



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, October 8, 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 September 17, 2014 Meeting**
3. **Location of a Wireless Communications Tower in Telfer Park**  
Review and consideration of a Request to locate a 105-foot monopole wireless communications tower in Telfer Community Park located at 2301 Skyline Drive
4. **Status Report on Prior Plan Commission Items**
5. **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: October 3, 2014

Approved: Julie Christensen, Community  
Development Director

\*\*Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES  
BELOIT CITY PLAN COMMISSION  
Wednesday, September 17, 2014  
The Forum, Beloit City Hall  
100 State Street, Beloit**

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

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

2. **Approval of the Minutes of the August 20, 2014 Meeting**

Commissioner Finnegan moved and Commissioner Ruster seconded a motion to approve the Minutes of the August 20, 2014 Meeting. The motion carried (4-0).

3. **Conditional Use Permit – Ironworks – Outdoor Seating Area and Alcohol Sales**

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and alcohol sales, possession, and consumption in a CBD-2 Central Business District-Fringe for the property located at 500 Pleasant Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Ruster made a motion to approve the Conditional Use Permit. Commissioner Johnson seconded the motion. The motion carried (4-0).

4. **Discussion of Jack Meyers' Proposed Comprehensive Plan Amendment and Zoning Map Amendment**

Review and consideration of a two-lot Certified Survey Map for the property located at 2036 Turtle Townhall Road in the City of Beloit.

Ms. Christensen reviewed the Staff Report and Staff Recommendation.

Frank McKearn, representative for Batterman's, commented that Mr. Meyer's intention is for the right-of-way to remain, but the details are not clear yet. Frank added that he visited with the property owner by phone and his instructions were to find out any concerns or issues and keep an open line of communication. Frank added that the best result for the current owner is that the property gets re-zoned so that he can get someone to help him develop the property.

Plan Commission discussed Mr. Meyers' proposed development. Commissioner Finnegan commented that felt that it was important to get the street dedicated.

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

Ms. Christensen stated that the Conditional Use Permit for OLA church for alcohol sales was approved by City Council.

The Alley Vacation is being delayed until we can determine whether it is legally allowable to vacate the alley. We also reviewing whether there is space on the front of the lot to construct a driveway and parking stalls.

6. **Adjournment**

The meeting adjourned at 7:27 PM.

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** October 8, 2014

**Agenda Item:** 3

**File Number:** RPB-2014-08

**Request:** Wireless Communications Tower in Telfer Community Park  
**Owner:** City of Beloit

**Location:** 2301 Skyline Drive

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

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### Request Overview/Background Information:

Ton 80 Realty Services, Inc., on behalf of Verizon Wireless, has requested that the Plan Commission and City Council review their proposed plans to construct a 105-foot monopole wireless communications tower in Telfer Community Park located at 2301 Skyline Drive.

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### Key Issues:

- The proposed monopole tower and related accessory equipment will be located in an approximately 30-foot by 50-foot leased compound area on the east side of the park, just north of the main parking lot. The leased area will be surrounded by a vinyl privacy fence. The proposed lease between the City of Beloit and Verizon Wireless is a separate action item for City Council review.
- The proposed tower and compound area have been designed to accommodate two additional wireless providers' antennas and equipment. Future co-locations will require separate leases between the City and other providers.
- The proposed tower location was selected in order to minimize disruption to existing park uses and to provide the greatest long-term flexibility in the event that the park is re-programmed or re-designed for other uses.
- Telfer Community Park is zoned PLI, Public Lands and Institutions District. Wireless communications towers are permitted by-right in the PLI district, and regulation of this tower location is derived solely from owning the land.
- The Parks & Recreation Commission reviewed and recommended approval of this proposal on September 10, 2014, but expressed a preference for a fence color other than white.
- The proposed site plan, tower elevations, and photo simulations are attached to this report.
- The attached Public Notice was sent to property owners within 150 feet of the proposed compound.

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### Consistency with Comprehensive Plan and Strategic Plan:

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

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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 and Building Services Division recommends **approval** of the attached plans to construct a 105-foot monopole wireless communications tower and related accessory equipment in Telfer Community Park located at 2301 Skyline Drive, subject to the following conditions:

1. The applicant shall obtain an Architectural Review Certificate, a Certificate of Zoning Compliance, and relevant Building Permits prior to beginning construction.
2. This approval is inextricably tied to the proposed lease between Verizon Wireless and the City of Beloit. If the lease is not executed by both parties, the approved plans alone do not convey any rights to construct the tower & equipment.

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**Fiscal Note/Budget Impact:** If approved, Verizon Wireless will pay the City \$1,900 per month in lease payments.

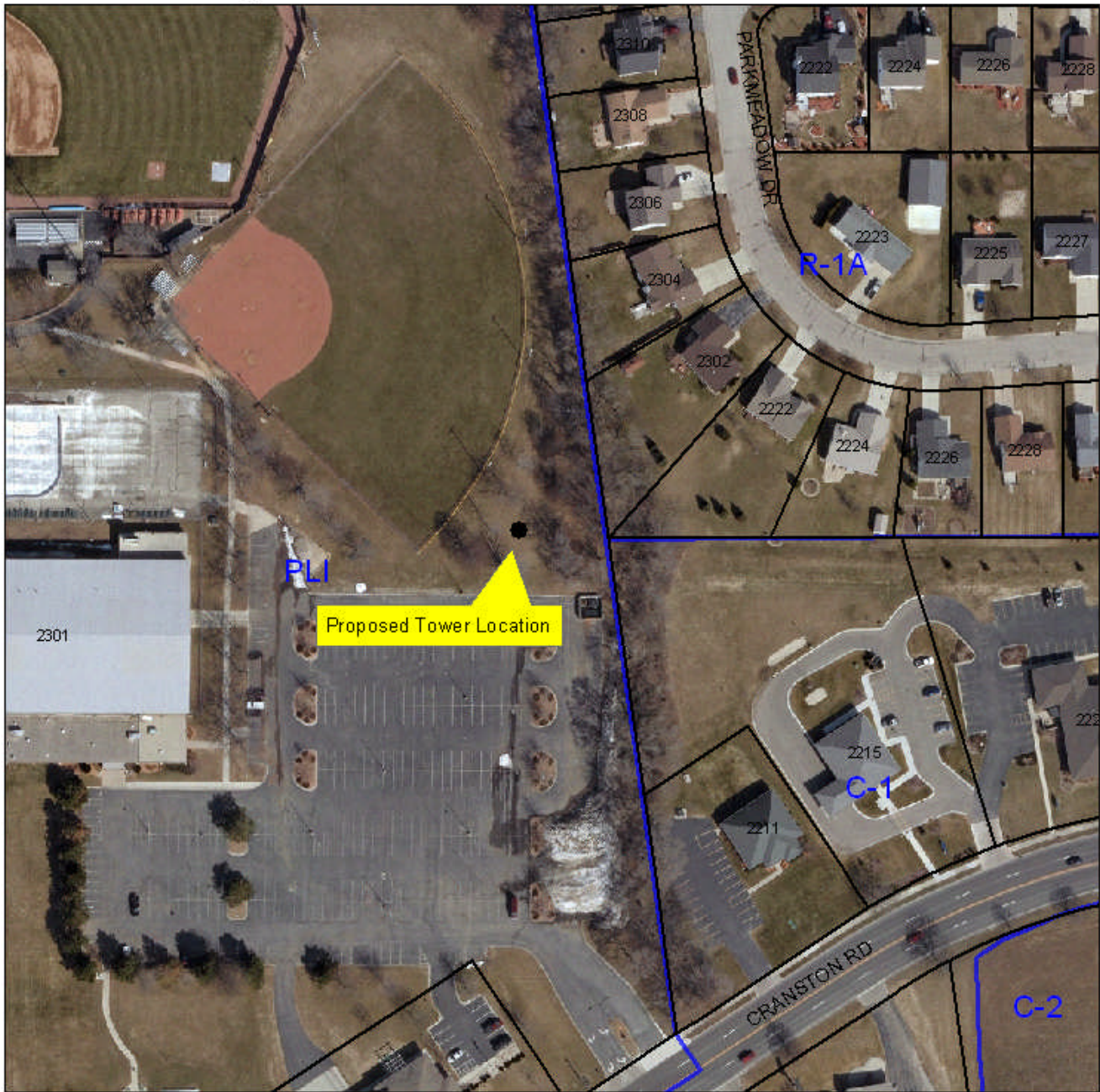
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**Attachments:** Location & Zoning Map, Site Plan (2), Tower Elevation, Photo Simulations, Public Notice, & Mailing List.

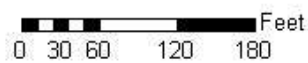
# Location & Zoning Map

Telfer Community Park

RPB-2014-08



1 inch = 131 feet

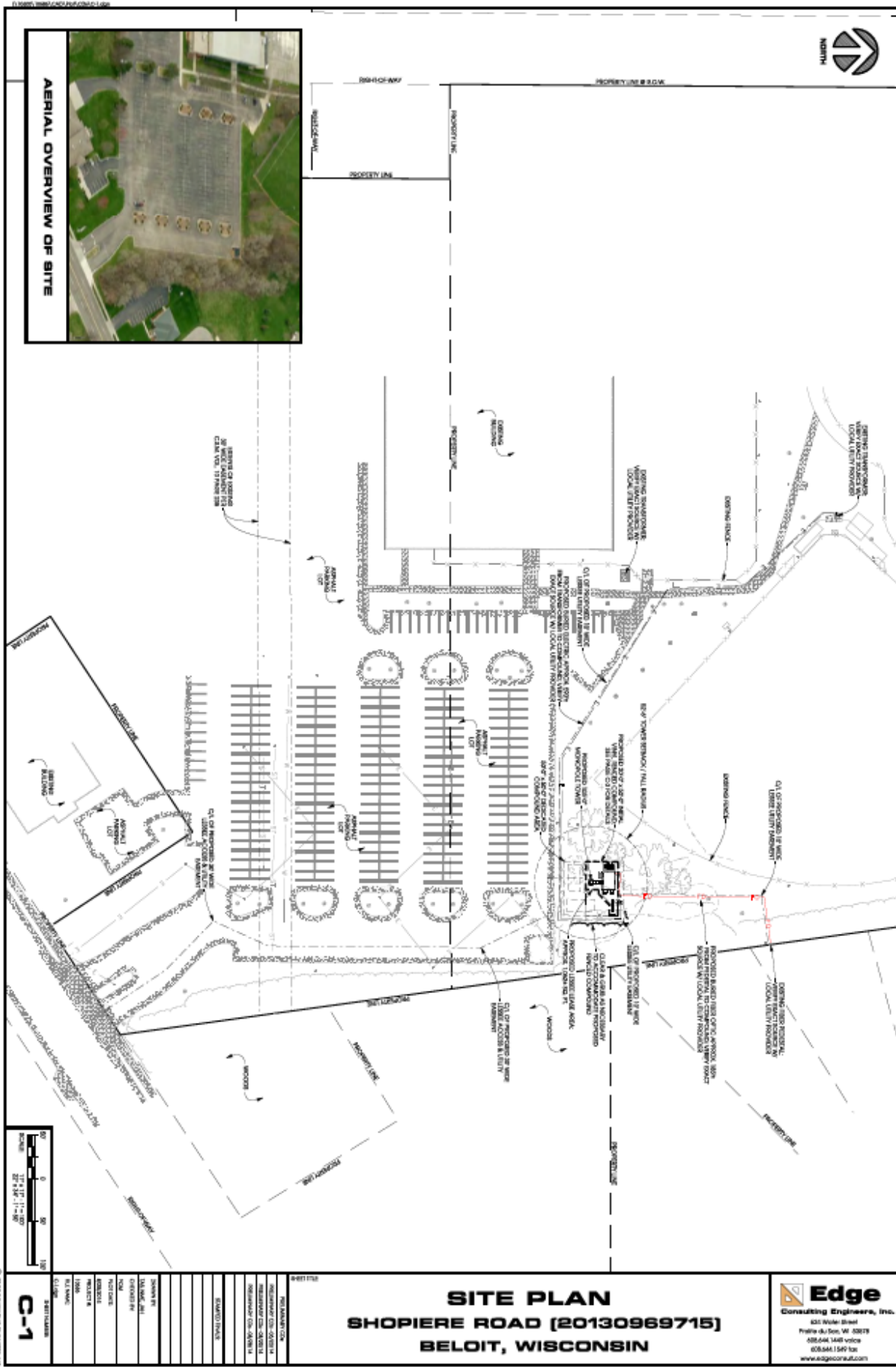


### Legend

- COB Parcels
- Zoning District

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

## PLANNING & BUILDING SERVICES DIVISION



October 8 Staff Report, Wireless Tower in Telfer Park

10/27/2013 10:52:42 AM P:\PROJECTS\130969715

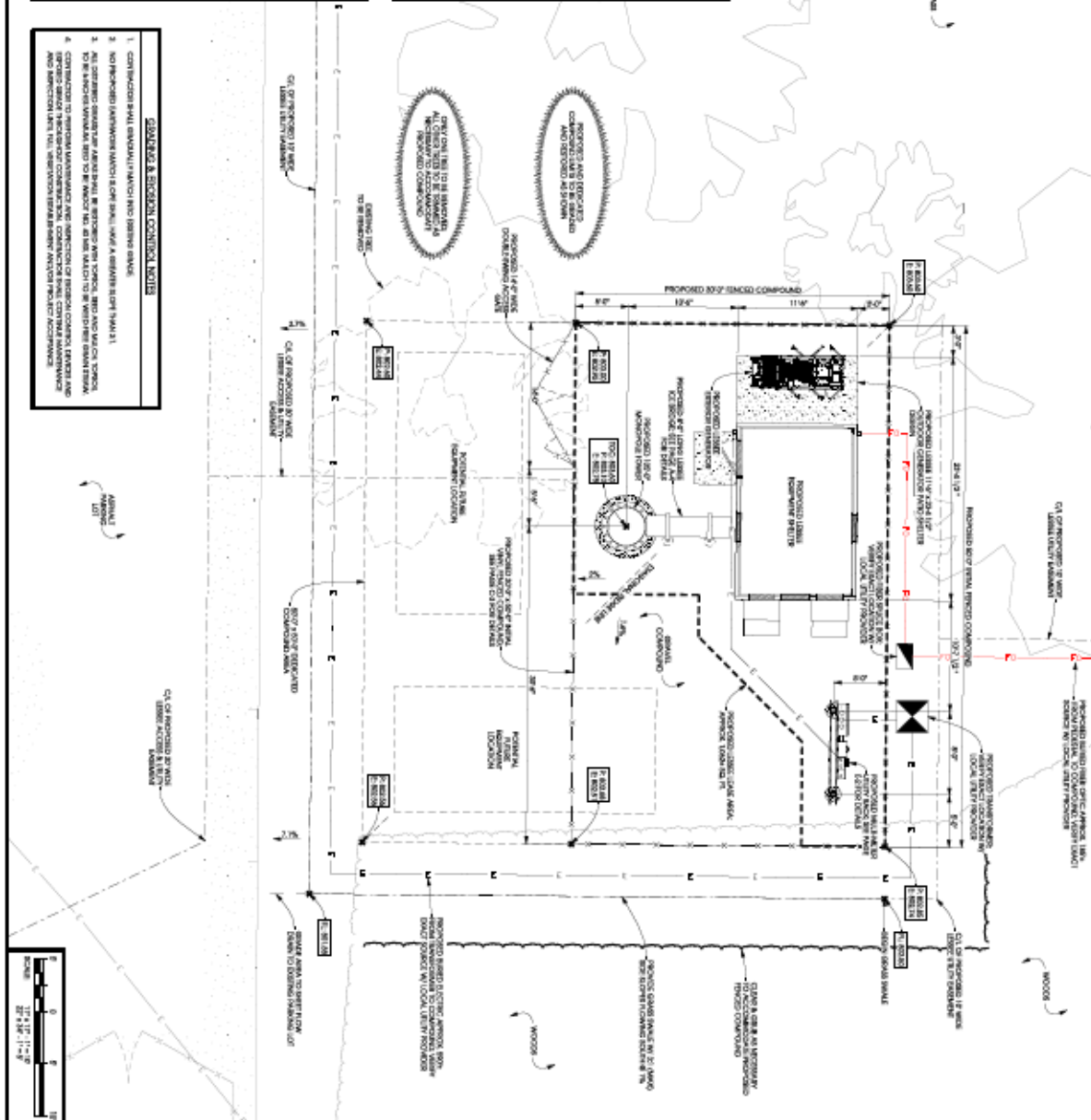


SITE OVERVIEW (LOOKING NORTH)



VINYL FENCING

- GENERAL & SECTION NOTES**
1. CONTINUED SHALL BE MAINTAINED UNLESS SHOWN OTHERWISE
  2. ALL EXISTING UTILITIES AND STRUCTURES SHALL BE REMOVED AND RELOCATED AS SHOWN ON THESE PLANS
  3. ALL EXISTING UTILITIES AND STRUCTURES SHALL BE REMOVED AND RELOCATED AS SHOWN ON THESE PLANS
  4. CONTINUED TO GENERAL NOTES AND SECTION NOTES FOR FURTHER INFORMATION



DATE: 10/27/13

NO. 1	SCALE	AS SHOWN
NO. 2	SCALE	AS SHOWN
NO. 3	SCALE	AS SHOWN
NO. 4	SCALE	AS SHOWN
NO. 5	SCALE	AS SHOWN
NO. 6	SCALE	AS SHOWN
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NO. 19	SCALE	AS SHOWN
NO. 20	SCALE	AS SHOWN

**COMPOUND PLAN**  
**SHOPIERE ROAD (20130969715)**  
**BELoit, WISCONSIN**

**Edge**  
 Consulting Engineers, Inc.  
 825 North State  
 P.O. Box 100  
 Beloit, WI 53510  
 608.644.1448 voice  
 608.644.1549 fax

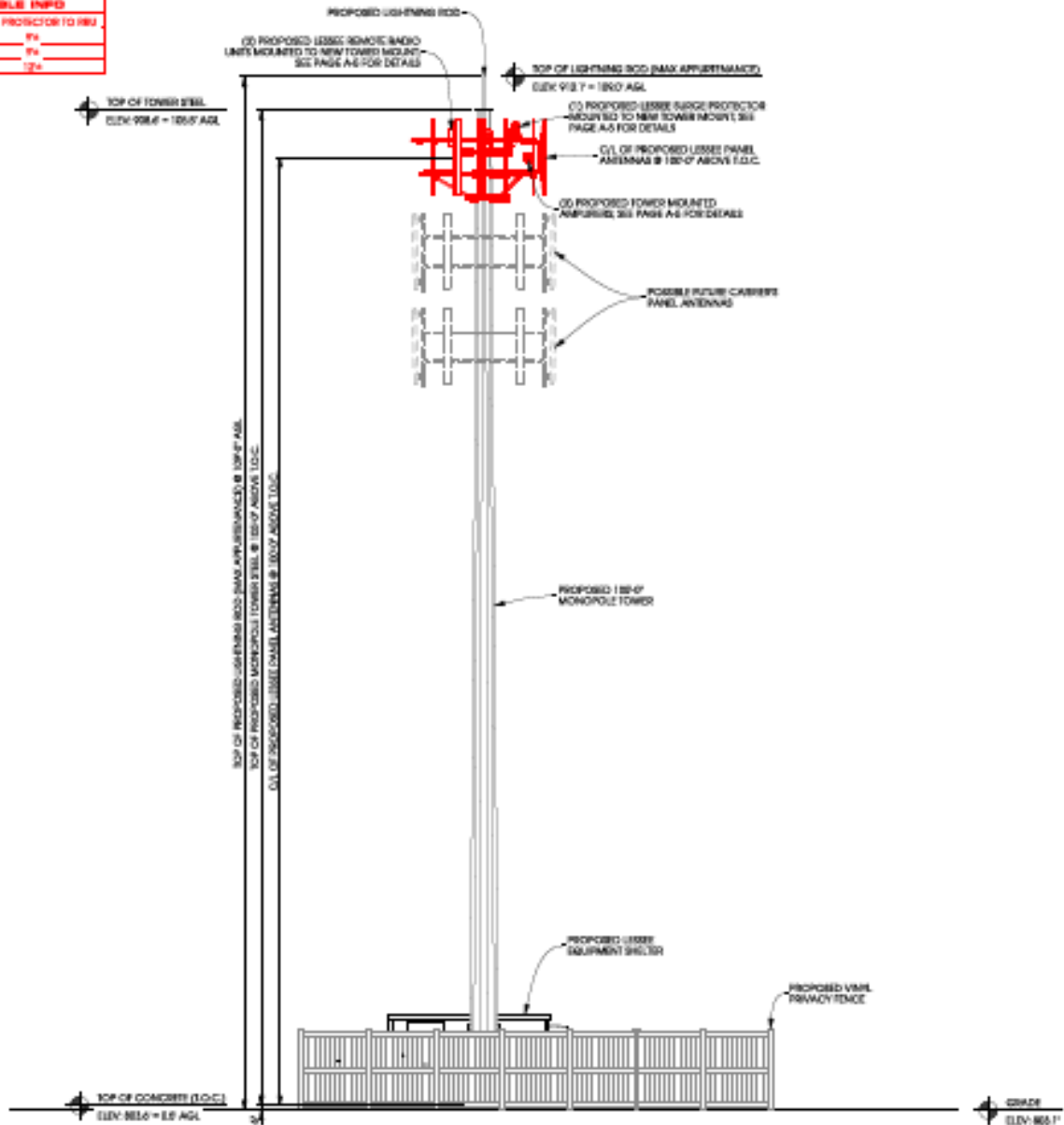
HYBRID CABLE INFO	
QUANTITY FROM COAX FEED	3
LENGTH FROM SURGE PROTECTOR TO ENTRY PANEL	16ft
LENGTH FROM ENTRY PANEL TO TOWER	17ft
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	102ft
TOTAL HYBRID CABLE LENGTH	137ft

JUMPER CABLE INFO	
SURGE PROTECTOR TO PANEL ANTENNA	
ALPHA SECTOR	12ft
BETA SECTOR	18ft
GAMMA SECTOR	20ft

JUMPER CABLE INFO	
SURGE PROTECTOR TO REU	
ALPHA SECTOR	7ft
BETA SECTOR	7ft
GAMMA SECTOR	12ft

**NOTES**

- 1) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & RIVAL IF DESIGN.
- 2) REFER TO STRUCTURAL REVIEW MORE ON T-1.
- 3) HYBRID CABLE LENGTH NOT TO EXCEED 80FT.
- 4) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30FT.
- 5) IF CABLE LENGTH EXCEEDS MAXIMUM ALLOWED, COORDINATION SHALL OCCUR WITH CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



**A TOWER PROFILE (SOUTH ELEVATION)**  
 SCALE: 11" x 17" - 1" = 15'-0"  
 22" x 34" - 1" = 7'-0"





**Edge**  
 COMMUNICATIONS CORPORATION  
 1000 W. MICHIGAN ST. SUITE 200  
 BELOIT, WISCONSIN 53510  
 (608) 353-1100

**PHOTO SIMULATION 1**  
 SHOPIERE ROAD (E0130888715)  
 BELOIT, WISCONSIN

DATE: 10/11/2011  
 TIME: 10:00 AM  
 PROJECT: SHOPIERE ROAD  
 CLIENT: WISCONSIN DEPARTMENT OF TRANSPORTATION  
 DRAWING NO.: PS-1



**Edge**  
 COMMUNICATIONS CORPORATION  
 1000 W. MICHIGAN ST. SUITE 200  
 BELOIT, WISCONSIN 53510  
 (608) 353-1100

**PHOTO SIMULATION 2**  
 SHOPIERE ROAD (E0130888715)  
 BELOIT, WISCONSIN

DATE: 10/11/2011  
 TIME: 10:00 AM  
 PROJECT: SHOPIERE ROAD  
 CLIENT: WISCONSIN DEPARTMENT OF TRANSPORTATION  
 DRAWING NO.: PS-2



**Edge**  
 COMMUNICATIONS CORPORATION  
 1000 W. MICHIGAN ST. SUITE 200  
 BELOIT, WISCONSIN 53510  
 (608) 353-1100

**PHOTO SIMULATION 3**  
 SHOPIERE ROAD (E0130888715)  
 BELOIT, WISCONSIN

DATE: 10/11/2011  
 TIME: 10:00 AM  
 PROJECT: SHOPIERE ROAD  
 CLIENT: WISCONSIN DEPARTMENT OF TRANSPORTATION  
 DRAWING NO.: PS-3



## **NOTICE TO THE PUBLIC**

September 25, 2014

To Whom It May Concern:

Ton 80 Realty Services, Inc., on behalf of Verizon Wireless, has submitted plans to construct a 105-foot monopole wireless communications tower in **Telfer Community Park at 2301 Skyline Drive.**

The proposed monopole tower and related equipment will be located in an approximately 30-foot by 50-foot leased compound area on the east side of the park, just north of the main parking lot. The compound area will be surrounded by a vinyl privacy fence. The proposed Site Plan is enclosed.

The following public meetings will be held regarding this proposed monopole tower:

**City Plan Commission:** Wednesday, October 8, 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, October 20, 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 MEETINGS.**

#### **We are interested in your opinion.**

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

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

RPB-2014-08, Wireless Tower in Telfer Park

Todd Daley  
2304 Parkmeadow Drive  
Beloit, WI 53511

Stephen & Linda Cunningham  
2302 Parkmeadow Drive  
Beloit, WI 53511

Jean Combs  
2222 Parkmeadow Drive  
Beloit, WI 53511

Roscoe Real Estate LLC  
5390 Williams Drive  
Roscoe, IL 61073