of-way width for cul-de-sacs to 66 feet and consolidates two categories of minor streets into one with parking allowed on both sides.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached Ordinance to amend six (6) sections of the Subdivision Ordinance related to design standards for new streets.

ATTACHMENTS: Public Notice and Proposed Ordinance.



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

608-364-6700 (Office)
608-364-6609 (Fax)
beloitwi.gov
Equal Opportunity Employer

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

November 5, 2019

To Whom It May Concern:

The Beloit City Council is considering an Ordinance to amend six sections of the Subdivision Ordinance, Chapter 12 of the Code of General Ordinances of the City of Beloit. The proposed amendments are related to design standards for newly platted streets. The proposed amendments are intended to modernize the Ordinance while lowering infrastructure costs associated with unnecessarily wide streets. The revised standards will only apply to subdivisions platted in the future after the effective date of the Ordinance. A copy of the proposed amendments is attached to this notice and is available at www.beloitwi.gov in the Document Center under Public Notices.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, November 20, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

City Council: Monday, December 2, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

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, AICP in the Planning and Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

ORDINANCE NO.

**AN ORDINANCE TO AMEND SECTION 12.07(3) AND (6) OF THE
SUBDIVISION ORDINANCE, CHAPTER 12 OF THE CODE OF GENERAL
ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO STREET
STANDARDS**

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

Section 1. Section 12.07(3) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

- “(3) STREET EXTENSIONS. Proposed street rights-of-way shall extend to the boundary lines of the tract being subdivided or developed unless prevented by topography or other physical conditions or unless, in the opinion of the appropriate City approval authority, such extension is not necessary or desirable for the coordination of the layout of the subdivision or condominium development or for the advantageous development of the adjacent tracts. A turnaround may be required if it meets the standards for dead-end roads or corridors in NFPA 1, 2012 Edition or if, in the opinion of the Public Works Director, he/she deems a turnaround necessary for refuse collection or snow/ice removal operations.”

Section 2. Section 12.07(6) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

- “(6) STREET DIMENSIONAL STANDARDS. The minimum right-of-way width, roadway width, sidewalk requirements, and parking requirements for all proposed public streets shall be as specified in the following table. If the City's official map or components of the City's or metropolitan planning organization's comprehensive plan, transportation plan, or bikeways plan, provide for alternative requirements (such as an on-street bicycle lane) the City Engineer may substitute the alternative requirements for those listed in the table below. For subdivisions in non-residential zoning districts, the City Engineer may require the street width to be increased or may remove or reduce parking requirements for minor or subcollector streets.”

Section 3. Section 12.07(6)(b) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

- “(b) Cross-sections for freeways, expressways, parkways, and boulevard ~~all~~ streets shall be based upon detailed engineering studies.”

Section 4. Section 12.07(6)(c) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(c) Streets ending in a permanent cul-de-sac shall not exceed 600 feet in length in a residential or commercial development and 900 feet in length in an industrial development when measured from the centerline of the closest intersecting street up to, but not including, the cul-de-sac bulb. All permanent cul-de-sacs shall have a circular turn-around having a minimum right-of-way radius of 60 feet and a minimum outside curb radius ~~of 40 feet~~ that meets the standards established in the NFPA 1, 2012 Edition. All cul-de-sacs shall be designed to accommodate fire apparatus, solid waste vehicles, snow storage and snow/ice removal per the direction of the City Engineer.”

Section 5. Section 12.07(6)(e) of the Code of General Ordinances of the City of Beloit is hereby created to read as follows:

“(e) If any of the following conditions exist in a residential development, the City Engineer may require the street width to be increased or parking to be reduced or removed:

1. A garage with less than two parking bays
2. Less than two parking spaces being provided in front of the garage
3. A driveway in front of the garage of less than 20 feet in length
4. A density of more than five dwelling units per acre
5. Special on-street parking generators exist in or near the development, such as parks, schools, churches, commercial businesses, sports and entertainment venues, or large multi-family dwellings”

Section 6. Section 12.07(6) Table 1: Minimum Street Design Requirements of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows

Type of Street	Right-of-Way Width (feet)	Street Width (curb-face to curb-face) (feet)	Sidewalks Required ¹	On-Street Parking Allowed?
Arterial Street	100	52	Yes, both sides	No
Collector Street	70	38	Yes, both sides	Determined on a case-by-case basis
Subcollector Street	66	38 <u>36</u>	Yes, both sides	Yes, both sides
Minor Street <u>2-side parking</u>	66	36 <u>30</u>	Yes, at least one side ²	Yes, both sides
<u>Minor Street 1-side parking</u>	60	30	<u>Yes, at least one side</u> ²	<u>Yes, one side</u> ³

Cul-de-sac	60-66	30, if one-side parking	Yes, at least one side if over 400 feet in length ³	Yes, one side ²
Alley	16	12	No	No

(Am. #3051)

NOTES:

¹ All sidewalks shall be concrete and 5 feet in width.

~~² One-sided parking shall be located on the south and east sides of the street unless otherwise determined by the City Engineer.~~

³ One-sided sidewalks shall be located on the north and west sides of streets unless otherwise determined by the City Engineer.

Adopted this ___ day of November, 2019.

CITY COUNCIL FOR THE CITY OF BELOIT

By: _____
Regina Dunkin, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk-Treasurer

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 20, 2019

Agenda Item: 3(d)

File Number: RPB-2019-11

General Information

Applicant: Planning & Building Services Division

Owner: N/A

Address/Location: N/A

Applicant's Request: Sign Ordinance Amendments

Staff Analysis

Overview: Planning staff has drafted an Ordinance to amend three sections of the City's Sign Ordinance, Chapter 30 of the Code of General Ordinances. The proposed amendments will allow zero-setback buildings to have projecting address signs up to ten (10) square feet in area, subject to certain dimensional standards.

Key Issues:

1. This request was originally submitted by Hendricks Commercial Properties (HCP), in their attempt to increase the navigability of the Ironworks Campus with all of its new tenant spaces and somewhat hidden entrances. An example of the proposed address signs at Ironworks is attached.
2. The current Sign Ordinance limits the size of address signs to two (2) feet, and does not allow them to project/extend beyond the property line over the right-of-way unless located in the Central Business District (CBD). If a business in the CBD elects to erect a projecting address sign, the current Ordinance counts that sign against their overall sign allowance, which can discourage this practice.
3. The proposed Ordinance will allow buildings on the lot line (a/k/a zero-setback buildings) anywhere in the City to install a projecting address sign that does not count against their overall sign allowance. The projecting address sign must be at least ten (10) feet above the sidewalk and may not extend more than five (5) feet from the building. Further, the sign must be set back at least two (2) feet from the curb line. Address signs do not require a Sign Permit.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached Ordinance to amend Sections 30.11(2)(c), (f), and (i) of the Outdoor Sign Regulations (i.e. Sign Ordinance), Chapter 30 of the Code of General Ordinances, relating to Address Signs.

ATTACHMENTS: Photo of Projecting Address Sign, Public Notice, and Proposed Ordinance.





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

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Equal Opportunity Employer

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

November 5, 2019

To Whom It May Concern:

City of Beloit staff has drafted an Ordinance to amend three sections of the City's Sign Ordinance, Chapter 30 of the Code of General Ordinances. The proposed amendments will allow zero-setback buildings to have projecting address signs up to ten square feet in area, subject to certain dimensional standards. The proposed Ordinance is available on the City's website at www.beloitwi.gov under Document Center > Public Notices > 2019.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, November 20, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

City Council: Monday, December 2, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

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, AICP 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.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTIONS 30.11(2)(c), (f), and (i) OF THE OUTDOOR SIGN REGULATIONS, CHAPTER 30 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO ADDRESS SIGNS

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

Section 1. Section 30.11(2)(c) of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

“(c) Not exceed 2 ten (10) square feet in area. No “on-premises, sign area bonus” applies to address signs.”

Section 2. Section 30.11(2)(f) of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

“(f) Not be subject to setback requirements, except that address signs may project from a zero-setback building, provided that it shall be at least ten (10) feet above any sidewalk beneath, no higher than the roofline of the building, and shall project no further than five (5) feet horizontally from the wall of the building while maintaining a setback of at least two (2) feet from the curb line.

Section 3. Section 30.11(2)(i) of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

“(i) Not be counted as a primary or secondary, on-premises sign, or a Projecting Sign.”

Section 4. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this _____ day of November 2019.

CITY COUNCIL FOR THE CITY OF БЕЛОIT

By: _____
Regina Dunkin, Council President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk-Treasurer

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____