



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 17, 2020**

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Members of the media or the public may participate in the open session portion of this agenda by calling 1 (224) 501-3412, access code 654-371-317 . All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to planning@beloitwi.gov by 12:00 noon on Wednesday, June 17, 2020.

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the May 20, 2020 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located on S Sage Street in the Town of Turtle
[Attachment](#)
4. PUBLIC HEARINGS
 - 4.a. Consideration of an amendment to a Planned Unit Development (PUD) Master Land Use Plan for the property located at 2311 Winchester Drive to reduce the street side setback from 30 feet to 15 feet to allow the construction of a single-family home
[Attachment](#)
 - 4.b. Consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations to allow a secondary, on-premises sign larger than 30 square feet in area for the property located at 1255 Gateway Boulevard
[Attachment](#)
 - 4.c. Consideration of a Planned Unit Development Master Land Use Plan to allow multiple buildings on one combined parcel for the properties located at 1405 Cranston Road and 2213 Advance Drive
[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.



**MINUTES
PLAN COMMISSION
City Hall Forum
100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, May 20, 2020**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Weeden at 7:03PM. Commissioners Weeden attended in person. Commissioners Finnegan, Ruster, Robson, and Councilor Preuschl were available on the phone. Commissioner Haynes and Johnson were absent.

2. MINUTES

2.a. Consideration of the minutes of the May 6, 2020 Plan Commission meeting

Commissioner Robson made a motion, seconded by Commissioner Ruster to approve the minutes. Roll call vote (4-0), motion passed.

3. PUBLIC HEARINGS

3.a. Consideration of a Zoning Map Amendment to change the zoning from M-2, General Manufacturing District, to C-1, Office District, for the property located at 1195 Prince Hall Drive

Julie Christensen presented the staff report and recommendation.

Commissioner Weeden asked Ms. Christensen if there were any comments that came from the public, and she stated that there were none.

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Robson to approve the Zoning Map Amendment. Roll call vote (4-0), motion passed.

3.b. Consideration of an amendment to a Conditional Use Permit to allow nightly rental of the rooms in the Rooming House located at 1105 E. Grand Avenue

Julie Christensen presented the staff report and recommendation.

Commissioner Robson asked if carbon monoxide detectors were included with the smoke detectors. Ms. Christensen stated yes to both of them.

Commissioner Weeden asked if each room had a bathroom. Ms. Christensen stated it is basically a big house with shared bathrooms.

Commissioner Weeden asked Ms. Christensen if there were any comments that came from the public, and she stated that there were none.

Commissioner Weeden opened the public hearing.

Josue Sandoval, 625 Wisconsin Avenue, the applicant, stated there are four bathrooms total: one private bathroom upstairs and downstairs, one public bathroom shared for three rooms, and one and a half bathrooms downstairs. Commissioner Weeden asked if this is limited to men only or men and women. Mr. Sandoval stated it is up to the travelers. They have the option to have a more private section or a room that will have a bathroom used by other travelers.

Councilor Preuschl said the place is looking nice and hopes the applicant has great success.

Commissioner Robson asked what the rental rate was. Mr. Sandoval stated that the rooms with shared bathrooms go for \$39 a night, the rooms with a private bathroom for \$49 a night, and the rooms with a bathroom and kitchen go for \$59 a night. Commissioner Weeden asked how long and why Mr. Sandoval expanded and changed the services under the conditional use permit. Mr. Sandoval stated that he has been doing the expanded service since last year, and he was not informed that he needed a permit for nightly basis not a monthly basis.

Commissioner Robson asked how long the process is to get a permit for the nightly basis rental permit. Mr. Sandoval stated he is in the process right now of getting it and is not sure how long.

Commissioner Weeden closed the public hearing.

Motion made by Councilor Preuschl to amend the proposed conditions to require the applicant to comply with the Rock County license requirements, seconded by Commissioner Ruster. Roll call vote (4-0), motion passed.

Motion made by Councilor Preuschl, seconded by Commissioner Ruster to approve conditional use permit as amended. Roll call vote (4-0), motion passed.

4. REPORTS

4.a. Consideration of a two-lot Extraterritorial Certified Survey Map for the property located at the intersection of Ravine Drive and Natures Ridge Road in the Town of Beloit

Julie Christensen presented the staff report and recommendation.

Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the CSM. Roll call vote (4-0), motion passed.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen stated the City Council approved the conditional use permit for the school age daycare at 1230 House St, the Planned Unit Development for 2426 Prairie Ave, the conditional use permit for the Lincoln Academy, the Eagles Ridge Plat, the Eagles Ridge Development Agreement, and the Whipple Development Agreement. Next meeting is expected to have one item and be held on June 3, 2020.

6. ADJOURNMENT

Motion made by Robson, and seconded by Ruster to adjourn the meeting. Motion carried, voice vote (4, 0). Meeting was adjourned at 7:40PM.

Respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 17, 2020

Agenda Item: 3.a

File Number: CSM-2020-11

General Information

Applicant: Combs & Associates

Owner: David A & Barbara A Tillery

Address/Location: Parcel Numbers: 6-19-1170.117 & 6-19-1170.118 on S. Sage Street

Applicant's Request: The applicant has proposed a 1-Lot Certified Survey Map (CSM) for S. Sage Street in the Town of Turtle.

Staff Analysis

Existing Conditions: The current use of the area covered by this CSM is vacant platted land for Single-Family Residences.

Proposed Land Division: The intent of the proposed CSM is to take the two lots and reconfigure them to create one larger for a future single-family home.

Surrounding Land Use and Zoning: There are vacant land uses to the north, east and west of the subject property. The properties to the north, east and west are zoned R-R, Rural Residential. To the south there are agricultural uses zoned AE, Exclusive Agriculture all located in The Town of Turtle subject to Town zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map states these properties are located in the Municipal Boundaries and recommends – Single-Family Residential-Exurban for the subject properties.

Municipal Utilities: The subject properties are not currently served by municipal utilities.

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

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the properties located S. Sage Street in the Town of Turtle, subject to the following condition:

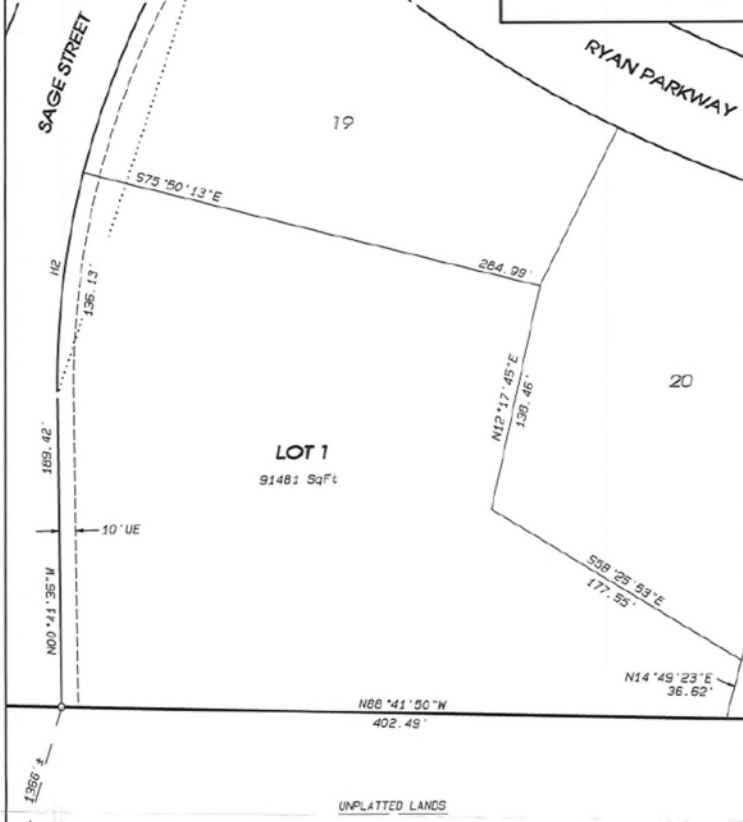
1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Preliminary Certified Survey Map, Plat of Vacation, Application, and Resolution.

LOCATION MAP



PRELIMINARY CERTIFIED SURVEY MAP
 LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 27, T.1N., R.13E. TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



CURVE TABLE:

CURVE	R	Δ	ARC	CHD BRG	CHD	TAN BRG
H2	525.00'	14°51'23"	136.13'	N06°44'05"E	135.75'	S14°09'47"W 500°41'36"E

NOTES:
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASES OF BEARINGS IS ASSUMED.
 Project No. 120-164 For: Tillery, David

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

179 K. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 726-0575
 fax: 608 726-0534

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-2020-11
- Address of property: Lots 17 & 18 S. Sage Street, Beloit Wisconsin.
 - Tax Parcel Number(s): 6-19-1170.117 & 6-19-1170.118
 - Property is located in (circle one): City of Beloit or ~~Town of Turtle~~; ~~Beloit~~; ~~Rock~~ or ~~LaPrairie~~
 In the NW Quarter of Section 27, Township 1 North, Range 13 East of the 4th P.M.
 - Owner of record: David A. & Brabara A. Tillery Phone: (815) 494-3390 or (815) 289-7112
7922 Shirland Road, Rockton, IL 61072-9697
(Address) (City) (State) (Zip)
 - Surveyor's name: Combs & Associates, Inc. Phone: (608) 752-0575
109 W. Milwaukee Street, Janesville, WI 53548
(Address) (City) (State) (Zip)
 - Number of new lots proposed with this land division is 1 lot(s).
 - Total area of land included in this map: 2.10 Acres Combine lots 17 & 18
 - Total area of land remaining in parent parcel: _____
 - Is there a proposed dedication of any land to the City of Beloit? No
 - The present zoning classification of this property is: RR
 - 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 _____ 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.

Robb J. Clark Agent 5/6/2020
(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>1100.00</u>
Scheduled meeting date: <u>June 3, 2020</u>	
Application accepted by: <u>Deborah Patterson</u>	Date: <u>5/10/2020</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED ON S. SAGE 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 extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for the properties located on S. Sage Street, contain 2.10 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 one-lot Certified Survey Map, which pertains to the following described land:

LOTS 17 & 18 OF TURTLE CREEK ESTATES, THE NW ¼ OF THE NW ¼ AND THE NE ¼ OF THE NW ¼ OF SECTION 27, T. 1N., R. 13E. TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the properties located on S. Sage Street, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2020 and a copy provided to the Planning and Building Services Division.

Adopted this 3rd day of June, 2020.

Plan Commission

Timothy Weeden,
Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 17, 2020

Agenda Item: 4(a)

File Number: PUD-2020-03

General Information

Applicant: John Knabe of Acadia Homes

Owner: Intrinsic I, LLC

Address/Location: 2311 Winchester Drive (Vacant Lot)

Applicant's Request/Proposal: John Knabe of Acadia Homes has submitted an application to amend a Planned Unit Development (PUD) - Master Land Use Plan to reduce the street side setback from 30' to 15' to allow construction of a new single-family home on the lot located at 2311 Winchester Drive.

PUD Amendment Details: The subject property was subdivided and improved as part of the Walnut Grove PUD, which established a minimum front and street side setback of 30 feet. The subject property is an 80' wide x 141' deep corner lot, and the applicant has proposed the construction of a new spec home with an attached garage and driveway facing Deer Path Way. The front of the proposed home will face Winchester Drive and will meet the minimum 30-foot setback as shown on the attached site plan. However, the proposed street side setback on Deer Path Way is 15 feet. The applicant is John Knabe, formerly of New Leaf Homes. John recently started his own construction company named Acadia Homes, and he has made accepted offers to purchase and develop spec homes on several of the remaining vacant lots in the Walnut Grove subdivision. The current property owner (seller) is Intrinsic I LLC, who has been developing duplex condos along Walnut Street during the past few years.

Staff Analysis: The Walnut Grove Subdivision includes several vacant lots along Deer Path Way, including the subject property. There has been consistent development activity in the area during the past 5 years, but it has been the construction of duplex condos along Walnut Street. Of the three other properties at the corner of Winchester and Deer Path Way, there are single-family homes on all of them and each complies with the minimum 30-foot setbacks. The other three developed lots at this intersection are similarly sized to the subject property. However, all three lots are oriented north-south whereas the subject property is oriented east-west as shown on the attached map. The applicant is not seeking a variance, so is not required to prove a true and actual hardship in order to get relief from the 30-foot setback. The PUD criteria below apply. A Public Notice was published in the *Beloit Daily News* as a Class II notice and posted on the City's website as required.

Review Agent Comments: The review agents have reviewed the proposed PUD and offered the following comments:

- **Fire Department:** While not required, a walkway to the front door from Winchester would be ideal.
- **Engineering:** No issues with the setback request, but the maximum driveway width is 20 feet.

PUD Master Land Use Plan Review Criteria: Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The City's housing market continues to be extremely strong, and more single-family homes of all types and price points are needed to meet existing and projected demand. Beloit-area realtors report that spec homes are particularly demanded, and that is exactly what the applicant intends to construct. The infrastructure serving the subject property was constructed more than a decade ago, which means that deferred special assessment costs and new construction costs have both risen sharply, requiring flexibility in order to make single-family development possible. The applicant will meet the front setback of 30 feet, and is only seeking relief on the street side where there will be no negative impact upon nearby property owners.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

The proposed PUD will provide for efficient use of public utilities and vacant land, and will be an attractive addition to Beloit's Walnut Grove neighborhood.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

The property is already served with the necessary utilities and facilities.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The proposed development is consistent with the Comprehensive Plan's recommendations to develop the site as single-family residential. The subject property is already zoned PUD.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

The proposed amendment will allow the construction of a single-family spec home on a long-vacant lot, which will add supply to an under-supplied housing market, add tax base, and facilitate the development of a complete Walnut Grove neighborhood.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of an amended PUD – Master Land Use Plan to reduce the street side setback from 30' to 15' to allow construction of a new single-family home on the lot located at 2311 Winchester Drive, subject to the following conditions:

1. The applicant shall obtain all required Building Permits and commence construction of a home on the subject property within one year of this approval.
2. The maximum driveway width shall be 20 feet as required by City Ordinance.
3. All other requirements of the original Walnut Grove PUD approval remain in full force and effect.
4. 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 PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

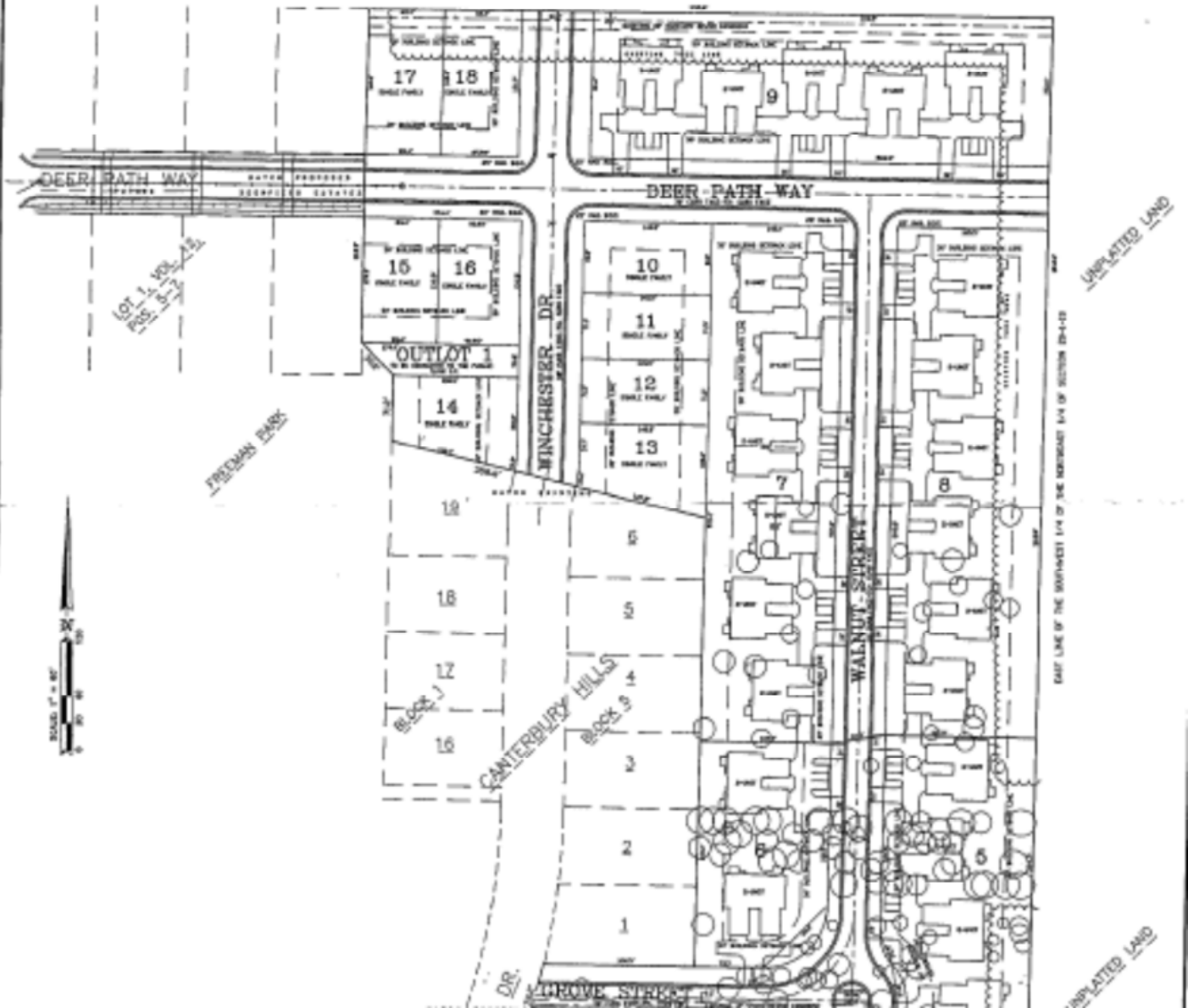
ATTACHMENTS: Location Map, Existing PUD Plan, Proposed Site Plan, Application, and Public Notice.



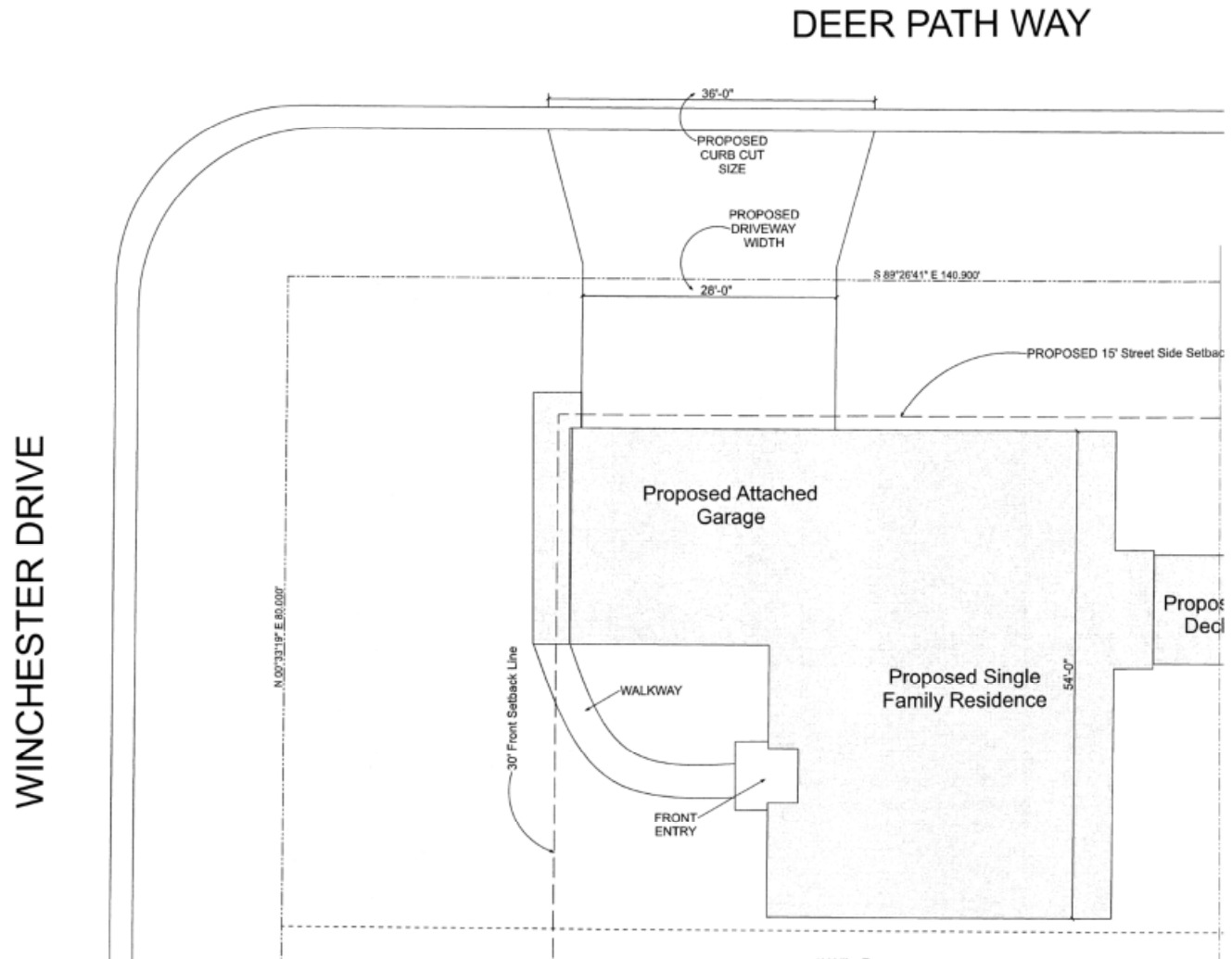
PUD MASTER LAND USE PLAN
WALNUT GROVE

LOT 2 OF A CERTIFIED SURVEY MAP, RECORDED AS DOCUMENT NO. 980076 IN VOLUME 11 ON PAGES 355-357,
ALSO LOT 2 OF A CERTIFIED SURVEY MAP, RECORDED AS DOCUMENT NO. 999142 IN VOLUME 12, PAGES 5-7
OF CERTIFIED SURVEY MAPS, ALSO BEING A PART OF THE NORTHEAST 1/4 OF SECTION 20, T. 1 N., R. 13 E.
OF THE 4TH P.M. CITY OF BELoit, ROCK COUNTY, WISCONSIN.

AMENDED PUD PLAN



Proposed Site Plan



CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: 14D-200-03

1. Address of subject property: 2311 WINCHESTER DRIVE

2. Legal description: LOT 10 OF WALNUT GROVE PLAT NO. 2

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 11,272 S.F.

4. Tax Parcel Number(s): 22020785

5. Owner of record: INTRINSIC I LLC Phone: _____

4447 E. FALCON DR. BYRON IL 61010
(Address) (City) (State) (Zip)

6. Applicant's Name: ACADIA HOMES LLC

P.O. Box 15386 LOVES PARK IL 61132
(Address) (City) (State) (Zip)

(Office Phone #) / 608-921-7708 / JOHNKNABE.CONSTRUCTION@GMAIL.COM
(Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: VACANT LOT

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) A-RESIDENTIAL Zoning District.

9. A Preapplication Conference was held on: _____.

10. All the proposed use(s) for this property will be:

Principal use(s): SINGLE FAMILY HOME W/ATTACHED GARAGE + WOOD DECK

Secondary use(s): _____

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. REQUESTING A REDUCTION OF THE STREET SIDE SETBACK FROM 30' TO 15'. REQUESTING DRIVEWAY WIDTH TO BE 28'. REQUESTING CURB CUT TO BE 36'.

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. THE LARGER HOME THAT CAN BE BUILT WILL INCREASE THE PROPERTY TAX BASE.


13. Project timetable: Start date: JULY 2020 Completion date: DECEMBER 2020

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

- () Owner
- () Leasehold, length of lease: _____
- (X) Contractual, nature of contract: VACANT LAND OFFER TO PURCHASE
- () 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.

(Signature of Owner)	(Print name)	(Date)
	<u>JOHN KNABE</u>	<u>5/20/2020</u>
(Signature of Applicant, if different)	(Print name)	(Date)
<u>AS AGENT OF ACADIA HOMES LLC</u>		

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 & 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 \$200.00 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: \$200.00	Amount paid: <u>\$200.⁰⁰ via CC</u>	Meeting date: <u>June 17, 2020</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Donna Perinista</u>		Date: <u>MAY 21 REC'D</u>

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 3, 2020

To Whom It May Concern:

John Knabe of Acadia Homes has submitted an application to amend a Planned Unit Development (PUD) - Master Land Use Plan to reduce the street side setback from 30 feet to 15 feet to allow construction of a new single-family home on the lot located at:

2311 Winchester Drive.

The subject property was subdivided and improved as part of the Walnut Grove PUD, which established a minimum front and street side setback of 30 feet. The subject property is an 80' wide x 141' deep corner lot, and the applicant has proposed the construction of a new spec home with an attached garage and driveway facing Deer Path Way. The front of the proposed home will face Winchester Drive and will meet the minimum setback as shown on the attachment.

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

City Plan Commission: Wednesday, June 17, 2020, 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, July 6, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 17, 2020

Agenda Item: 4(b)

File Number: SOE-2020-01

General Information

Applicant: Bruce Hollar of D’Onofrio Kottke and Associates

Owner: Peyton Paisley WI LLC

Address/Location: Amazon Distribution Facility, 1255 Gateway Blvd

Applicant’s Request: Exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow a secondary, on-premises sign larger than 30 square feet in area.

Staff Analysis

Amazon Sign Package: A 1.3 million square-foot Amazon Distribution Facility is under construction on the subject property. The applicant has proposed two wall signs on the front (north-facing) side of the building. The first proposed sign is 292 square feet in area and classified as the Primary Sign, which is allowed by the Sign Ordinance. The second proposed wall sign is 260 square feet, and is the subject of this request.

Sign Details: The Primary Sign (labeled AS-1 on the attachment) is the “smile” logo in blue channel letters above the main office entrance. The proposed wall sign is 292 square feet, which is allowed by the Sign Ordinance. Proposed Secondary Sign #1 (labeled AS-2) is the word “Amazon” and a smaller “smile” logo in blue channel letters at the eastern end of the front (north-facing) façade. As you look at the building from the front, this proposed 260 square-foot sign is at the far left of the building.

Applicant’s Hardship Argument: According to the applicant, the size of the building, length of the northern façade, and setback distance from the roadway would all contribute to poor sign visibility if the secondary sign were limited to 30 square feet. According to the Sign Ordinance, the Plan Commission may grant an exception if it determines that compliance will create an economic hardship, the hardship is not self-created, and the exception will not undermine the purpose of the Sign Ordinance or the public interest.

Exception Standards: Section 30.48(2) of the Sign Ordinance outlines standards for granting an exception. The Ordinance states that the Plan Commission may grant an exception if it determines that:

- a. *Compliance with the strict letter of the Sign Ordinance would create an economic hardship by either unreasonably restricting an on-premises sign*

owner from advertising a business or rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign.

- Given the massive scale and layout of this regionally significant development, limiting the secondary wall sign to only 30 square feet would be unnecessarily burdensome. Visibility of the main entrance (and primary sign) is restricted by pre-existing buildings along Colley Road, so the visibility of a second large wall sign is paramount.
- b. *The hardship is not self-created.*
- The hardship is due to the tremendous scale (1.3 million square-foot) and setback (600 feet) of the structure, which would render a 30 square-foot sign ineffective. In addition, the tenant requires brand consistency to assist in navigation for all visitors to the site.
- c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
- The primary sign, two of the three secondary signs and the directional signs will comply with the Sign Ordinance.
 - While the proposed secondary wall sign is relatively large at 260 square feet, it is completely proportional to the size of this massive building and is therefore consistent with the intent of the Ordinance.

STAFF RECOMMENDATION:

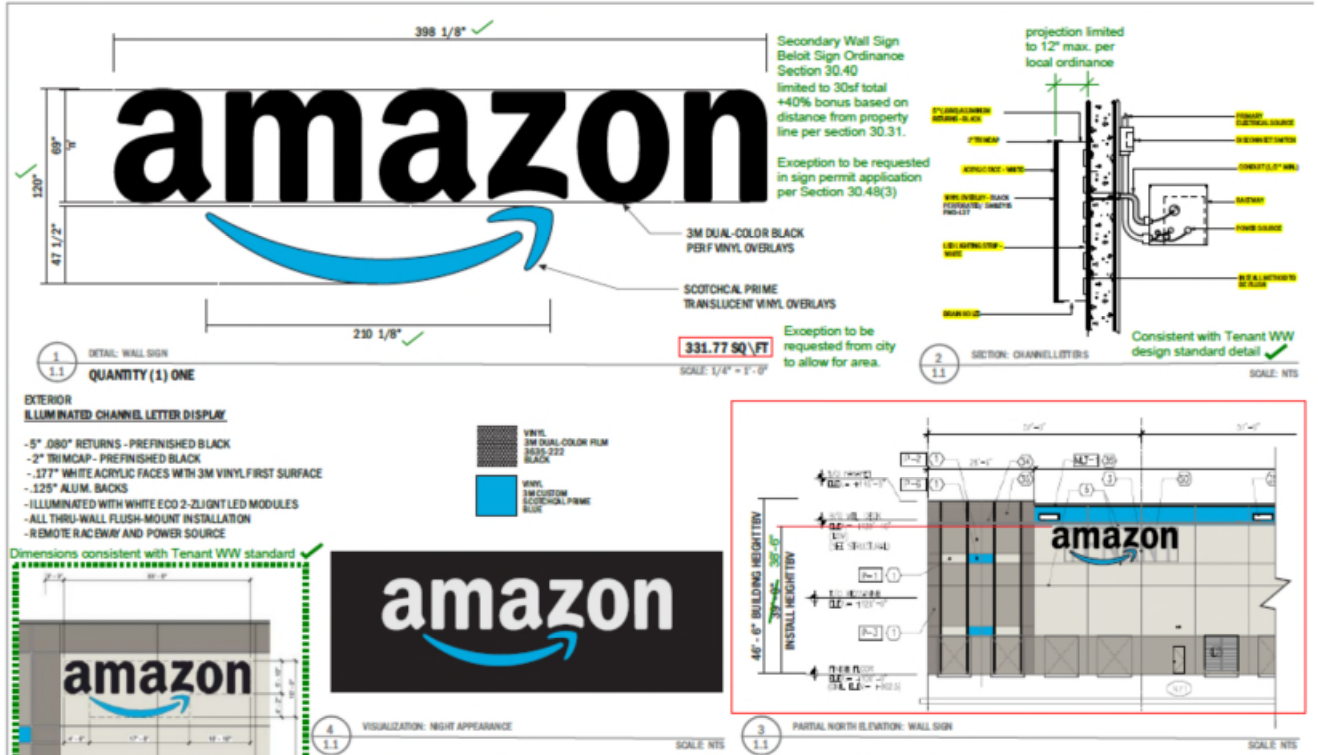
The Planning & Building Services Division recommends **approval** of an exception to Section 30.40(2)(c) of the Sign Ordinance to allow a secondary, on-premises sign larger than 30 square feet in area, for the Amazon property located at 1255 Gateway Blvd, based on the above Findings of Fact and subject to the following conditions:

1. This approval authorizes a secondary, on-premises wall sign consisting of channel letters as depicted on the rendering labeled AS-1 of the submitted sign package. A Sign Permit is required prior to construction of any and all signs.
2. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

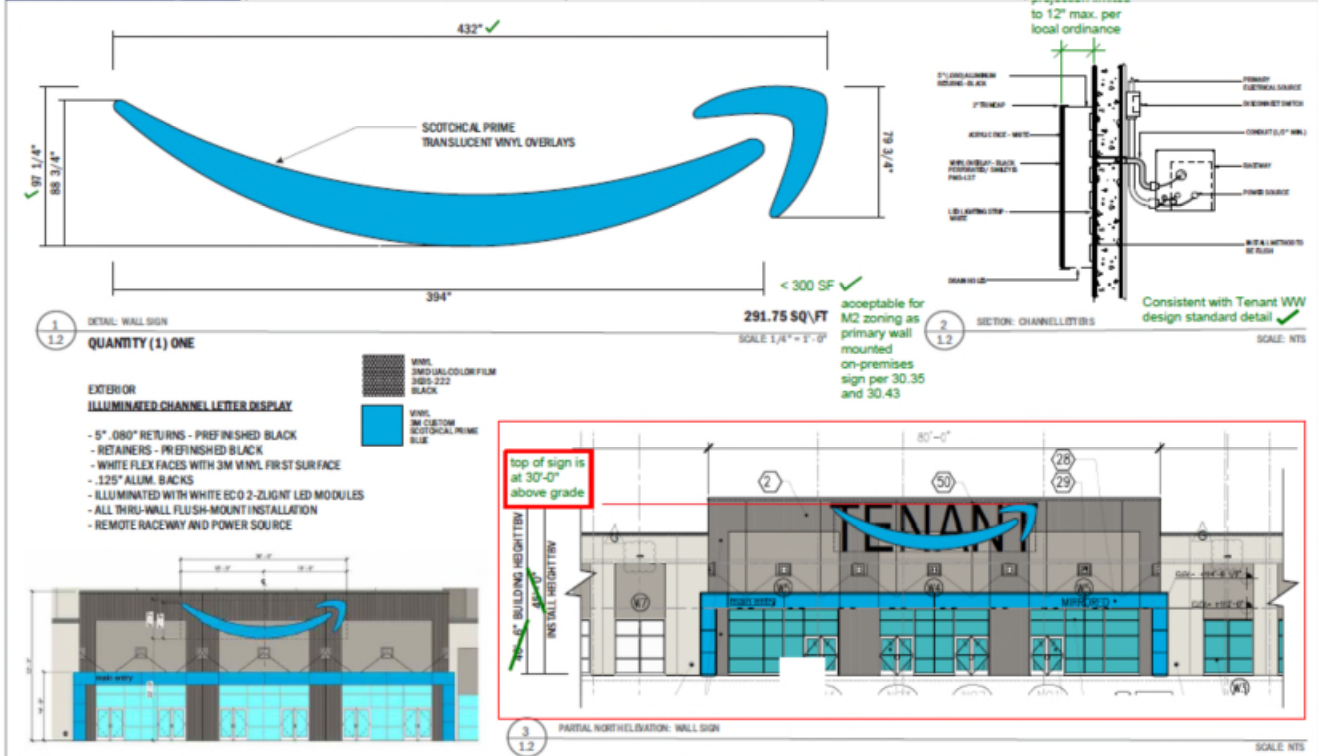
ATTACHMENTS: Building Photos, Sign Renderings, Application, Public Notice, and Resolution.

Photos Taken 6/10/20





LANDMARK Architectural Signs	ALL SIGNAGE INSTALLATIONS, REPRESENTATION AND USE OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF LANDMARK ARCH. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGE TO ANY AND ALL PROPERTY OR PERSONS IN CONNECTION WITH THE USE OF THIS DOCUMENT. LANDMARK ARCH. DOES NOT ACCEPT ANY LIABILITY FOR ANY AND ALL DAMAGE TO ANY AND ALL PROPERTY OR PERSONS IN CONNECTION WITH THE USE OF THIS DOCUMENT.	PROJECT AMAZON 1255 GATEWAY BLVD CITY OF BELLOIT, ROCK COUNTY, WISCONSIN	SALES: JC DESIGN: BJ DATE: 04.06.20	SIGN TYPE EXTERIOR CHANNEL LETTERS	AS-1 BUILDING MAIN ID PAGE: 1.1
	P.O. BOX 1234 27576 HIBBLOCK AVENUE LAKEVILLE, MN 55044 763.639.7796				



LANDMARK Architectural Signs	ALL SIGNAGE INSTALLATIONS, REPRESENTATION AND USE OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF LANDMARK ARCH. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGE TO ANY AND ALL PROPERTY OR PERSONS IN CONNECTION WITH THE USE OF THIS DOCUMENT. LANDMARK ARCH. DOES NOT ACCEPT ANY LIABILITY FOR ANY AND ALL DAMAGE TO ANY AND ALL PROPERTY OR PERSONS IN CONNECTION WITH THE USE OF THIS DOCUMENT.	PROJECT AMAZON 1255 GATEWAY BLVD CITY OF BELLOIT, ROCK COUNTY, WISCONSIN	SALES: JC DESIGN: BJ DATE: 04.06.20	SIGN TYPE EXTERIOR CHANNEL LETTERS	AS-2 BUILDING MAIN ID PAGE: 1.2
	P.O. BOX 1234 27576 HIBBLOCK AVENUE LAKEVILLE, MN 55044 763.639.7796				

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Sign Ordinance Exception Application Form

(Please Type or Print)

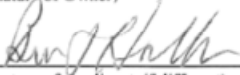
File number: SOE-2020-01

1. Name of applicant: Bruce Hollar Phone #: 608-833-7530
7530 Westward Way Madison WI 53717
(Address) (City) (State) (Zip)
2. Address of subject property: 1255 Gateway Blvd
3. Tax Parcel Number(s): 206 23210400
4. Legal description: Certified Survey Map recorded in Vol 40 of Certified Survey Maps on
page on Pages 135-138 as Document Number 2143193, City of Beloit, Rock County, WI
5. Present zoning: M2 Present use: Distribution facility
6. Proposed use (if different): _____
7. Owner of record: Peyton Paisley WI LLC Phone: _____
9830 Colonnade Blvd, Suite 600 San Antonio TX 78230
(Address) (City) (State) (Zip)
E-mail address: _____
8. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)
30.40(c) exception 3 Secondary On-Premises Sign / Wall Signs
Requesting a variance to exceed maximum signage area

9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)
Want to maintain brand consistency and properly scale the signage in comparison to the large
building face along the north side. In addition, the building is set back 600 feet and under the
current size limit the sign will appear smaller than intended.

10. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

_____	/	_____	/	_____
(Signature of Owner)		(Print name)		(Date)
	/	Bruce Hollar	/	5-14-20
(Signature of Applicant, if different)		(Print name)		(Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.



Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

To be completed by Planning staff	
Filing fee: \$100.00	Amount paid: <u>\$100.⁰⁰</u> Meeting date: <u>June 17, 2020</u>
Application accepted by: <u>Don Pennington</u>	Date: <u>5/22/20</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Date Notice Published: _____	Date Notice Mailed: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

June 3, 2020

To Whom It May Concern:

Bruce Hollar of D'Onofrio Kottke and Associates has filed an application for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a secondary, on-premises sign larger than 30 square feet in area, for the property located at:

1255 Gateway Blvd.

A 1.3 million square-foot Amazon Distribution Facility is under construction on the subject property. The applicant has proposed two wall signs on the front (north-facing) side of the building. The first sign is 292 square feet in area and classified as the Primary Sign, which is allowed by the Sign Ordinance. The second wall sign is a proposed channel letters sign consisting of the word "amazon" in black letters and the blue "smile" logo with a total size of 260 square feet. The proposed 260 square-foot secondary sign is the subject of this request.

The following public hearing will be held regarding the proposed exception:

City Plan Commission: Wednesday, June 17, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission meetings will be limited.**

**RESOLUTION AUTHORIZING AN EXCEPTION TO
THE SIGN ORDINANCE FOR THE PROPERTY
LOCATED AT 1255 GATEWAY BLVD**

WHEREAS, the application of Bruce Hollar of D’Onofrio Kottke and Associates for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow a secondary, on-premises sign larger than 30 square feet in area, for the Amazon property located at 1255 Gateway Blvd, having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby grant an exception to Section 30.40(2)(c) of the Sign Ordinance to allow a secondary, on-premises sign larger than 30 square feet in area, for the Amazon property located at 1255 Gateway Blvd in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 40 on Pages 135-138 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 80 acres, more or less.

This exception is subject to the following conditions:

1. This approval authorizes a secondary, on-premises wall sign consisting of channel letters as depicted on the rendering labeled AS-1 of the submitted sign package. A Sign Permit is required prior to construction of any and all signs.
2. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 17th day of June, 2020.

PLAN COMMISSION

Tim Weeden, Plan Commission Chairman

ATTEST:

Julie Christensen
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: June 17, 2020

Agenda Item: 4.c.

File Number: PUD-2020-04

General Information

Applicant: Midwest Construction of Northern Illinois Inc.

Owner: Bevk Enterprise, LLC

Address/Location: 1405 Cranston Road & 2213 Advance Drive

Applicant's Request/Proposal:

Midwest Construction of Northern Illinois Inc. on behalf of Bevk Enterprise LLC, is requesting multiple buildings on one parcel. 1405 Cranston Road and 2213 Advance Drive will be combined into one parcel, and an addition to the existing carwash facility. The building currently located on 2213 Advance Drive would remain on site. The properties are zoned Community Commercial District (C-3) and are proposed to be rezoned to Planned Unit Development, PUD. The Zoning Map Amendment request will be submitted in the near future.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan; Rezoning to PUD district and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

The PUD Master Land Use Plan application is reviewed with respect to such issues as density, including the number, type, and location of buildings and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. The PUD Final (Site) Plan is the document upon which building permits and other applicable approvals are issued. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.

Staff Analysis

Existing Site Conditions: The current sites are located on the northeast side of Beloit adjacent to the City limits. The 1405 Cranston Road property currently has two access points; one from Cranston Road and the other from Advance Drive. The 3,745 square-foot building includes 4 self-service car wash stalls. 2213 Advance Drive has one access point off of Advance Drive and a 644 square-foot commercial building used as a hair salon.

Surrounding Land Use and Zoning: A U.S. Cellular retail store and Barns Building and Remodeling are to the north and east of the property and zoned B-2, Local Business within the Town of Beloit. House of Carpets and Gentlemen of the Press are to the south and west of the subject property and zoned C-3, Community Commercial within the City of Beloit.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Planned Mixed Use; this land use category is intended to facilitate a carefully controlled mix of commercial and residential uses. This request supports Strategic Goals #3 by creating economic growth.

Review Agent Comments:

The City's Review Agents have reviewed the proposed PUD and offered the following comments:

Alliant Energy:

- There is a gas service on the north side of the existing car wash that will need to be moved prior to construction at the customer's cost.

Fire Department:

- This layout is an improvement, but there is still noncompliance with the full 20 foot-wide fire access road around the entire building. The problem is with the less than 20 foot wide access lane to the existing wash bays next to the building where the current vacuums are located. If the que lanes for the new auto wash were to be moved south to align with the parking pavement on the southwest corner, this should allow a twenty foot wide turn on the southeast corner of the building. Without this added width at this point, the current proposal does not comply with the NFPA Code.

Engineering Department:

- The existing driveway on Cranston Road should be removed. In doing so, the depressed curb should be removed and replaced with barrier curb. The driveway pavement within the right-of-way should be removed and replaced with grass.
- The badly deteriorated sidewalk across the existing driveway on Cranston needs to be removed and replaced to the east property line.

- The existing sidewalk curb ramp at the intersection of Cranston Road and Advance Drive needs to be removed and replaced with a curb ramp that meets the requirements of the Public Right-of-Way Accessibility Guidelines (PROWAG).

AT&T:

- AT&T has facilities that run from Cranston Rd, north along the east property line of the address and along the rear lot line of the addresses along the east side of Advance Dr. If the property owner requests AT&T to relocate facilities, the costs may be compensable. AT&T does not have records that would show where any buried service wire to the building is located.

Charter Communication:

- Charter would like the owner to contact them to discuss moving their service line. They believe the service is located on the north side of the carwash.

PUD Master Land Use Plan Review Criteria: Applications may be approved if the following criteria are met:

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**
The proposed PUD allows for multiple buildings on one parcel of land that will contribute to infill development.
- 2. The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**
As a property improvement project, the proposed PUD will provide an enhanced service and a positive upgrade that is compatible with adjacent uses.
- 3. The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**
The properties are already served with the necessary utilities and facilities. All relocation/replacement costs will be borne by the developer.
- 4. The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**
The proposed development is consistent with the Comprehensive Plan's recommendations for Planned Mixed Use. Planned Mixed Use can be accomplished with a Planned Unit Development.
- 5. The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**
The PUD will comply with all of the City's current site, building, lighting, and landscaping standards.

Zoning Ordinance Requirements:

Allowed Uses: The permitted uses within the PUD would include: a 4 stall manual self-service car wash, one automatic drive through carwash, and C-3 Commercial Uses in the existing commercial building.

Density/Intensity and Dimensional Standards: A 30 foot setbacks must be maintained from the PUD district boundaries. A landscape strip is required along the portions of the perimeter of the PUD located adjacent to the public streets.

Parking and Loading Requirements: According to Section 8-103 of the Zoning Ordinance, self-service carwash stalls must provide 3 stacking spaces from the entrance and provide 4 stacking spaces for the automatic car wash stall from the entrance. The site has an adequate number of parking spaces.

Other Requirements: The final PUD (site) plan shall comply with the access changes requested by the Fire Inspector. The existing driveway on Cranston Road should be removed, depressed curb must be removed and replaced with barrier curb, and driveway pavement within the right-of-way should be removed and replaced with grass. Sidewalk across the existing driveway on Cranston needs to be removed and replaced to the east property line. The existing sidewalk curb ramp at the intersection of Cranston Road and Advance Drive needs to be removed and replaced with a curb ramp that meets the requirements of the Public Right-of-Way Accessibility Guidelines (PROWAG).

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning & Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the properties located at 1405 Cranston Road and 2213 Advance Drive, subject to the following conditions:

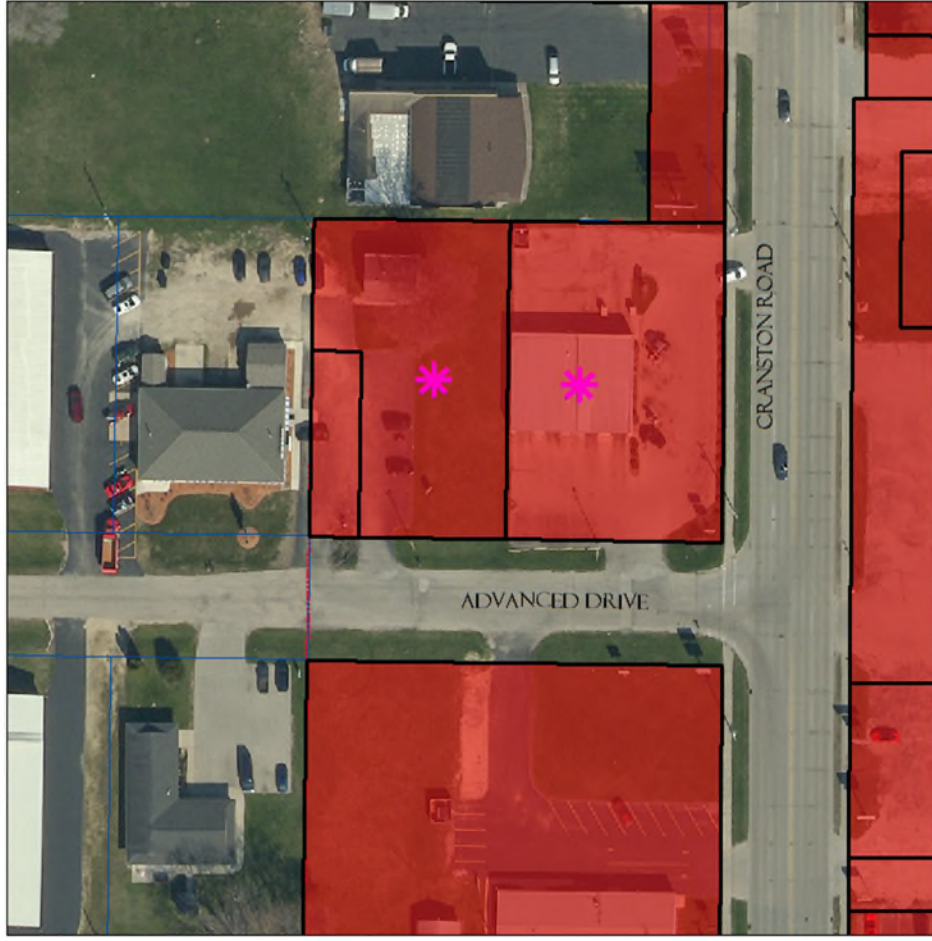
1. This approval authorizes the addition of a one automatic car wash stall to the 4 existing manual stalls, the continued use of a 644 square foot building with C-3, Community Commercial Uses, maintaining 30 foot setbacks from all PUD boundaries, the installation of a landscaping strip installed on PUD boundaries that are adjacent to public streets, with code compliant stacking spaces as shown on the attached plan. A Conditional Use Permit for a drive-thru use in C-3 is not needed.
2. The design standards shall be those that apply in the C-3 Community Commercial District (i.e. lot size, setbacks, height, and building coverage).
3. The final PUD (site) plan shall address the Fire Department and Engineering comments.
4. A zoning map amendment to Planned Unit Development District must be submitted prior to issuing site plan approval (Final PUD Plan approval).
5. The applicant shall submit a request to the Assessor's office to combine the parcels administratively prior to site plan approval.

6. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans. All of the attached Review Agent comments shall be addressed prior to or during the Site Plan Review process.
7. 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 PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

ATTACHMENTS: Location Map, PUD - Master Land Use Plan, Review Agent Comments, Application, Public Notice, and Mailing List.

Location & Zoning Map

1405 Cranston Road & 2231 Advanced Drive PUD-2020-04



Map prepared by: Hilary Rottnann
 Date: June 2020
 For: City of Beloit Planning & Building
 Date of Aerial Photography: April 2016

Legend

- Parcel Poly
- City Limits (Corp Poly)

1 inch = 69 feet

0 15 30 60 90 Feet

PLANNING & BUILDING SERVICES DIVISION

Legend

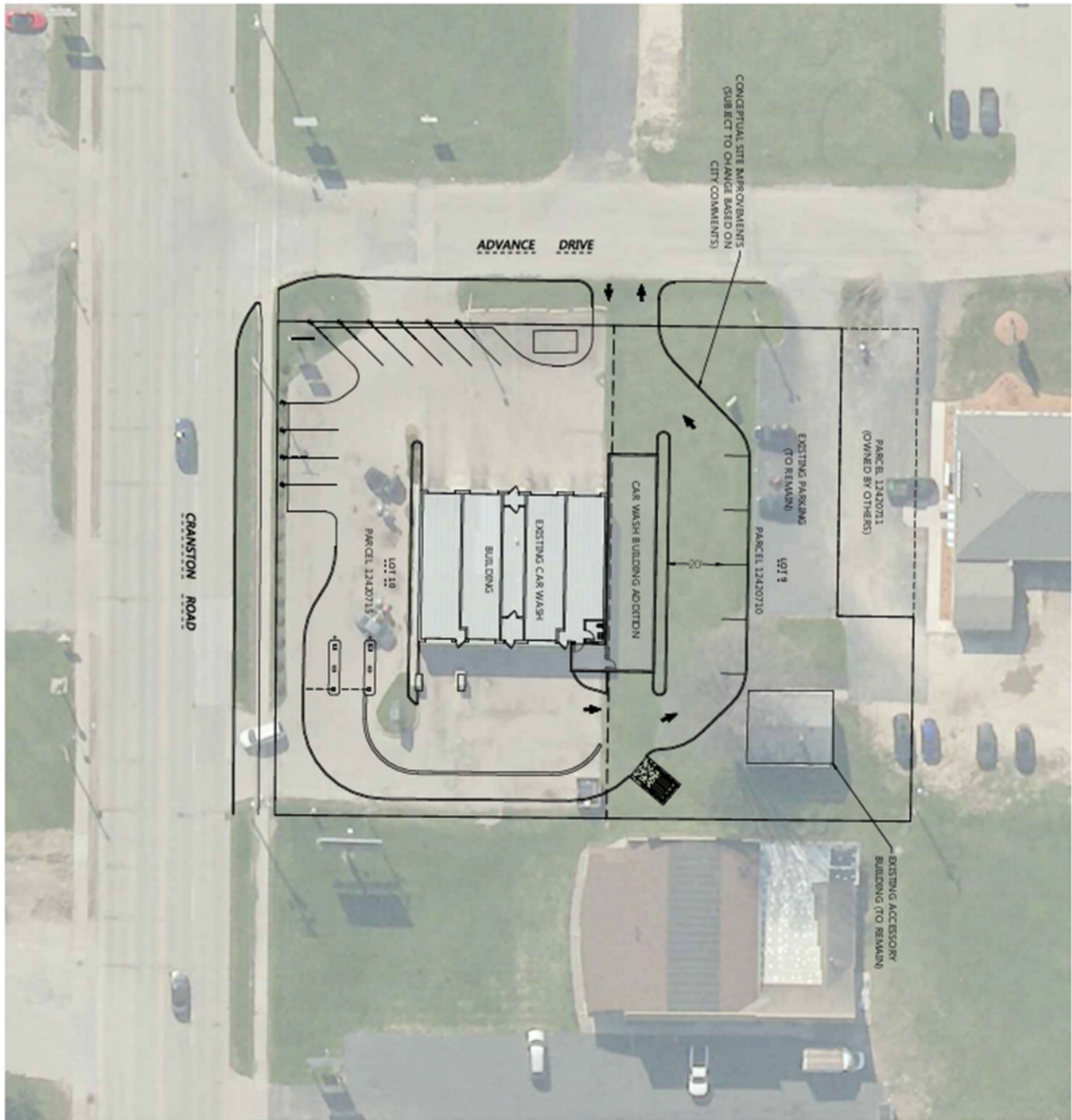
Zoning Classification

<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)

MASTER LAND USE PLAN



CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: _____

1. Address of subject property: 1405 Cranston Road & 2213 Advance Drive

2. Legal description: Lot 10 and Part of Lot 9 of Cranston Manor Park

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 0.90 acre

4. Tax Parcel Number(s): 12420715 & 12420710

5. Owner of record: Bevk Enterprise, LLC Phone: _____

625 Portland Avenue Beloit WI 53511
(Address) (City) (State) (Zip)

6. Applicant's Name: Midwest Construction of N. IL. Inc. (Rusty Puhl)

11039 Main Street - Unit 1 Roscoe IL 61073
(Address) (City) (State) (Zip)

815-623-5552 / 815-299-4097 / Rpuhl@midwestconst.com
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: Parking and Car Wash

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-3 Zoning District.

9. A Preapplication Conference was held on: April 17th, 2020

10. All the proposed use(s) for this property will be:

Principal use(s): Parking, commercial.

Secondary use(s): Car wash.

11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations.

No change in type of development, PUD being requested for multiple buildings on one parcel following
combining lots because of expanded improvements.

12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development.

Expanded availability to car wash facilities.

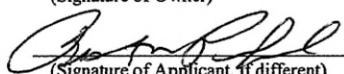
13. Project timetable: Start date: _____ Completion date: _____

14. 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.

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
 (Signature of Applicant, if different)	Rusty M. Puhl (Print name)	5/22/20 (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 & 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 \$200.00 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: **\$200.00** Amount paid: _____ Meeting date: _____

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

Application accepted by: _____ Date: _____



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

June 4, 2020

To Whom It May Concern:

Midwest Construction of N. IL Inc on behalf of Bevk Enterprise LLC, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at: **1405 Cranston Road & 2213 Advanced Drive.**

The request is if for multiple buildings on one combined parcel. The applicant would like to add an additional building to the carwash facility along with a portion of land to the north. The properties are zoned Community Commercial District (C-3) and is proposed to be rezoned to Planned Unit Development, PUD. A copy of the proposed plan is attached.

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

City Plan Commission: Wednesday, June 17, 2020, 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, July 6, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to rottmanh@beloitwi.gov. You may also call (608) 247-2965 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

ATTN: KEVIN CARNES
CARNES RENTALS LLC
1950 BOULDER LN
BELOIT, WI 53511-6705

LUTHERAN SOCIAL SERVICES OF
WIS & UPPER MICH
6737 W WASHINGTON ST STE 2275
MILWAUKEE, WI 53214-5666

2121 MILTON AVENUE
PROPERTY LLC
2600 E MILWAUKEE ST
JANESVILLE WI 53545

A & B CARPET COMPANY
1410 CRANSTON RD
BELOIT WI 535112538

ALFRED L & WENDY K
TALIGNANI
1414 CRANSTON RD
BELOIT WI 53511

C/O CHAD BARNES 1401
CRANSTON LLC
1401 CRANSTON RD
BELOIT WI 53511

II GRAVES ENTERPRISES LLC
2220 LIBERTY AVE
BELOIT WI 53511

NINETTE KARNES TRUST
305 OAK LEAF CT
SOUTH BELOIT IL 61080

From: Tuescher, Brittany [<mailto:BrittanyTuescher@alliantenergy.com>]
Sent: Wednesday, May 27, 2020 2:12 PM
To: Hill, Raymond
Subject: RE: PUD-2020-04 -Master Land Use Plan, 1405 Cranston Road -Carwash

I believe we have a gas service on the north side of the existing car wash. That will need to be moved prior to construction at the customers cost. Please have them get in touch with me prior to construction.

Thank you,

Brittany Tuescher- Engineering Tech.
ALLIANT ENERGY
935 W B R Townline Road | Beloit, WI 53511
608-364-6458

BrittanyTuescher@AlliantEnergy.com

From: Gary Schenck [schenckgary@gmail.com]
Sent: Wednesday, May 27, 2020 11:04 AM
To: Schenck, Gary
Subject: Re: PUD-2020-04 -Master Land Use Plan, 1405 Cranston Road -Carwash

This version is an improvement, but there are still non compliance with the full 20 foot wide fire access road around the entire building. The problem is with the less than 20 foot wide access lane to the existing wash bays next to the building where the current vacuums are located. If the que lanes for the new auto wash were to be moved south to align with the parking pavement on the southwest corner then this should allow a twenty foot wide turn on the southeast corner of the building. Without this added width at this point the current proposal does not comply with the following NFPA 1 Chapt.-18 citations:

18.2.1

Fire department access and fire department access roads shall be provided and maintained in accordance with Section [18.2](#).

18.2.3.2.2

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.4.1.1

Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

18.2.3.4.4 Dead Ends.

Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

18.2.4.1 General.

18.2.4.1.1

The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2

Minimum required widths and clearances established under [18.2.3.4](#) shall be maintained at all times.

18.2.4.1.3 *

Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

Moving the new que lanes south may be limited by other setback requirements, but in the interest of access with the elimination of the Cranston Rd. access drive, it is very important for code compliance.

Rottmann, Hilary

From: GARTLAND, JEFFREY M <jg5181@att.com>
Sent: Tuesday, May 26, 2020 3:14 PM
To: Rottmann, Hilary
Subject: RE: PUD-2020-04 -Master Land Use Plan, 1405 Cranston Road -Carwash

Hilary,

AT&T has facilities that run from Cranston Rd, north along the east property line of the address and along the rear lot line of the addresses along the east side of Advance Dr. If the property owner requests AT&T relocate facilities, the costs may be compensable. I recommend the property owner call 811 for cable locates to verify cable routes.

I do not have records that would show where any AT&T buried service wire to the building is located.

Jeff Gartland

Manager-OSP Planning and Engineering Design
AT&T Technology Operations, Construction & Engineering-MW

AT&T

316 W. Washington Ave Madison, WI 53703
o (608) 888-5588 | jg5181@att.com

MOBILIZING YOUR WORLD

Rottmann, Hilary

From: Phillips, Thomas <Thomas.Phillips@charter.com>
Sent: Tuesday, May 26, 2020 3:03 PM
To: Rottmann, Hilary; Prindiville, Scot; Pease, Daniel; Schenck, Gary; Anderson, Danny; Davis, Laurie; Frisbee, William; Stottler, Lorena; Dean Copp (DeanCopp@Alliantenergy.com); GARTLAND, JEFFREY M (jg5181@att.com)
Cc: Pennington, Drew
Subject: RE: PUD-2020-04 -Master Land Use Plan, 1405 Cranston Road -Carwash

I suggest the owner contact Charter to see about moving their service line. I do believe it goes to the north side of this building.

Tom Phillips
Construction Coordinator
608-209-4821 Cell
608-312-2222 Ext. 61862





Public Works Department Engineering Division

To: Hilary Rottmann, Planner II
From: Scot Prindiville, City Engineer
Re: 1405 Cranston – PUD Review
Date: June 9, 2020

Engineering has been provided an undated copy of the concept plan for the above referenced project prepared by RH Batterman. We have the following comments:

- The existing driveway on Cranston Road should be removed. In doing so, the depressed curb should be removed and replaced with barrier curb. The driveway pavement within the right of way should be removed and replaced with grass.
- The badly deteriorated sidewalk across the existing driveway on Cranston needs to be removed and replaced to the east property line.
- The existing sidewalk curb ramp at the intersection of Cranston Road and Advance Drive needs to be removed and replaced with a curb ramp that meets the requirements of the Public Right of Way Accessibility Guidelines (PROWAG).