



MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, May 23, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Nomination and Election of Officers**
 - a. Nomination and Election of Chairperson
 - b. Nomination and Election of Vice-Chairperson
3. **Approval of the Minutes of the May 9, 2018 Meeting**
4. **Extraterritorial Certified Survey Map – 9520 South Clinic Road**

Review and consideration of a two-lot Certified Survey Map for the property located at 9520 South Clinic Road in the Town of Turtle
5. **Sign Ordinance Exception – Truk't – 443 E Grand Avenue**

Review and consideration of an exception to Section 30.37(2)(g) of the Outdoor Sign Regulations to allow a projecting further than four feet from the building wall in the Central Business District, for the property located at 443 East Grand Avenue
6. **Presentation by the Planning Staff on the Comprehensive Plan Update**
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

If you are unable to attend this meeting, please contact Frank Fuerte in the Community Development Department at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Posted: May 18, 2018
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



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

1. Call to Order and Roll Call

The meeting was called to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Ruster, and Finnegan were present. Commissioners Faragher and City Councilor Leavy were absent.

2. Approval of the Minutes of the April 18, 2018 Meeting

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

3. Sign Ordinance Exception – Truk't – 443 E Grand Avenue

Community Development Director, Julie Christensen, presented the staff report and recommendation. Ms. Christensen directed the committee to a new set of items provided by JNB Signs (sign contractor); those items included an alternative proposal for the sign.

Commissioner Johnson asked Ms. Christensen if the new alternative would fall under the guidelines of the ordinance. Ms. Christensen affirmed that the new proposal would not meet projection and square footage guidelines set by the ordinance.

Commissioner Weeden opened the hearing to the public; Kevin Cook representing JNB Signs located at 1221 Venture Drive Suite 1 in Janesville, WI, described the proposed sign. In regards to the referenced exception, he explained that the sign will identify the business and will be high enough to not cause any kind of interference with traffic lights; the sign will also fit within the Hendricks Commercial Properties Design Guidelines.

Commissioner Johnson asked Mr. Cook if there was a possibility of converting the layout of the sign into a vertical layout. Mr. Johnson went on to say that he recognizes that there will be some re-design to the original plan but it will be within the guidelines of the ordinance. Mr. Cook believed it was possible, but there would have to be two separate signs wrapped around the building. Mr. Cook also stated that the alternate diamond proposal presented at the time of the meeting has a square foot reduction from 43 square feet to 34 square feet.

Commissioner Johnson asked Mr. Cook if this would be the primary and only sign of the business. Kevin Piskie - 525 Third Street. Suite 300 in Beloit, WI and representing Hendricks Commercial Properties confirmed that the proposed sign would be the only and primary sign for that business. Mr. Piskie added that there would be another sign for "Blue Collar Coffee House".

Commissioner Weeden asked Mr. Cook if the size of the alternative proposal met the ordinance guidelines. Mr. Cook said that the new proposal did not meet the guidelines but it was decreased by 9 square feet including the shortening of metal beams by 2 feet. Commissioner Weeden added that when driving through the downtown area, current signs are placed flushed to the buildings, permitting pedestrians and motorist to look at the signs. Commissioner Weeden added that the Downtown Beloit Association's (DBA) purpose for adopting the guidelines was to encourage pedestrian and motorist view from up-close, the signs were not designed to be seen from far away.

Mr. Piskie commented that the reason why the sign was so large was because his firm determined that the location of the business was a prominent corner of the city and if the size of the sign was decreased, it would go against the proposed facade scale and size of the building.

Commissioner Johnson agreed that the reduction of the sign would not match the size of the building. Commissioner Johnson also added that the design of the sign was beautiful but the issues were that it would be going against the city code and DBA guidelines.

Commissioner Haynes agreed that because of the size of the building, there could be a need for a large sign but the ordinance was not flexible in allowing it, as to a variance can only be granted if there is a hardship that is not self-created. Commissioner Haynes liked the second proposal and believes it is "balanced", but that alone will not grant a variance.

Commissioner Weeden commented that the approval of this exception would create precedence for other people who would want to have similar signs which we do not want to encourage. Commissioner Haynes commented that the only way he sees this sign being approved was if there would be two signs installed, one located on Grand Avenue and another on Pleasant Street.

Commissioner Haynes asked staff if the 20 square foot specified in the ordinance was for the total size of the sign or per sign. Ms. Christensen referenced the city ordinance; *a projecting sign may not project more than 4' from the building wall and may not exceed more than 20 square feet per sign.* Ms. Christensen was not sure if the business could have two signs. Commissioner Haynes commented that the current layout of the sign was designed to be seen from all angles of the intersection. Ms. Christensen added that typically a business can have one primary and two secondary signs but was not sure what the limitations were in the Central Business District.

Commissioner Finnegan suggested that Mr. Cook wait to see if the new sign ordinance would allow what he is proposing. Ms. Christensen added that it would be while before the sign ordinance was complete. Commissioner Haynes added that there is also not a guarantee that the new ordinance would change the current standards. Mr. Cook discussed how the design of the sign would complement the Downton Business District. Commissioner Finnegan commented that the approval of this exception would encourage other business owners who adhered to the ordinance to come forward and also seek an exception.

Commissioner Johnson commented that the sign style and building were unique. Mr. Piskie added that because of the angle of the corner, the projection of the sign would only extend two feet into the right-of-way. Commissioner Weeden stated that the ordinance states that *projecting signs may not exceed 20 square feet in area and may not project more than 4 feet from the building wall.*

Commissioner Weeden asked Mr. Cook what would be done to meet the 20 sq. ft. requirement, if the encroachment issue was put aside. Mr. Cook acknowledged that the sign would be significantly small.

Mr. Bill Dorr, 836 Church Street, commented that he believed the guidelines stated that the signs must be 2 feet from the curb. Ms. Christensen outlined the sign regulations for Projecting Signs. Mr. Dorr stated that when he hears exceptions, he is alarmed and believes decisions can be made arbitrarily.

Ms. Christensen suggested laying over this item until the next commission meeting (05/23/2018). This will allow Mr. Cook and his firm to come up with a better diagram. Commissioner Johnson recommended re-designing the face of the sign and possibly re-arranging the lettering in order to comply with the guidelines.

Commissioner Weeden expressed that he did not have any concerns with laying over the item as it would allow enough time to come up with an alternative design that will comply with the standards. Mr. Piskie asked if they would be okay with the 8 foot projection and if they just had to get a tighter number on their sign area or should they scale down the sign. Commissioner Weeden suggested starting with the 4 foot projecting rules. Ms. Christensen suggested that they show how far into the right-of-way the sign would be projecting. Commissioner Haynes indicated that he believes the size is not too far off, and his concern is the amount the sign is projecting from the building. Commissioner Finnegan believes that if the corners of the sign were omitted, the sign's square footage would be close to being in compliance.

Commissioner Ruster asked Mr. Cook if the lights of the sign would be lit at all times and or flashing and if the sign would have light. Mr. Cook explained that the sign is proposed to have illuminated channel letters, with exposed neon, illuminated cabinet, LED stars and back lighting.

Commissioner Haynes moved to lay over the Sign Ordinance Exception to the next scheduled meeting. Commissioner Johnson seconded the motion. The motion passed, voice vote.

4. Status Report on Prior Plan Commission Items

We anticipate having a new City Council Representative at our next meeting. The Comprehensive Plan is nearing completion, and Drew Pennington will be presenting the plan as a trial run before the Plan Commission in order to receive feedback prior to taking it to the Steering Committee. A Public information meeting was held on May 9, 2018 related to the temporary closing of Fourth Street in front of the High School. No citizens attended the meeting.

5. Adjournment

Meeting adjourned at 7:43pm.

Minutes respectfully submitted by Frank Fuerte.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: May 23, 2018

Agenda Item: 4

File Number: CSM-2018-02

Applicant: Combs & Associates, Inc.

Owner: Gary Gessner & Robert Eichmann

Location: 9520 South Clinic Road

Existing Zoning: A-E, Exclusive Agricultural (Town of Turtle Zoning)

Existing Land Use: Vacant, Agriculture

Total CSM Area: 7.3 Acres

Request Overview/Background Information:

Combs & Associates, Inc., on behalf of Gary Gessner & Robert Eichmann, has submitted an Application for the Review of a Minor Subdivision and a two-lot Certified Survey Map (CSM) for the property located at 9520 South Clinic Road in the Town of Turtle. 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 of Beloit's extraterritorial jurisdiction.

Key Issues:

- The intent of this CSM is to subdivide the vacant 7.3-acre parcel into two buildable lots for the construction of single-family dwellings.
- The subject property is currently zoned A-E, Exclusive Agricultural, and the zoning for proposed lots 1 & 2 will be changed to A-G, General Agricultural, which allows 3-acre lot sizes (or greater).
- Proposed Lot 1 includes 320 feet of frontage on South Clinic Road and is 3.2 acres in area.
- Proposed Lot 2 includes 790 feet of frontage on South Clinic Road, and a 20' drainage easement, and is 4.1 acres in area.
- Proposed Lot 1 & 2 will share an existing driveway which has access from South Clinic Road.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

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 two-lot Certified Survey Map (CSM) for the property located at 9520 South Clinic Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, CSM, Application, and Resolution

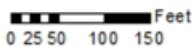
Location & Zoning Map

9520 South Clinic Road

CSM-2018-02



1 inch = 164 feet



Legend

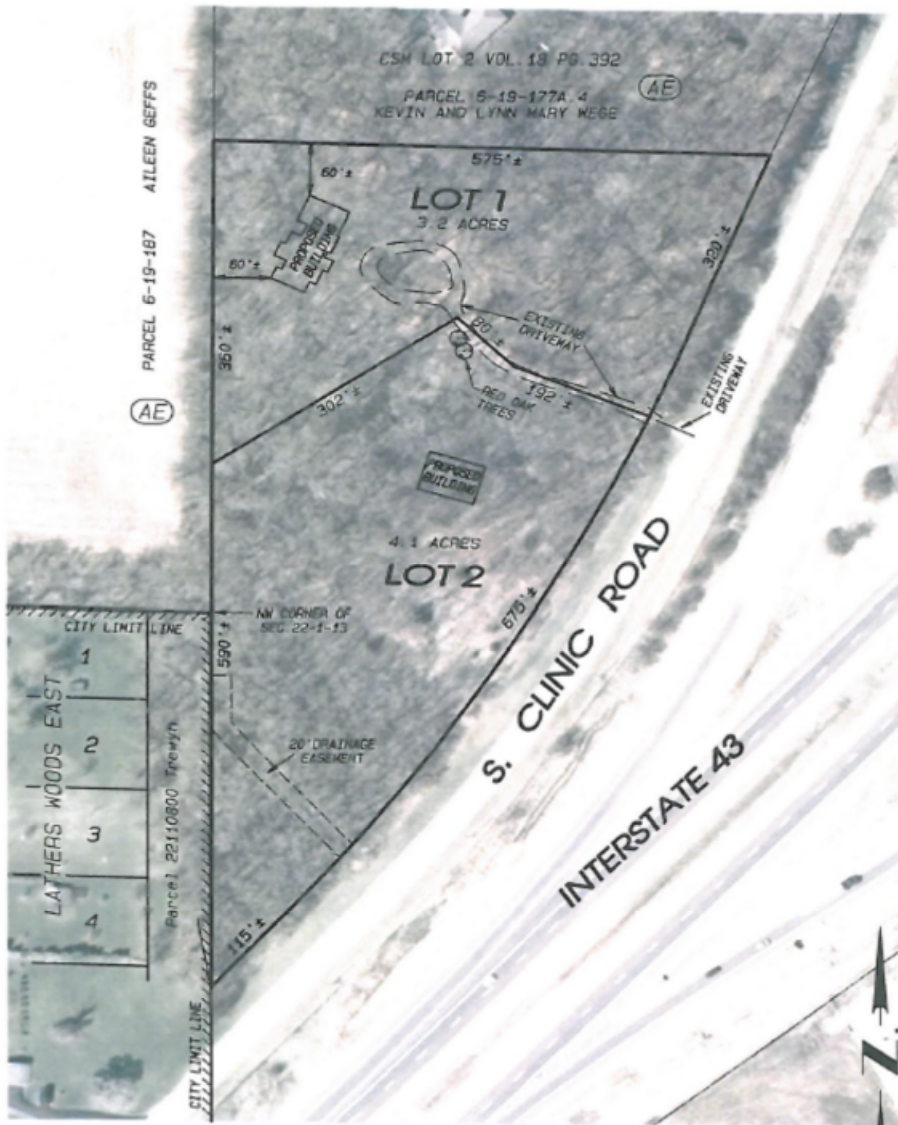
- Zoning District
- Proposed Boundary Change
- 20 ft. Wide Drainage Easement
- Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: Feb. 1, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

PRELIMINARY CERTIFIED SURVEY MAP

LOT ONE OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8, PAGES 354 AND 355 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 908455 AND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15 AND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN T. 1N., R. 13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



DATE: JULY 11, 2017
Revised Jan. 8, 2018

NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117 - 277 For: EICHMANN

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2018-02

1. Address of property: 9520 S. Clinic Road
2. Tax Parcel Number(s): 6-19-177.1
3. Property is located in (circle one): City of Beloit or Town of Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 15²², Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Gary Gessner/ Robert Eichmann Phone: 815-713-9184
365 Stone Rodge Lane, Cherry Valley, IL 61016-8800
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc. Phone: 608-752-0575
109 W. Milwaukee Street, Janesville, WI 53548
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 7.3 Acres
8. Total area of land remaining in parent parcel: Ø
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
- Pre-application meeting;** a pre-application meeting was held on _____
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.

Ronald J. Combs 1/31/18
(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: \$150 plus \$10 per lot Amount paid: 170 4582
Scheduled meeting date: FEB. 21, 2018
Application accepted by: [Signature] Date: 1/18/18

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED 9520 SOUTH CLINIC 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 extraterritorial jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map for the property located at 9520 South Clinic Road in the Town of Turtle, containing 7.3 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOT ONE OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8,
PAGES 354 AND 355 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY,
WISCONSIN, AS DOCUMENT NO. 908455 AND LOCATED IN THE SW ¼ OF
THE SW ¼ OF SECTION 15, AND IN THE NW ¼ OF THE NW ¼ OF
SECTION 22, ALL IN T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF
TURTLE, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 9520 South Clinic Road in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2018.

Adopted this 23rd day of May, 2018.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: May 23, 2018

Agenda Item: 5

File Number: SOE-2018-01

Applicant: Kevin Cook, JNB Signs, Inc.

Owner: Hendricks Commercial Properties

Location: 443 E. Grand Avenue

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

Existing Land Use: Commercial

Parcel Size: 0.1 Acre

Request Overview/Background Information:

Kevin Cook of JNB Signs, on behalf of Hendricks Commercial Properties, has filed an application for an exception to Section 30.37(2)(g) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a projecting sign further than four (4) feet from the building wall in the Central Business District, for the property located at 443 E. Grand Avenue.

Key Issues:

- The owner has proposed the renovation of the existing commercial building on the subject property into a new restaurant to be named Truk't. As shown on the attachments, the proposed projecting sign will advertise "Truk't Street Tacos, Tequila, & Whiskey" and will consist of an internally illuminated aluminum sign face mounted on steel beams attached to the building corner. The subject property is located at the NW corner of E. Grand Avenue and Pleasant Street/U.S. Highway 51. A second proposed business, Blue Collar Coffee, is not subject to this request.
- The applicant's original request was considered by the Plan Commission on May 9, 2018. The original request involved an exception to Section 30.37(2)(c) to allow a projecting sign greater than 20 square feet in area. The Plan Commission discussed and ultimately laid over the application. On May 15, 2018, the applicant withdrew the size exception and submitted a revised rendering showing a projecting sign with a width that has been reduced from 10 feet to 6 feet and 10 inches and a proposed sign area of 20 square feet.
- The proposed sign face will be red in color with routed lettering, and will be surrounded by Edison light bulbs.
- Section 30.37 of the Sign Ordinance outlines the regulations for projecting signs, which are only allowed in the Central Business District and are intended to be pedestrian-oriented. The Ordinance states that projecting signs may not exceed 20 square feet in area and may not project more than four (4) feet from the building wall.
- The proposed sign is 20 square feet in area and projects 6 feet, 10 inches from the building wall. The sidewalk is approximately ten (10) feet wide at this location, measured from the building façade to the bottom of the ramp.
- Due to the building entrance being set back slightly, the proposed sign will encroach 2 feet, 11 inches into the public right-of-way.
- The City Engineer has reviewed the revised request and remains concerned about the sign interfering with visibility of the traffic signals and the encroachment into the right-of-way.
- According to the Downtown Beloit Design Guidelines (2016), projecting signs should not project more than four (4) feet from the building wall and should not obscure the signage of other businesses.
- 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.
- The application, which is attached to this report, includes a brief statement relating to hardship. According to the applicant, the proposed sign has been designed to be visible from all four directions at the intersection.
- **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.*
 - The building owner's proposed renovation of this vacant commercial building into a restaurant and coffee shop is an exciting prospect that will bring additional business activity and vitality to downtown Beloit. The applicant has addressed Planning staff's concerns about size and scale by reducing the sign size to 20 square feet in area. The proposed projection of 6'10" will allow the sign to be visible by drivers as well as pedestrians without overwhelming the streetscape and the signage of nearby businesses.
 - b. *The hardship is not self-created.*
 - The flat façade above the entrance is recessed and very narrow, which presents limited width on which to attach a flat wall sign that can achieve four-way visibility.

- c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
- Projecting signs are intended to be pedestrian-scaled and compatible with nearby signage, as detailed in the Downtown Beloit Design Guidelines. The proposed sign will allow the new restaurant to achieve enhanced visibility without being detrimental to the pedestrian experience, stoplight visibility, or other public interest considerations.

Consistency with Comprehensive Plan:

The subject property's underlying zoning district classification is consistent with the Comprehensive Plan.

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 an exception to Section 30.37(2)(g) of the Sign Ordinance to allow a projecting sign up to seven (7) feet from the building wall in the Central Business District, for the property located at 443 E. Grand Avenue, based on the above Findings of Fact.

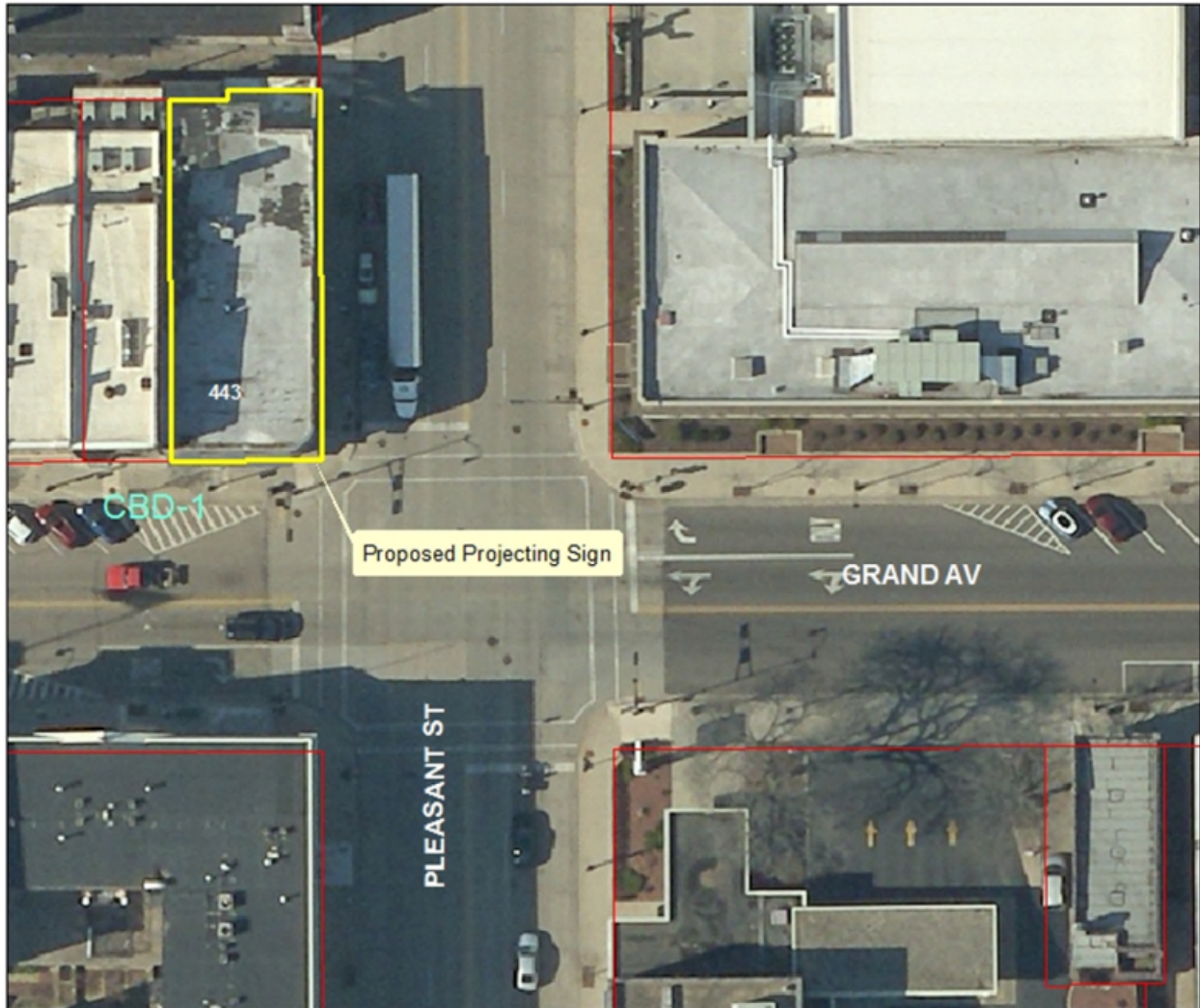
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Sign Specs, Building Renderings, Application, Public Notice, and Resolution.

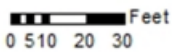
Location & Zoning Map

Projecting, On-Premises Sign

SOE-2018-01



1 inch = 44 feet



Legend

-  Parcel Boundaries
-  Zoning District

Map prepared by: Rudy Moreno, Planner II
Date: April 24, 2018
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Revised Sign Rendering



Original Submittal





Original Submittal



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-2018-01

1. Name of applicant: Kevin Cook - INB Signs, Inc. Phone #: 608-754-6338
1221 Ventura Dr. Suite 1, Janesville WI 53546
(Address) (City) (State) (Zip)

2. Address of subject property: 443 East Grand, Beloit

3. Tax Parcel Number(s): 13530830

4. Legal description: Restaurant + bar

5. Present zoning: CRD Present use: VACANT/RESTAURANT & BAR

6. Proposed use (if different): N/A

7. Owner of record: Hendricks Commercial Properties Phone: 608-361-6622
325 3rd St. Beloit WI 53511
(Address) (City) (State) (Zip)

E-mail address: Susan.Griffin@hendricksgroup.net

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

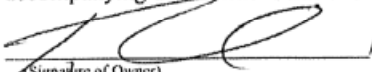
Square foot allowed on Hanging Blade Signs - request
Type of Illumination - request Interior Illumination
Letter sign

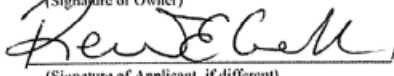
9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

This sign being made to these Directions would
Remain as the TruckIT Business Trade Dress
Standards already set by Hendricks Commercial Properties
The placement is essential as this location is
at a 4 way intersection. This placement would
be able to be seen by multiple angles

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.

 , Bob Bjerbitz , 03-19-18
 (Signature of Owner) (Print name) (Date)

 , Kevin E. Cook , 03-19-18
 (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: MAY 9th, 2018
 Application accepted by: Ruby Date: 4/4/18
 No. of notices: 7 x mailing cost (\$0.50) = cost of mailing notices: \$ N/A
 Date Notice Published: 4/24/18 Date Notice Mailed: 4/24/18



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

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

April 24, 2018

To Whom It May Concern:

JNB Signs, on behalf of Hendricks Commercial Properties LLC, has filed an application for exceptions to Section 30.37(2) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a 43 square foot projecting, on-premises sign to project further than four feet horizontally from the wall of a building in the CBD-1, Central Business District Core, for the property located at:

443 East Grand Avenue.

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

City Plan Commission: Wednesday, May 9, 2018, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

**RESOLUTION AUTHORIZING AN EXCEPTION TO
THE SIGN ORDINANCE FOR THE PROPERTY
LOCATED AT 443 E. GRAND AVENUE**

WHEREAS, the application of Kevin Cook of JNB Signs, on behalf of Hendricks Commercial Properties, for an exception to Section 30.37(2)(g) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow a projecting sign further than four (4) feet from the building wall in the Central Business District, for the property located at 443 E. Grand Avenue, 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 30.37(2)(g) of the Sign Ordinance to allow a projecting sign up to seven (7) feet from the building wall in the Central Business District, for the property located at 443 E. Grand Avenue in the City of Beloit, for the following described premises:

PART OF LOT 6, BLOCK 47 OF THE ORIGINAL PLAT. COM SE COR L 6, TH NLY 102.57 FT, TH WLY 25.7 FT, TH SLY 2.65 FT, THE WLY 16.3 FT, TH SLY 99.92 FT, TH ELY 42 FT TO POB. ALL SITUATED IN THE CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN. SAID PARCEL CONTAINS 0.0906 ACRES, MORE OR LESS. (A/K/A 443 E. GRAND AVENUE).

Adopted this 23rd day of May, 2018.

PLAN COMMISSION

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director