



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, February 19, 2014 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the February 5, 2014 Meeting**
3. **Certified Survey Map - 2508, 2554, 2570, & 2600 Milwaukee Road**  
Review and consideration of a one-lot Certified Survey Map for the properties located at 2508, 2554, 2570 & 2600 Milwaukee Road in the City of Beloit
4. **Conditional Use Permit - 430 E Grand Avenue - Office Uses in CBD-1**  
Public hearing, review and consideration of a Conditional Use Permit to allow office uses on the ground floor in the CBD-1, Central Business District-Core, for the property located at 430 East Grand Avenue
5. **Sign Ordinance Exception - 1982 Cranston Road - Advia Credit Union**  
Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Ordinance to allow a secondary, on-premises wall sign to exceed 30 square feet in area in a C-2, Neighborhood Commercial, District for the property located at 1982 Cranston Road
6. **Zoning Text Amendment Modifying the List of Official Floodplain Maps**  
Public hearing, review and consideration of a Zoning Text Amendment to Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Designated Floodplain Maps
7. **Zoning Text Amendment Related to Contractor Offices and Storage Yards in the DH, Development Holding, District**  
Public hearing, review and consideration of an Ordinance to Create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Contractor Offices and Storage Yards in the DH, Development Holding District
8. **Status Report on Prior Plan Commission Items**

\*\*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

## 9. Adjournment

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

Notice Mailed: February 14, 2014

Approved: Julie Christensen, Community  
Development Director

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, February 5, 2013**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Kelly, Ruster, and Nee. Commissioner Kincaid arrived at 7:09. Commissioner Moore was absent.

2. **Approval of the Minutes of the January 8, 2014 Meeting**

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Minutes of the January 8, 2014 Meeting. The minutes were approved (5-0).

3. **Certified Survey Map – 801 Bushnell Street – First Congregational Church**

Review and consideration of a two-lot Certified Survey Map for the property located at 801 Bushnell Street in the City of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster moved to approve the Certified Survey Map and Commissioner Kelly seconded the motion. The motion carried (5-0).

4. **Certified Survey Map – 1601 Gateway Boulevard**

Review and consideration of a two-lot Certified Survey Map for the property located at 1601 Gateway Boulevard in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly moved and Commissioner Nee seconded approval of the Certified Survey Map. The motion carried (5-0).

5. **Zoning Map Amendment – 2508 Milwaukee Road**

Public hearing review and consideration of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to PLI, Public Lands & Institutions District for the property located at 2508 Milwaukee Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

6. **Conditional Use Permit – 1420 Division Street – Vehicle Repair**

Public hearing, review and consideration of a Conditional Use Permit to allow vehicle repair in a C-3, Community Commercial District, for the property located at 1420 Division Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Les Hollis, a neighbor living in the neighborhood for the past 72 years, was present. After reviewing some of the history of the neighborhood, Mr. Hollis commented that he would love to have the auto shop in the neighborhood, adding that he supports them.

Chairperson Faragher closed the Public Hearing.

Commissioner Nee moved to approve the Conditional Use Permit. Commissioner Kelly seconded the motion. The motion carried (5-0).

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

Ms. Christensen noted that the Zoning Ordinance Amendment for the School District was approved.

The Zoning Ordinance Amendment related to non-conforming uses and structures was approved.

The Conditional Use Permit for the Fourth Street Vehicle Repair was approved without the requirement for a fence.

8. **Adjournment**

The meeting adjourned at 7:16 pm

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 19, 2014

**Agenda Item:** 3

**File Number:** CSM-2014-04

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

**Owner:** School District of Beloit

**Location:** 2508, 2554, 2570, & 2600 Milwaukee Road

**Existing Zoning:** PLI, Public Lands & Institutions District

**Existing Land Use:** Vacant Structures & Land

**Total Area:** 12.986 Acres

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### Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 1-Lot Certified Survey Map (CSM) for the properties located at 2508, 2554, 2570, & 2600 Milwaukee Road. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### Key Issues:

- The intent of the proposed CSM is to combine the above-referenced properties into one, 13-acre parcel that will be developed as the new Fran Fruzen Intermediate School.
- The buildings shown on the CSM will be razed as part of this project. The School District of Beloit recently acquired the subject properties and rezoned the properties to PLI, Public Lands & Institutions District.
- The subject properties are also located in the WPO, Wellhead Protection Overlay District and the MRO, Milwaukee Road Overlay District.
- Proposed Lot 1 is 12.986 acres in area and includes 844.99 feet of frontage on Milwaukee Road. There is an existing 60-foot easement for ingress & egress benefitting Central Christian Church over the northwestern corner of proposed Lot 1. Proposed Lot 1 meets the minimum lot width and lot area requirements.
- The City Assessor's Office has reviewed the proposed CSM and has noted that proposed Lot 1 will retain an address of 2600 Milwaukee Road.
- The City's other Review Agents have reviewed the proposed CSM and have not submitted any comments.

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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Institutional & Community Service uses for the subject properties. This proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #5.

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### Sustainability:

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

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the properties located at 2508, 2554, 2570, & 2600 Milwaukee Road in the City of Beloit, subject to the following conditions:

1. Lot 1 shall be assigned the address of 2600 Milwaukee Road.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, CSM, Application, and Resolution.

# Location & Zoning Map

2508, 2554, 2570, & 2600 Milwaukee Rd

CSM-2014-04



1 inch = 238 feet  
 0 45 90 180 270 Feet

### Legend

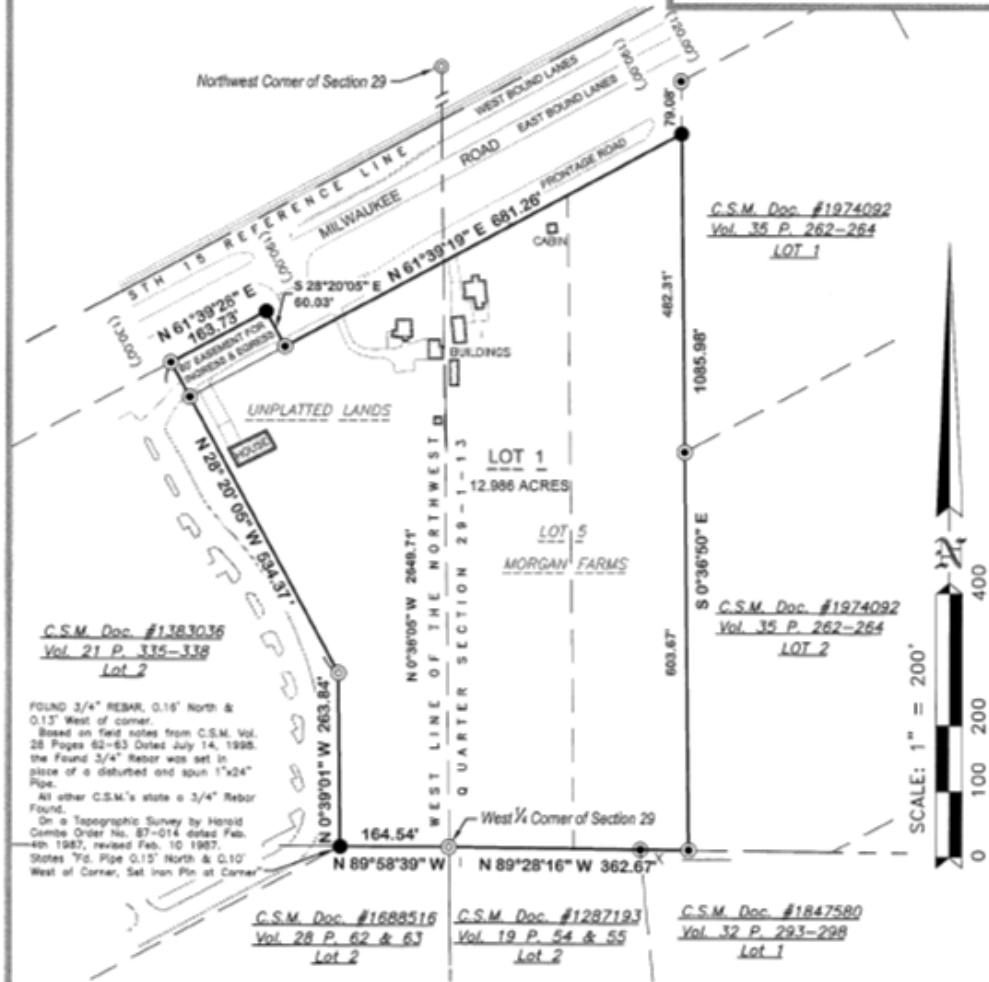
- COB Parcels
- Zoning District

Map prepared by: Drew Pennington  
 Date: February 2014  
 For: City of Beloit Planning & Building Services  
 Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

# CERTIFIED SURVEY MAP OF

PART OF LOT 5 OF MORGAN FARM SUBDIVISION AS SITUATED IN PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 29 AND BEING ALSO A PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 30, BEING ALL A PART OF T. 1 N., R. 13 E., OF THE 4TH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



C.S.M. Doc. #1383036  
Vol. 21 P. 335-338  
 Lot 2

FOUND 3/4" REBAR, 0.16' North & 0.13' West of corner.  
 Based on field notes from C.S.M. Vol. 28 Pages 62-63 Dated July 14, 1995, the found 3/4" Rebar was set in place of a disturbed and spun 1"x24" Pipe.  
 All other C.S.M.'s state a 3/4" Rebar Found.  
 On a Topographic Survey by Harold Gumbel Order No. 87-014 dated Feb. 1987, revised Feb. 10 1997, States "P.C. Pipe 0.15' North & 0.10' West of Corner, Set Iron Pin at Corner"

BEARING BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM  
 ROCK ZONE. THE WEST LINE OF THE NORTHWEST QUARTER OF  
 SECTION 29-1-13 BEING N 9°36'05" W

**ORDER NO. 31768**  
**FOR: SCHOOL DISTRICT OF BELOIT**  
 1633 Keeler Avenue  
 Beloit, WI. 53511  
 DATE: JANUARY 23, 2014  
 BOOK 558 PG 8  
 SHEET 1 OF 3  
 Plotted on 1/20/2014 at 1:27:28 PM  
 File Name: J:\31751-31799\31768 BELOIT SCHOOL DISTRICT CSM\31768 CSM - BELOIT INTERMEDIATE SCHOOL.DWG

- MONUMENT KEY**
- IRON REBAR SET 3/4" x 24" (1.5 Lbs./Ft.)
  - ⊙ IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
  - ⊙ ALUMINUM MONUMENT FOUND
  - (XXX') RECORDED INFORMATION

**Batterman**  
 engineers surveyors planners

2857 Bartels Drive Beloit, Wisconsin 53511  
 608.365.4464 www.batterman.com



# CERTIFIED SURVEY MAP OF

PART OF LOT 5 OF MORGAN FARM SUBDIVISION AS SITUATED IN PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 29 AND BEING ALSO A PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 30, BEING ALL A PART OF T. 1 N., R. 13 E. OF THE FOURTH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

**State of Wisconsin )** I, Robert Leuenberger, a Registered Land Surveyor, do hereby certify that I  
**County of Rock ) ss.** have surveyed and mapped part of lot 5 of Morgan Farm Subdivision as situated in part of the S.W. 1/4 of the N.W. 1/4 of Section 29 and being also a part of the S.E. 1/4 of the N.E. 1/4 of Section 30, being all a part of T. 1 N., R. 13 E. of the Fourth P.M., now City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 corner of Section 29, aforesaid; thence North 89°58'39" West 164.54 feet; thence North 0°39'01" West 263.84 feet; thence North 28°20'05 West 534.37 feet; thence North 61°39'28 East 163.73 feet; thence South 28°20'05 East 60.03 feet; thence North 61°39'19 East 681.26 feet; thence South 0°36'50 East 1085.98 feet to the place of beginning. Containing 12.990 acres more or less.

Subject to any easements, agreements, covenants or restrictions recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Given under my hand and seal, this 23rd day of January, 2014 at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this \_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_

I hereby certify that the property taxes on the parent parcel are current and have been paid as of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Rock County Treasurer

ORDER NO. 31768  
DATE: JANUARY 23, 2014  
FOR: SCHOOL DISTRICT OF BELOIT  
SHEET 2 OF 3





# CERTIFIED SURVEY MAP OF

PART OF LOT 5 OF MORGAN FARM SUBDIVISION AS SITUATED IN PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 29 AND BEING ALSO A PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 30, BEING ALL A PART OF T. 1 N., R. 13 E. OF THE FOURTH P.M., NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN

## OWNERS CERTIFICATE OF DEDICATION

The School District of Beloit, as Owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The School District of Beloit further certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The Planning Commission of the City of Beloit.

**IN WITNESS WHEREOF**, The School District of Beloit has caused these presents to be signed by Janelle Marotz, Executive Director of Business Services, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Janelle Marotz, Executive Director of Business Services

*State of Wisconsin* ) Personally came before me, this \_\_\_\_ day of \_\_\_\_\_, 2014,  
*County of Rock* )<sup>ss</sup> Janelle Marotz of the above-named School District, to me known to be the person who executed the foregoing instrument, and to me known to be such officer of said School District, and acknowledged that she executed the foregoing instrument as such officer as the deed of such School District, by its authority.

\_\_\_\_\_  
Notary Public, Rock County, Wisconsin

My Commission Expires: \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ OF  
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

\_\_\_\_\_  
REGISTER OF DEEDS

ORDER NO. 31768  
DATE: JANUARY 23, 2014  
FOR: SCHOOL DISTRICT OF BELOIT  
SHEET 3 OF 3



**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: CSA-2014-04

1. Address of property: 2508, 2554, 2570, 2600 Milwaukee Road
2. Tax Parcel Number(s): 2302-1500 2302-1600, 2297-0010, 2297-0040
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NW Quarter of Section 20, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of Record: School District of Beloit Phone: 361-4015  
1633 Keeler Avenue Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464  
2857 Bartells Drive Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 12.986 Acres
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: WPO/PLI
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; pre-application meeting was held on 1/16/14 with City of Beloit Staff.
  - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
  - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
  - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN CO / 1/16/14  
(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>\$/60.00</u>
Scheduled meeting date: <u>Feb. 19, 2014</u>
Application accepted by: <u>[Signature]</u> Date: <u>1/16/14</u>

**RESOLUTION  
APPROVING A ONE-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTIES LOCATED AT  
2508, 2554, 2570, & 2600 MILWAUKEE ROAD**

**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 one-lot Certified Survey Map for the properties located at 2508, 2554, 2570, & 2600 Milwaukee Road, containing 12.986 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 one-lot Certified Survey Map, which pertains to the following described land:

PART OF LOT 5 OF MORGAN FARM SUBDIVISION AS SITUATED IN  
PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 29 AND BEING  
ALSO A PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 30, BEING  
ALL A PART OF T. 1 N., R. 13 E., OF THE 4TH P.M., NOW 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 one-lot Certified Survey Map for the properties located at 2508, 2554, 2570, & 2600 Milwaukee Road, subject to the following conditions:

1. Lot 1 shall be assigned the address of 2600 Milwaukee Road.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.

Adopted this 19<sup>th</sup> day of February, 2014.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 19, 2014

**Agenda Item:** 4

**File Number:** CU-2014-03

**Applicant:** Hendricks Commercial Properties

**Owner:** Hendricks Commercial Properties

**Location:** 430 East Grand Avenue

**Existing Zoning:** CBD-1, Central Business District-Core

**Existing Land Use:** Various

**Total Area:** 0.5528 acre

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### Request Overview/Background Information:

Hendricks Commercial Properties has filed an application for a Conditional Use Permit to allow ground floor office uses in a CBD-1, Central Business District- Core, for the property located at 430 East Grand Avenue.

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### Key Issues:

- This property is the site of the Phoenix Building. This multi-use building plans to have multi-family residential, retail, and professional services.
- The applicant is requesting approximately 3,806-square feet of the ground floor of this building be used for office space. The total square footage of the ground floor is 12,000-square feet. The owners have secured one tenant that will use 2,506-square feet of the proposed office square footage, leaving 1,300-square feet for another tenant's office space.
- Ground floor office use is a conditional use in a CBD-1 district.
- No exterior renovations have been proposed with this use. The building is currently under construction and is expected to be completed in March 2014.
- The attached **Location & Zoning Map** shows the location of the subject property and the underlying zoning of the surrounding area. The adjacent zoning and land uses are as follows:
  - North: CBD-1, Central Business District-Core; Commercial, Retail, & Office
  - South: CBD-1, Central Business District-Core; Parking Lot
  - East: CBD-1, Central Business District-Core; Multi-Family Residential & Retail
  - West: CBD-1, Central Business District-Core; Commercial & Residential
- Section 8-102 of the Zoning Ordinance exempts off-street parking requirements in the Central Business Districts.
- The City's Review Agents have reviewed this application and have the following comments:
  - The Fire Department has concerns about loading areas. There will be "No Parking" signs on the south side of the property to ensure emergency access at all times. No designated loading areas are required in this zoning district.
  - No other comments or concerns were submitted.
- The attached Public Notice was sent to 14 nearby property owners. Staff has received no comments or concerns as of this writing.
- **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
  - The proposed conditional use will not be detrimental to or endanger public health, safety, or welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - The proposed use is compatible with the surrounding property uses. A conditional of approval will limit the space available for office uses at the subject property.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The occupancy of the subject property is expected to have a positive impact upon property values in the area.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The establishment of the conditional use will not impede nearby development, but rather bring attention to the project for future tenants.

- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - No exterior or site changes have been proposed for this conditional use.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - The existing street network is capable of handling any additional traffic generated by the conditional use.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The City's Comprehensive Plan defers for the Downtown Plan for the subject property. This plan recommends Planned Mixed Use: Office/Residential above Retail for the subject property. Consideration of this request supports City of Beloit Strategic Goal #5.

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**Sustainability:**

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

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**Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow ground floor office uses in a CBD-1, Central Business District- Core, for the property located at 430 East Grand Avenue, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes up to 3,806-square feet of office space on the ground level of the subject property.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, Site Plan, Application, Photo, Public Notice, and Mailing List.

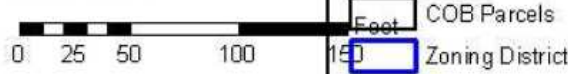
# Location & Zoning Map

430 East Grand Avenue

CU-2014-03



1 inch = 77 feet



### Legend

- COB Parcels
- Zoning District

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

## PLANNING & BUILDING SERVICES DIVISION



# CITY of BELOIT

## Neighborhood Planning Division

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

### Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2014-05

1. Address of subject property: 430 EAST GRAND AVENUE, BELOIT, WI 53511

2. Legal description: Lots 9 - 12; Block 48; PLEASE SEE ATTACHED LEGAL DESCRIPTION

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

Property dimensions are: 185 feet by 117 feet = 21,740 square feet.

If more than two acres, give area in acres: N/A .5528 acres.

3. Tax Parcel Number(s): 1354-(0715)(0714)(0710)(0700)(0695) 13540700

4. Owner of record: HENDRICKS COMMERCIAL PROPERTIES Phone: (608) 362-8981

655 3RD ST. #301 BELOIT WI 53511

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

5. Applicant's Name: HENDRICKS COMMERCIAL PROPERTIES

655 3RD ST. #301 BELOIT WI 53511

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

(608) 362-8981 / (608) 931-8500 / Tony.Trepasso@hendricksgroup.net

(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: \_\_\_\_\_

MULTIFAMILY, RETAIL, AND PROFESSIONAL SERVICES

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

A Conditional Use Permit for: RICK WELLS LTD (approximately 2,506 SF) and other potential office users (approximately 1,300 SF)

Office in a(n) CBD - 1 Zoning District.

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

Principal use: \_\_\_\_\_

MULTIFAMILY, RETAIL, AND PROFESSIONAL SERVICES

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_



9. Project timetable: Start date: 9/1/2011 Completion date: 4/1/2014

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

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

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

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

*Daniel M. Barnes* / DANIEL M. BARNES / 1/25/2014  
(Signature of Owner) (Print name) (Date)  
*As V.P. of NEIGHBORS COMMERCIAL DEVELOPERS*

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Signature of Applicant, if different) (Print name) (Date)

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

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <b>\$275.00</b>	Amount paid: <u>\$275.00</u>	Meeting date: <u>2/19/14</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u><i>STN</i></u>		Date: <u>2/24/14</u>



Street View



City of  
**BELOIT, Wisconsin**  
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Equal Opportunity Employer

## NOTICE TO THE PUBLIC

February 7, 2014

To Whom It May Concern:

Hendricks Commercial Properties has filed an application for a Conditional Use Permit to allow office uses in a CBD-1, Central Business District-Core, for the property located at:

**430 East Grand Avenue.**

This property is the site of the Phoenix Building. This multi-use building plans to have multi-family residential, retail, and professional services in this development. The applicant is requesting approximately 3,806 square feet of the ground floor of this building be used for office uses.

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

**City Plan Commission:** Wednesday, February 19, 2014, 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, March 3, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

## **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

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

***For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or [hummels@ci.beloit.wi.us](mailto:hummels@ci.beloit.wi.us). Comments will be accepted via telephone, email, and U.S. Mail.***

WILLIAM T MANSFIELD JR REVOCABLE  
TRUST  
1900 SHIRLAND AVE  
SOUTH BELOIT, IL 610801139

CENTRE 1 BANCORP INC  
345 E GRAND AVE  
BELOIT, WI 53511

MICHAEL D & CHARLOTTE J JERO  
862 PETUNIA LN  
BELOIT, WI 53511

BETSEY SCHMIECHEN BELOIT VILLAGER  
LLC  
429 E GRAND AVE  
BELOIT, WI 535116228

COMMUNITY DEV AUTH  
100 STATE ST  
BELOIT, WI 53511

PETER PANOS  
1727 ARROWHEAD DR  
BELOIT, WI 53511

SUDS OHANAHANS REAL ESTATE  
435 E GRAND AVE  
BELOIT, WI 53511

TCP HOLDINGS LLC  
431 E GRAND AVE  
BELOIT, WI 53511

TRUST OF 2004 HAROLD E & GARNET E  
BAULING REVOCABLE  
8241 W GROVE SCHOOL RD  
BELOIT, WI 53511

HENDRICKS COMMERCIAL PROPERTIES LLC  
655 THIRD ST STE 301  
BELOIT, WI 53511

EDDY ENTERPRISES LLC  
400 E GRAND AVE STE 408  
BELOIT, WI 53511

BELOIT COLLEGE BOARD OF TRUSTEES  
700 COLLEGE ST  
BELOIT, WI 53511

JAMES DOSCHADIS  
2301 ADVANCE DR  
BELOIT, WI 535112591

BELOIT HOTEL LLC  
2040 S PARK  
MADISON, WI 53713

FIRST NATIONAL BANK & TRUST  
COMPANY OF BELOIT  
345 E GRAND AVE  
BELOIT, WI 53511

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

---

**Meeting Date:** February 19, 2014

**Agenda Item:** 5

**File Number:** SOE-2014-01

**Applicant:** SignArt, Inc.

**Owner:** Advia Credit Union

**Location:** 1982 Cranston Road

**Existing Zoning:** C-2, Neighborhood Commercial

**Proposed Land Use:** Credit Union

**Parcel Size:** 2.1604 Acres

---

### Request Overview/Background Information:

SignArt, Inc. has filed an application for an exception to Section 30.40(2)(c) of the Outdoor Sign Ordinance to allow a secondary, on-premises wall sign to exceed 30 square feet in area in a C-2, Neighborhood Commercial, District for the property located at 1982 Cranston Road.

---

### Key Issues:

- The subject property recently switched ownership to Advia Credit Union. The primary sign for this property was approved December 2, 2013 (see attached photo). This sign is a monument sign measuring 8'1" x 6'9" with an Electronically Variable-Message sign attached, acting as a secondary sign.
- The applicant has proposed an additional secondary wall sign. This sign will be 30'9" x 4' 3/16" (123.48 square feet). This will be the only sign on the building. Renderings of the proposed wall sign are attached to this report.
- This sign is intended to replace a similar sign from the last tenant. Upon removal of the previous channel-letter sign, it was discovered that EFIS had been installed around the channel letters, damaging the façade. The proposed wall sign will conceal this damage. The sign will also be more appropriate for the scale of the building for advertising compared to a 30-square foot sign.
- The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:
  - North: R-3, Low-Density Multi-Family District; Vacant Land
  - South: Residential, Town of Turtle
  - East: C-2, Neighborhood Commercial District; Retail
  - West: C-1, Office District; Office
- The attached Public Notice was sent to two nearby property owners. Staff has not received any comments or concerns.
- 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.
- **Findings of Fact**
  - 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.*
      - Enforcing the 30-square foot maximum for the proposed secondary wall sign would place an unnecessary burden upon the applicant by limiting their ability to advertise the business. It would also increase the cost to repair the damage done by the previous sign.
    - b. *The hardship is not self-created.*
      - The hardship resulting from strict compliance with the secondary, on-premises wall sign standards is not self-created. The previous sign was similar in size and left damage to the façade of the building.
    - c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
      - The proposed exception to the secondary, on-premises wall sign standards will not undermine the purpose of the Sign Ordinance or public interest.

---

### Consistency with Comprehensive Plan and Strategic Plan:

The subject property's underlying zoning district classification is consistent with the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #5.

---

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

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

---

**Staff Recommendation:**

The Planning & 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 to exceed 30 square feet in area in a C-2, Neighborhood Commercial, District, for the property located at 1982 Cranston Road, based on the above Findings of Fact and subject to the following conditions:

1. The applicant may mount a secondary wall sign on the façade of the building above the drive-thru area. The sign may be 124-square feet in area.
2. The applicant shall obtain an Architectural Review Certificate and Sign Permit before installing the signs.
3. 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.

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**Fiscal Note/Budget Impact:** N/A

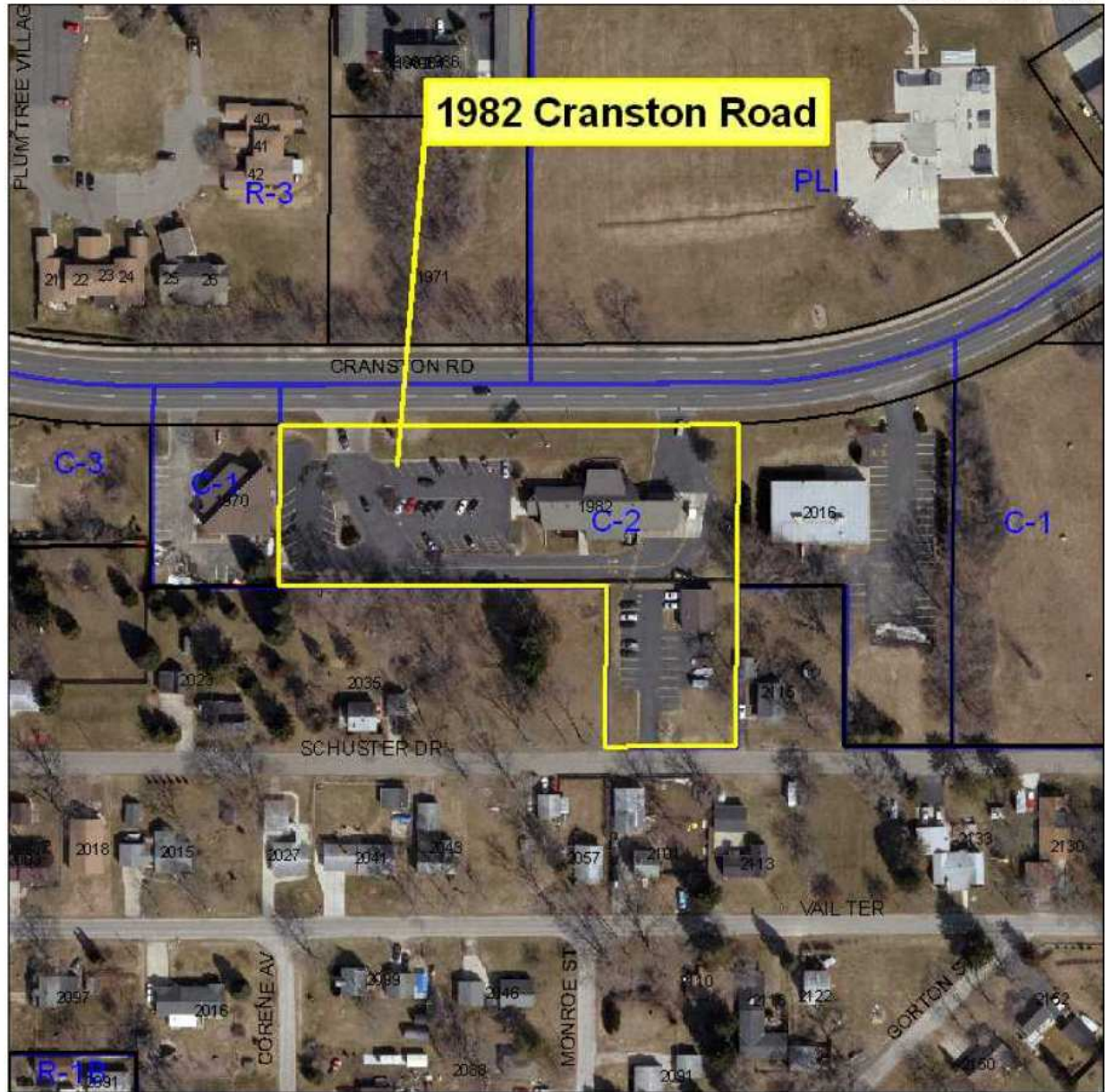
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**Attachments:** Location & Zoning Map, Sign Renderings, Photos, Application, Public Notice, Mailing List, and Resolution.

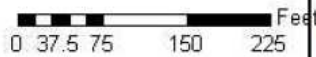
# Location & Zoning Map

1982 Cranston Road

SOE-2014-01



1 inch = 142 feet



### Legend

- COB Parcels
- Zoning District

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

## PLANNING & BUILDING SERVICES DIVISION

## Existing Monument Sign with EVM

SignArt
SIGN #1

2'-3 1/2"  
8'-1"  
6'-9 1/2"  
4'-6 1/2"  
11 1/2"  
16'-1/2" ±  
2'-8"  
3"  
2'-2"  
1'-4 1/2"  
6'-4" ±  
6"  
6"  
5'-1 1/2"

Existing aluminum extrusion sign cabinet to be scuffed, primed, and painted CripCard Plus semi-gloss to match PMS Warm Gray #8.

New SignComp #2085 retainer with #2084 covers and #2040 retro body aluminum extrusion retainer system painted CripCard Plus semi-gloss to match PMS Warm Gray #8.

New FX coated white FlexFaces overlaid with large format digitally printed clear pressure sensitive vinyl with U.V. overcoat.

Existing 3" aluminum reveal to be scuffed, primed, and painted CripCard Plus semi-gloss to match PMS Warm Gray #8.

Existing full color LED message center to remain as is.

New reflective white Scotchlite pressure sensitive vinyl address numerals.

Existing aluminum cladding to be scuffed, primed, and painted CripCard Plus semi-gloss to match PMS Warm Gray #8.

Sign #1 — Double Faced Illuminated Monument Sign      Scale: 1/4" = 1'-0"

Existing Sign

Advia Credit Union — 1982 Cranston Rd., Beloit, WI

Lead #JT3025142

JH 11-21-13 1-16-14jc

Approved for: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

©2013 AdviaBeloit

## Proposed Secondary Wall Sign

SignArt
SIGN #2

30'-9"  
27'-1 1/2"  
1'-9"  
7'-5/8"  
7'-5 1/8"  
6'-10 1/2"  
4'-1 1/2"  
2'-4 1/2"  
1'-3 1/2"

Sign #2 — Illuminated Wall Sign      Scale: 1/4" = 1'-0"

Internally illuminated, S.A. aluminum extrusion, wall sign cabinet with 1 1/2" S.A. retainers and toggle disconnect primed and painted CripCard Plus semi-gloss Warm Gray #8. Sign face to be new flat clear polycarbonate with copy/logo painted CripFlex to match PMS #0619 green, #2623 purple and white on second surface.

Note: Sign to be positioned over previous sign. Logo standards have been altered to accommodate layout.

Toggle disconnect.



Existing Sign



Proposed Sign

Advia Credit Union — 1982 Cranston Rd., Beloit, WI

Lead #JT3025142

JH 11-21-13 1-16-14jc

Approved for: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

©2013 AdviaBeloit



# Site Layout



Site Plan

Scale: NTS 

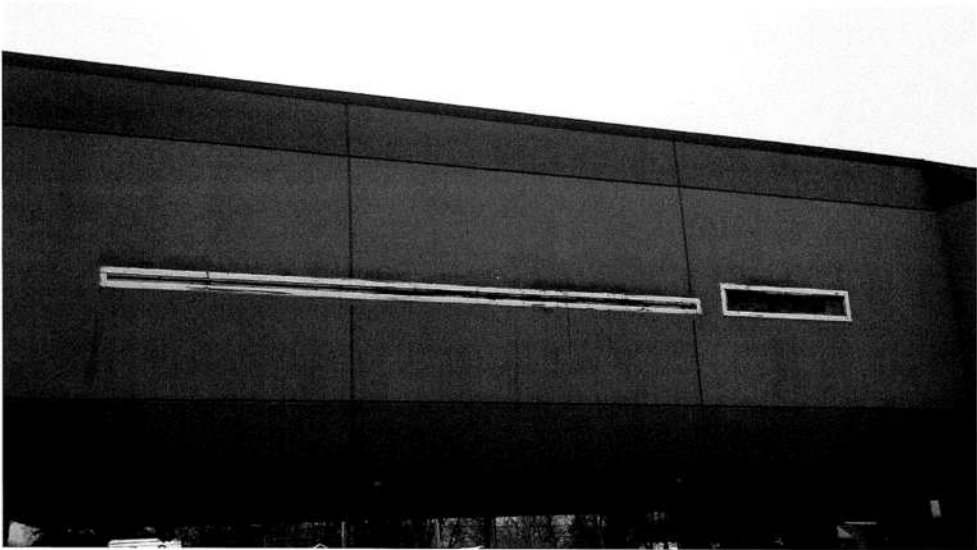
Advia Credit Union — 1982 Cranston Rd., Beloit, WI

Lead #JT3025142

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt. ©2013 AdviaBeloit

JH 11-25-13 1-16-14jc Approved for: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

# Existing Condition of Wall



Street Views



# 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-2014-01

1. Name of applicant: SignArt, Inc. - Steve VanderSloot Phone #: 269-381-3012

5757 East Cork Street Kalamazoo MI 53511  
(Address) (City) (State) (Zip)

2. Address of subject property: 1982 Cranston Road

3. Tax Parcel Number(s): 21960070

4. Legal description: Reference L 2 CSM VOL 13 PAGES 202 & 203

5. Present zoning: B-B Commercial Present use: Financial Institution

6. Proposed use (if different): \_\_\_\_\_

7. Owner of record: Advia Credit Union Phone: 269-382-9845

550 South Riverview Dr Parchment MI 49004  
(Address) (City) (State) (Zip)

E-mail address: svandersloot@signartinc.com

8. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)


Requesting an exception to the maximum size of a secondary sign in a C-2 zoning district where the maximum sign may not exceed 30 sq. ft. Proposed secondary wall sign is 123.48 sq. ft.


9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

On January 10th, First American Credit Union was changed to Advia Credit Union. At this time, replacement faces in the primary sign were installed, a 6' 6 1/8" x 7' 8 1/8" sign removed from the west architectural tower, and 2' 4" x 30' 6" wall sign removed from the drive-thru canopy. Upon removal of the sign from the drive-thru canopy, SignArt installers discovered a prior contractor had installed EFIS around the channel letter raceways. SignArt is requesting to install a 4' 3/16" x 30' 9" replacement wall sign to conceal the damaged facade.

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.

 / Steve VanderSloot / 01/24/2014  
 (Signature of Owner) (Print name) (Date)

 / Nancy Loftus / 01/24/2014  
 (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: \$100.00 Meeting date: 2/19/2014  
 Application accepted by: [Signature] Date: 1/24/14  
 No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_  
 Date Notice Published: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_



City of  
**BELOIT, Wisconsin**  
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

February 7, 2014

To Whom It May Concern:

SignArt, Inc. has filed an application for an exception to Section 30.40(2)(c), of the Outdoor Sign Ordinance, to allow a secondary, on-premises wall sign to be more than 30 square feet in area in a C-2, Neighborhood Commercial District, for the property located at:

**1982 Cranston Road.**

The applicant has submitted a sign proposal for a wall sign over the drive-thru of the subject property. The proposed sign is 123.48-square feet in area. The proposed sign exceeds the 30-square foot requirement for secondary signs mentioned above.

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

**City Plan Commission:** Wednesday, February 19, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **THE PUBLIC IS INVITED TO ATTEND THIS HEARING.**

**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 Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or [hummels@ci.beloit.wi.us](mailto:hummels@ci.beloit.wi.us). Comments will be accepted via telephone, email, and U.S. Mail.*

FIRST AMERICAN CREDIT UNION  
1982 CRANSTON RD  
BELOIT, WI 53511

MCBAIN ENTERPRISES INC  
2951 KENNEDY DR  
BELOIT, WI 53511

FIRST FEDERAL BANK  
206 N WISCONSIN ST  
DE PERE, WI 54115

ADVIA CREDIT UNION  
550 SOUTH RIVERSIDE DRIVE  
PARCHMENT, MI 49004

**RESOLUTION AUTHORIZING AN EXCEPTION TO SECTION 30.40 (2)(C) OF  
THE OUTDOOR SIGN ORDINANCE FOR THE PROPERTY  
LOCATED AT 1982 CRANSTON ROAD**

**WHEREAS**, the application of SignArt, Inc. for an exception to Section 30.40(2)(c) to allow a secondary, on-premises wall sign to exceed 30 square feet in area in a C-2, Neighborhood Commercial District, for the property located at 1982 Cranston Road, 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 wall sign to exceed 30 square feet in area, for the property located at 1982 Cranston Road in the City of Beloit, for the following described premises:

Lot 2 of Certified Survey Map, Recorded in Volume 13 on Pages 202 & 203 of Certified Survey Maps of Rock County located in the City of Beloit, Rock County, Wisconsin. Said parcel contains 2.1604 acres, more or less. (a/k/a 1982 Cranston Road).

This exception is subject to the following conditions:

1. The applicant may mount a secondary wall sign on the façade of the building above the drive-thru area. The sign may be 124-square feet in area.
2. The applicant shall obtain an Architectural Review Certificate and Sign Permit before installing the signs.
3. 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 19<sup>th</sup> day of February, 2014.

**PLAN COMMISSION**

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

ATTEST:

\_\_\_\_\_  
Julie Christensen, Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 19, 2014

**Agenda Item:** 6

**File Number:** ZTA-2014-03

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### **Request Overview/Background Information:**

Planning staff has drafted and the City Attorney has reviewed an Ordinance to amend Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to designated floodplain maps.

---

### **Key Issues:**

- The Federal Emergency Management Agency (FEMA) recently issued a Letter of Map Revision (LOMR) based upon the relocation of Spring Brook Creek that occurred in advance of the Kerry Center development. The LOMR includes changes to the floodway and floodplain adjacent to the creek, and has an effective date of April 1, 2014.
  - The affected area lies between I-39/90 and Gateway Boulevard, as detailed on the attachments.
  - In accordance with FEMA and Wisconsin Department of Natural Resources (WDNR) directives, this LOMR must be adopted by the City of Beloit. The attached Ordinance accomplishes this by incorporating the LOMR into the list of official floodplain maps in Section 5-408 of the Zoning Ordinance.
  - The LOMR Determination Document, data tables, profiles, and maps are attached to this report.
  - The attached Ordinance has been reviewed and approved by WDNR staff and should not be altered during the adoption process.
- 

### **Consistency with Strategic Plan:**

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

### **Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
  - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
  - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
  - **Meet the hierarchy of present and future human needs fairly and efficiently** – The floodplain ordinance is intended to protect life and property from impacts associated with flooding events.
- 

### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the attached Ordinance to amend Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to designated floodplain maps.

---

**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Proposed Ordinance, Public Notice, and LOMR Documents

---



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND SECTION 5-408 OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO DESIGNATED FLOODPLAIN MAPS**

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

**Section 1. Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:**

5-408 DESIGNATED FLOODPLAIN MAPS. The boundary of the floodplain district are those areas designated as floodplains or A-Zones on the following reports and maps, which are incorporated into this section by reference. These are the official floodplain maps for the City of Beloit, approved by the Department of Natural Resources and the Federal Emergency Management Agency and are on file with the Department of Community Development for the City of Beloit. If more than one map is referenced, the regional flood profiles govern boundary discrepancies according to Section 5-410 below.

OFFICIAL MAPS: Flood Insurance Rate Map (FIRM) panel number 55105C0309D, 55105C0312D, 55105C0314D, 55105C0316D, 55105C0317D, 55105C0319D, 55105C0336D 55105C0337D, 55105C0338D, 55105C0339D, 55105C0427D, 55105C0431D, 55105C0432D, 55105C0451D, dated August 19, 2006; with corresponding profiles that are based in the Flood Insurance Study (FIS) 55105CV001A and 55105CV002A, dated August 19, 2008.

OFFICIAL MAPS, BASED ON OTHER STUDIES: Letter of Map Revision (LOMR) Case No. 13-05-3956P involving Spring Brook Creek, approved by FEMA on November 18, 2013, effective April 1, 2014.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BELOIT CITY COUNCIL

By: \_\_\_\_\_  
Charles M. Haynes, Council President

ATTEST:

By: \_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

PUBLISHED: \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_  
01-611100-5231- \_\_\_\_\_



## **NOTICE TO THE PUBLIC**

January 29, 2014

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to amend Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to designated floodplain maps. The Federal Emergency Management Agency (FEMA) recently issued Letter of Map Revision (LOMR) Case No. 13-05-3956P involving Spring Brook Creek, approved by FEMA on November 18, 2013, with an effective date of April 1, 2014. All official documents related to the LOMR are available for public review in the Planning Division at on the third floor of City Hall at 100 State Street, Beloit, WI.

The LOMR is based upon the relocation of Spring Brook Creek, which was completed in advance of the Kerry Center development. The LOMR includes changes to the creek, floodway, and floodplain adjacent to the creek in an area between I-39/90 and Gateway Boulevard. The proposed Ordinance complies with FEMA and Wisconsin Department of Natural Resources (WDNR) regulations by incorporating the LOMR into the list of official floodplain maps in Section 5-408 of the Zoning Ordinance.

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

**City Plan Commission:** Wednesday, February 19, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

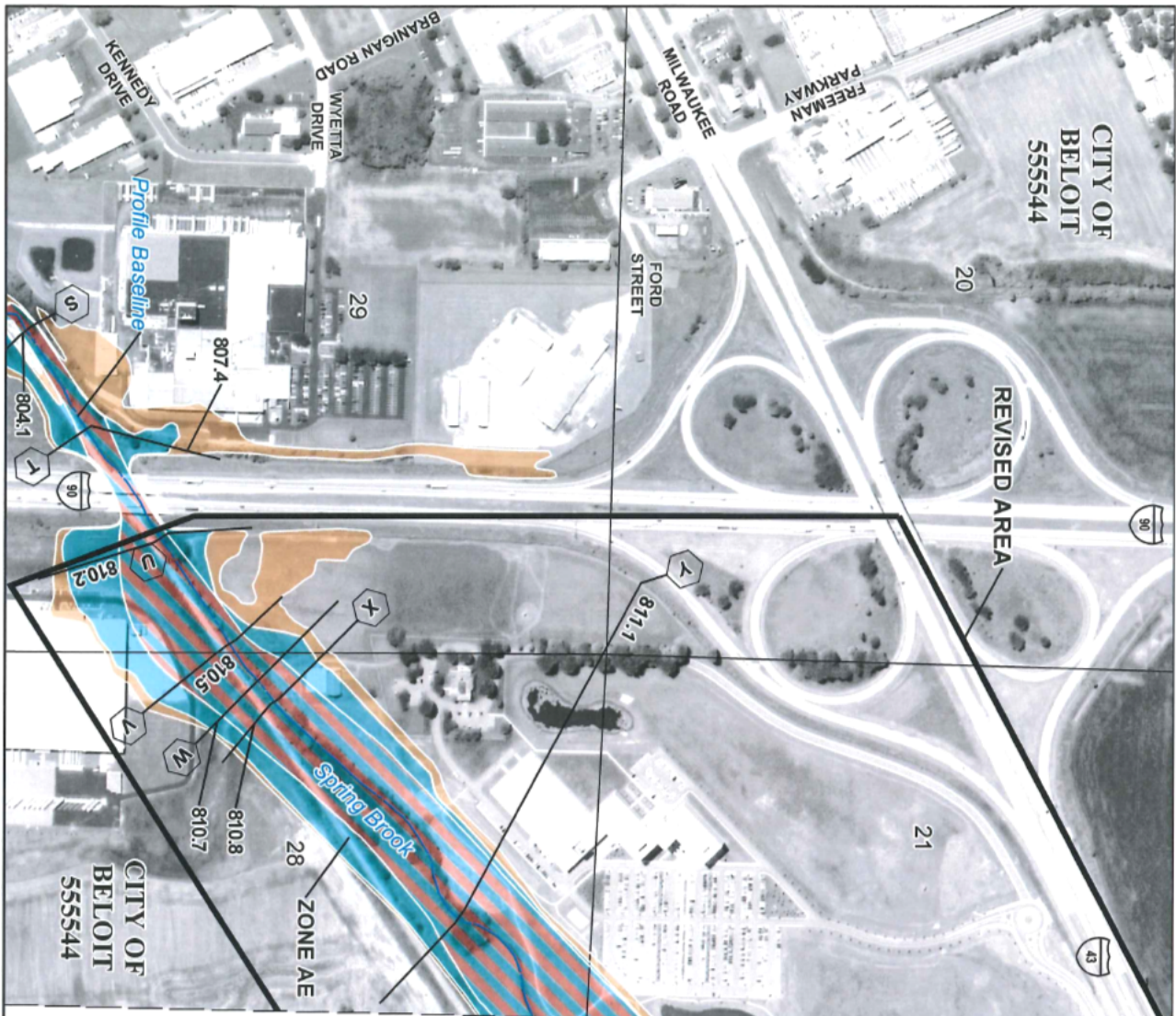
**City Council:** Monday, March 3, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**


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

***For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or [penningtond@ci.beloit.wi.us](mailto:penningtond@ci.beloit.wi.us). Comments will be accepted via telephone, email, and U.S. Mail.***



JOINS PANEL 0339

195000 FT



**National Flood Insurance Program**

Panel Condensed:  
**338 of 495**

COMMUNITY: 555544  
 BELT: CITY OF  
 ROCK COUNTY: 0338

NUMBER: 555544  
 PANEL SUFFIX: 0338  
 D: 0338

**REVISED TO REFLECT LOMR EFFECTIVE: April 1, 2014**

VERSION NUMBER: 1.0.0.0  
 MAP NUMBER: 55105C0338D  
 EFFECTIVE DATE: August 19, 2008

**SCALE**

Map Projection: NAD 83  
 National Flood Insurance Program (NFIP)  
 National Hydrographic Vertical Datum (NHVD) 88

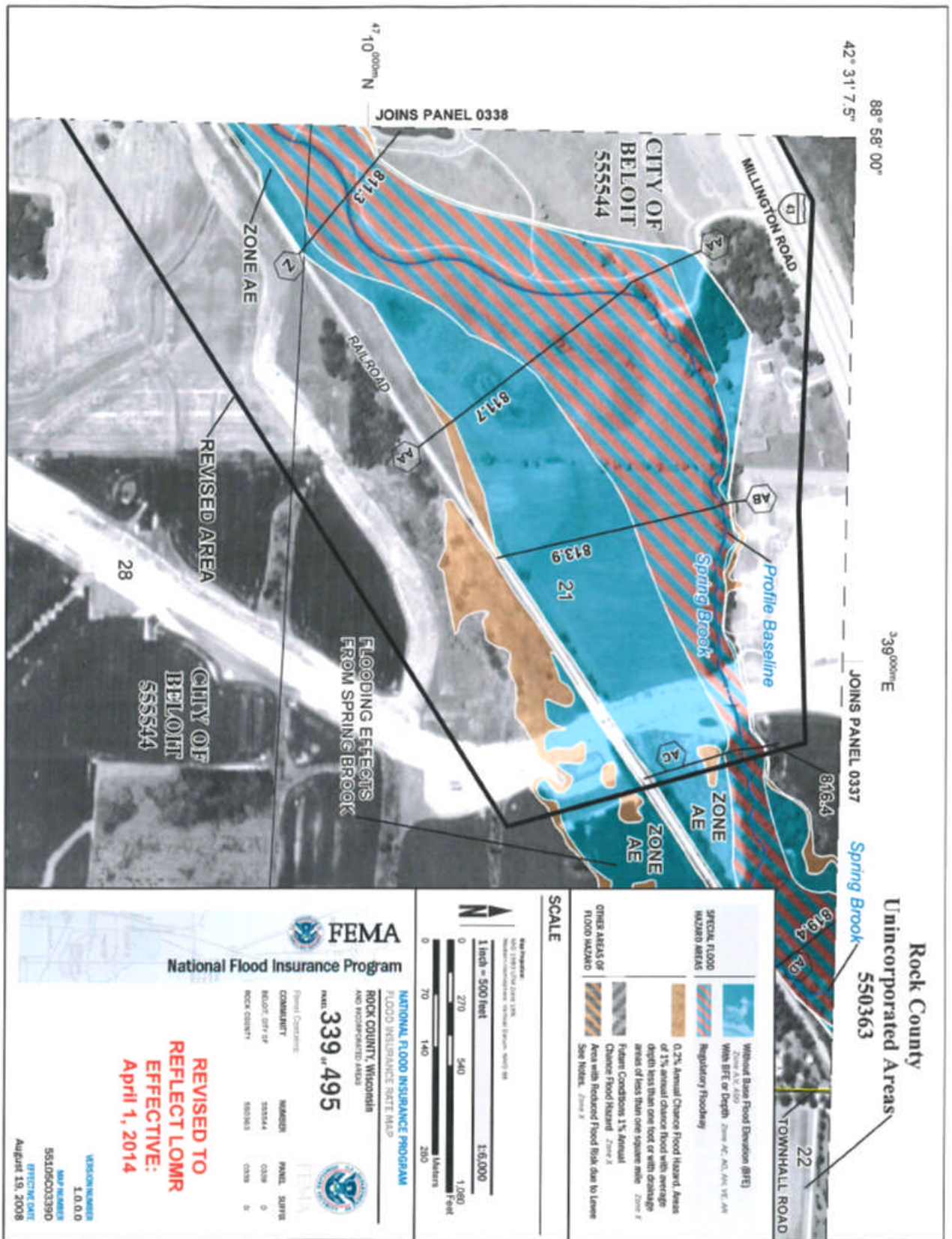
1 inch = 500 feet      1:6,000

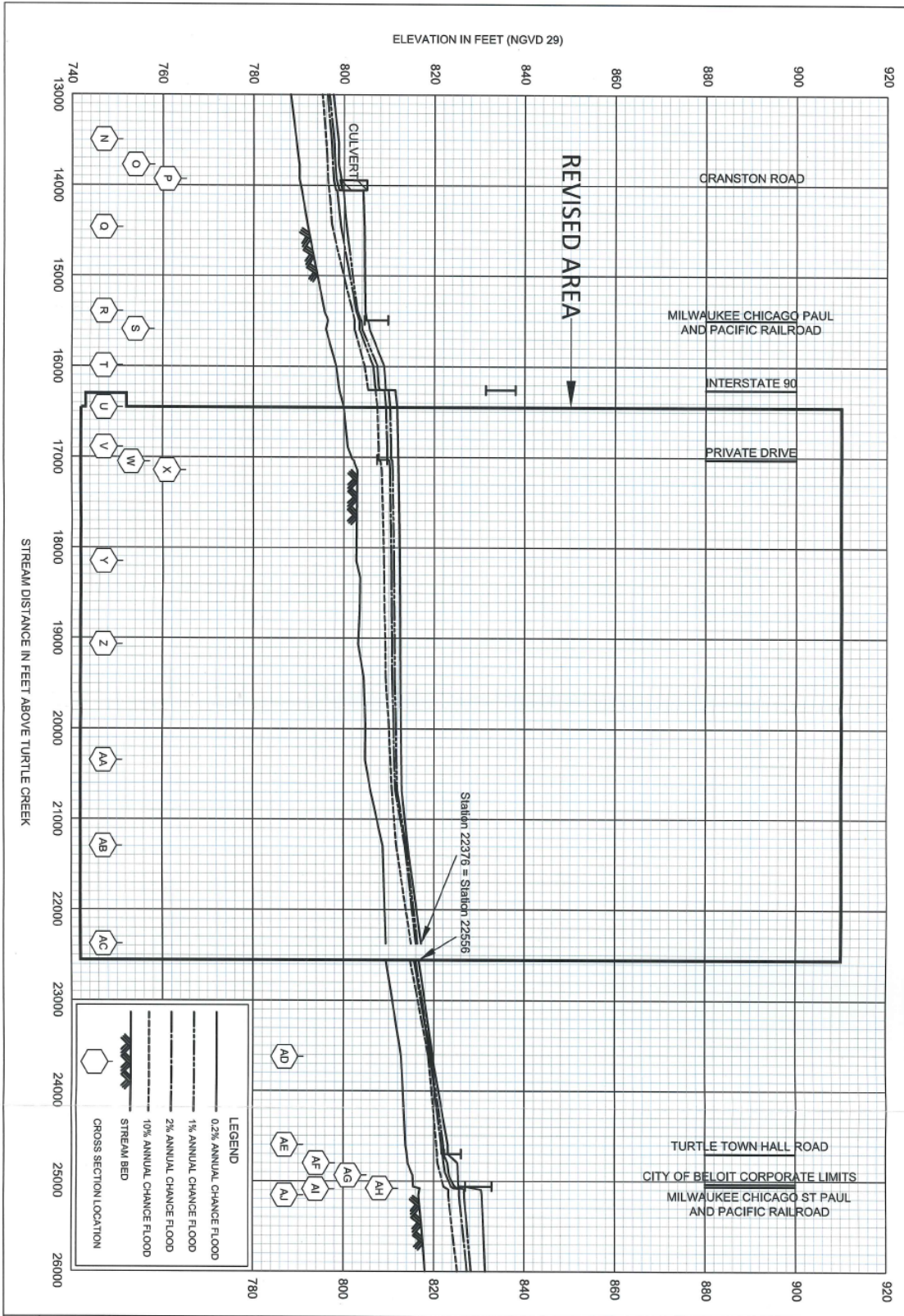
0      270      540      1,080      1,620  
 Feet

0      70      140      280  
 Meters

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone X, VE, V1, V2, V3, V4, V5, V6, V7, V8, V9, V10, V11, V12, V13, V14, V15, V16, V17, V18, V19, V20, V21, V22, V23, V24, V25, V26, V27, V28, V29, V30, V31, V32, V33, V34, V35, V36, V37, V38, V39, V40, V41, V42, V43, V44, V45, V46, V47, V48, V49, V50, V51, V52, V53, V54, V55, V56, V57, V58, V59, V60, V61, V62, V63, V64, V65, V66, V67, V68, V69, V70, V71, V72, V73, V74, V75, V76, V77, V78, V79, V80, V81, V82, V83, V84, V85, V86, V87, V88, V89, V90, V91, V92, V93, V94, V95, V96, V97, V98, V99, V100
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X





76P	FEDERAL EMERGENCY MANAGEMENT AGENCY	<b>REVISED TO REFLECT LOMR</b>	FLOOD PROFILES
	ROCK COUNTY, WI AND INCORPORATED AREAS	<b>EFFECTIVE: April 1, 2014</b>	SPRING BROOK (BELOIT)

Follows Conditional Case No.: 08-05-3540R



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Beloit Rock County Wisconsin	CHANNELIZATION FILL	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 555544		
IDENTIFIER	Kerry Ingredients & Flavors Americas Regional Headquarters	APPROXIMATE LATITUDE & LONGITUDE: 42.524, -88.970 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 55105C0338D DATE: August 19, 2008 TYPE: FIRM* NO.: 55105C0338D DATE: August 19, 2008		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: August 19, 2008 PROFILE(S): 76P FLOODWAY DATA TABLE: 3	

Enclosures reflect changes to flooding sources affected by this revision.  
\* FIRM - Flood Insurance Rate Map

FLOODING SOURCE & REVISED REACH	See Page 2 for Additional Flooding Sources
Spring Brook - From approximately 150 feet upstream of Interstate Highway 39 to approximately 1.15 miles upstream of Interstate Highway 39	

SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Spring Brook	Zone AE	Zone AE	YES	YES
	BFEs*	BFEs	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Floodway	Floodway	YES	YES

\* BFEs - Base Flood Elevations

**DETERMINATION**

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/nifp>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

13-05-3956P

102-I-A-C



## Federal Emergency Management Agency

Washington, D.C. 20472

### LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

#### OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

##### FLOODING SOURCE & REVISED REACH

Spring Brook - From approximately 150 feet upstream of Interstate Highway 39 to approximately 1.15 miles upstream of Interstate Highway 39

##### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Spring Brook	Zone X (unshaded)	Zone X (unshaded)	YES	YES

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4806. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

13-05-3956P

102-I-A-C



## Federal Emergency Management Agency

Washington, D.C. 20472

### LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION

##### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

##### COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-338-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

13-06-3956P

102-I-A-C





**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Norbert Schwartz  
Director, Mitigation Division  
Federal Emergency Management Agency, Region V  
536 South Clark Street, Sixth Floor  
Chicago, IL 60605  
WI: (312) 408-5538

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

13-05-3956P

102-I-A-C



## Federal Emergency Management Agency

Washington, D.C. 20472

### LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

#### PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information will be published in your local newspaper on or about the dates listed below and through FEMA's Flood Hazard Mapping website at [https://www.floodmaps.fema.gov/fhm/Scripts/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp).

LOCAL NEWSPAPER      Name: *Beloit Daily News*  
Dates: 11/25/2013 and 12/02/2013

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard information presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

13-05-3956P

102-I-A-C

FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NGVD)	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE (FEET)	
Spring Brook (Beloit) (continued)									
V	16,888	270	1321	1.3	810.5	810.5	810.5	0.0	
W	17,050	279	1064	1.7	810.7	810.7	810.7	0.0	
X	17,142	277	1495	1.3	810.8	810.8	810.8	0.0	
Y	18,151	360	1337	1.2	811.1	811.1	811.1	0.0	
Z	19,066	476	1618	1.0	811.3	811.3	811.3	0.0	
AA	20,346	720	2202	1.2	811.7	811.7	811.7	0.0	
AB	21,296	417	775	3.7	813.9	813.9	813.9	0.0	
AC	22,376	154	855	2.8	816.4	816.4	816.4	0.0	
AD	23,620	443	686	2.5	819.4	819.4	819.4	0.0	
AE	24,599	72	1,270	4.4	822.2	822.2	822.2	0.0	
AF	24,802	99	431	4.0	823.1	823.1	823.1	0.0	
AG	24,937	92	294	5.2	823.4	823.4	823.4	0.0	
AH	25,080	45	337	7.3	825.2	825.2	825.2	0.0	
AI <sup>2</sup>	25,089	57	384	4.9	826.7	826.7	826.7	0.0	
AJ	25,159	141	511	3.5	826.7	826.7	826.7	0.0	
AK	26,523	160	734	2.5	829.2	829.2	829.2	0.0	
AL	27,491	240	658	2.7	830.1	830.1	830.1	0.0	
AM	29,280	120	433	4.4	833.3	833.3	833.3	0.0	
AN	29,419	22	3,221	2.2	851.3	851.3	851.3	0.0	
AO	32,806	125	2,298	2.0	851.4	851.4	851.4	0.0	

REVISED DATA

<sup>1</sup> Feet above confluence with Turtle Creek  
<sup>2</sup> Data for 'AI' through 'BN' from 2005 Spring Brook detailed study

<b>TABLE 3</b>	<b>FLOODWAY DATA</b>
<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>	
<b>ROCK COUNTY, WI</b>	
<b>AND INCORPORATED AREAS</b>	
REVISED TO REFLECT LOMR EFFECTIVE: April 1, 2014	
<b>SPRING BROOK (BELOIT)</b>	

FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE-FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NGVD)	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE (FEET)	
Spring Brook (Beloit)									
A <sup>2</sup>	4,418	521	1,397	4.3	772.2	767.9 <sup>3</sup>	767.9 <sup>3</sup>	0.0	
B	4,562	425	2,283	1.9	772.2	770.2 <sup>3</sup>	770.2 <sup>3</sup>	0.0	
C	5,468	236	648	4.4	773.9	773.9	773.9	0.0	
D	6,527	259	642	3.0	778.3	778.3	778.3	0.0	
E	6,703	332	878	2.0	779.2	779.2	779.2	0.0	
F	7,148	368	1,051	1.7	779.6	779.6	779.6	0.0	
G	7,593	181	495	5.1	780.1	780.1	780.1	0.0	
H	7,861	151	754	2.6	783.0	783.0	783.0	0.0	
I	8,403	109	777	4.6	783.8	783.8	783.8	0.0	
J	8,552	65	1,363	5.6	785.1	785.1	785.1	0.0	
K	9,380	210	1,303	2.6	787.2	787.2	787.2	0.0	
L	10,196	175	702	4.0	788.5	788.5	788.5	0.0	
M	12,511	157	497	4.1	795.8	795.8	795.8	0.0	
N	13,497	133	572	3.8	797.7	797.7	797.7	0.0	
O	13,775	79	455	3.7	798.0	798.0	798.0	0.0	
P	13,932	53	291	5.9	798.3	798.3	798.3	0.0	
Q	14,464	142	401	4.1	800.5	800.5	800.5	0.0	
R	15,392	73	393	6.5	802.9	802.9	802.9	0.0	
S	15,591	60	339	9.0	804.1	804.1	804.1	0.0	
T	15,991	118	809	3.4	807.4	807.4	807.4	0.0	
U	16,451	182	1,582	1.5	810.2	810.2	810.2	0.0	

<sup>1</sup> Feet above confluence with Turtle Creek

<sup>2</sup> Data for 'A' through 'AH' from 2006 Spring Brook - Beloit detailed study

<sup>3</sup> Elevation not considering backwater effect from Turtle Creek

**REVISED DATA**

FEDERAL EMERGENCY MANAGEMENT AGENCY

**ROCK COUNTY, WI  
AND INCORPORATED AREAS**

REVISED TO  
REFLECT LOMR

EFFECTIVE:

April 1, 2014

**FLOODWAY DATA**

**SPRING BROOK (BELOIT)**

**TABLE 3**

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** February 19, 2014

**Agenda Item:** 7

**File Number:** ZTA-2014-04

---

### **Request Overview/Background Information:**

Planning staff has drafted and the City Attorney has reviewed an Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to allowed uses in the DH, Development Holding zoning district.

---

### **Key Issues:**

- The DH district is a special purpose district that is intended to provide a suitable zoning classification for areas that are not yet suitable for urban or suburban intensity development because of the lack of public facilities and services in the general area.
  - There are 26 parcels zoned DH in the City of Beloit, totaling approximately 862 acres. The predominant land use is agricultural, which is permitted by-right in the DH district.
  - The proposed Ordinance is the result of a request that Planning staff received from a contractor who would like to purchase an 11-acre parcel that is zoned DH for use as a contractor's office and storage yard. Planning staff has reviewed this request and noted the similarity between agricultural uses and contractor's uses, as both involve the storage of equipment that is used off-site. In addition, both uses have few, if any, customers visiting the site.
  - Some DH districts are isolated and unlikely to see any development pressure during the next 20 years, while others are located in prime, developing areas that could be adversely impacted by incompatible land uses. Therefore, Planning staff has proposed the addition of "contractor offices and storage yards" to the list of conditional uses in the DH district. By requiring a Conditional Use Permit, individual sites will be evaluated on a case-by-case basis with issues of concern addressed through conditions of approval, while permit requests for inappropriate locations can be denied completely.
- 

### **Consistency with Strategic Plan:**

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

### **Sustainability:**

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

### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the attached Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to allowed uses in the DH, Development Holding zoning district.

---

**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Proposed Ordinance, Existing Ordinance, DH District Map, and Public Notice.

---

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO CREATE SECTION 5-202(b)(11) OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO CONTRACTOR OFFICES AND STORAGE YARDS IN THE DH, DEVELOPMENT HOLDING DISTRICT**

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

**Section 1. Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created as follows:**

5-202 ALLOWED USES.

b. Conditional Uses.

11. Contractor offices and storage yards.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BELOIT CITY COUNCIL

By: \_\_\_\_\_  
Charles M. Haynes, Council President

ATTEST:

By: \_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

PUBLISHED: \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_  
01-611100-5231- \_\_\_\_\_

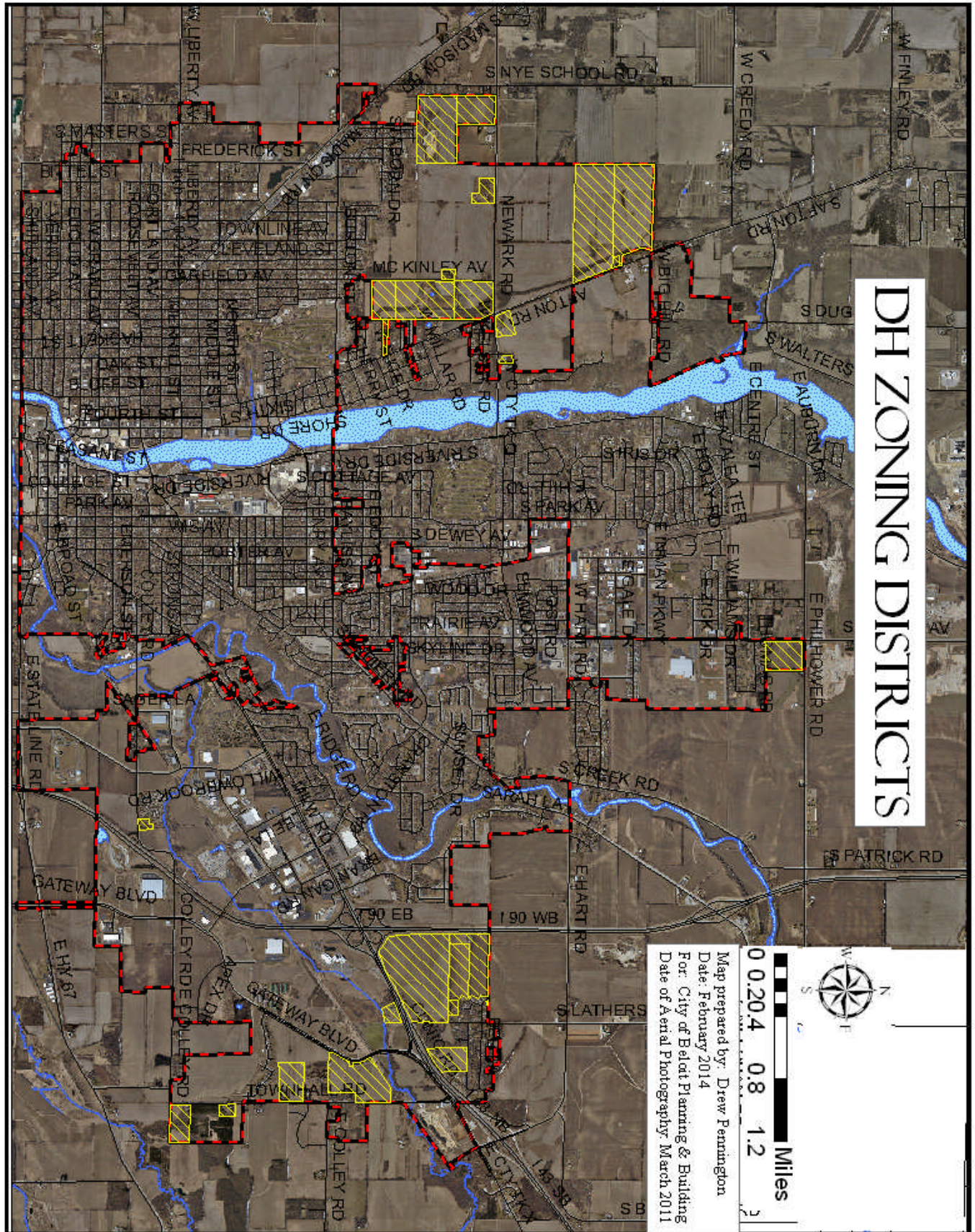
**5-200 DH, DEVELOPMENT HOLDING DISTRICT.**

5- DESCRIPTION. (Am. #3365) The DH, Development Holding district is a special purpose  
201 district that is intended to provide a suitable zoning classification for areas that are not yet  
suitable for urban or suburban intensity development because of the lack of public facilities  
and services in the general area. Use of the DH classification will allow the City to avoid  
premature or inappropriate development that cannot be provided with utility service, and  
permit only very low-density development until such time that utility services and community  
services can be provided. When facilities and services are adequate to provide necessary  
services to the subject area, the DH classification may be removed and the property may be  
rezoned in accordance with the Zoning Map Amendment procedures of Section 2-300

5- ALLOWED USES.  
202

Uses Permitted By-Right. The following uses shall be permitted by-right in the DH  
district:

- a.
  1. Agriculture.
  2. Golf courses.
  3. Greenhouses and nurseries.
  4. Public and quasipublic parks, playgrounds, and other open recreation areas.
  5. Forest preserves and reservations.
  6. Single-family dwellings.
  7. Wireless communications (alternative tower structures, antenna support structures, and equipment facilities).
- b. Conditional Uses. (Am. #3365) The following uses shall be allowed only if reviewed and approved in accordance with the procedures of Section 2-500
  1. Baseball or softball fields.
  2. Golf driving ranges.
  3. Pitch and putt ranges.
  4. Archery ranges.
  5. Riding stables.
  6. Skeet and trap shooting areas.
  7. Tennis courts.
  8. Croquet courts.
  9. Miniature golf courses.
  10. Wireless communications towers.



# DH ZONING DISTRICTS





## **NOTICE TO THE PUBLIC**

February 3, 2014

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to allowed uses in the DH, Development Holding zoning district.

The DH district is a special purpose district that is intended to provide a suitable zoning classification for areas that are not yet suitable for urban or suburban intensity development because of the lack of public facilities and services in the general area. Planning staff has proposed the addition of "contractor offices and storage yards" to the list of conditional uses in the DH district.

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

**City Plan Commission:** Wednesday, February 19, 2014, 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, March 3, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

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

*For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or [penningtond@ci.beloit.wi.us](mailto:penningtond@ci.beloit.wi.us). Comments will be accepted via telephone, email, and U.S. Mail.*