



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, July 18, 2018**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consider approval of the Minutes of the June 20, 2018 Plan Commission Meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of an Exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow two secondary, on-premises signs larger than 30 square feet in area, for the property located at 2750 Cranston Road
[Attachment](#)
 - 3.b. Consideration of an Exception to Section 30.35(2)(e) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow more than one primary, on-premises sign, for the Ironworks property located at 601 Third Street
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of the Final Plats known as Glen Hills No. 6 and Glen Hills No. 7 in the Town of Beloit
[Attachment](#)
 - 4.b. Consideration of the proposed plans for a 5,280 square-foot vehicle storage building at the City’s Public Works Operations Facility located at 2351 Springbrook Court
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
6. ADJOURNMENT

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

Meeting Minutes
Beloit City Plan Commission
Wednesday, June 20, 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 7:03pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, and Robson were present. Commissioner Haynes and Councilor Preuschl were absent.

2. Approval of the Minutes of the June 6, 2018 Meeting

Commissioner Weeden made a motion to approve the minutes. Commissioner Johnson seconded the motion. The motion passed, voice vote.

3. Extraterritorial Preliminary Plat – New Leaf Homes LLC - Glen Hills No. 6

Public hearing, review and consideration of the Preliminary Plat of Glen Hills No. 6 for the vacant seven-acre parcel located between Limerick Lane and Shenandoah Avenue in the Town of Beloit

Ms. Robson questioned why the City of Beloit is reviewing a subdivision in the Town of Beloit. Ms. Christensen stated that under state law, the City has the ability to review all land divisions within three miles of the City of Beloit's borders. Ms. Robson asked if the City had authority to deny it. Ms. Christensen said that the City has limited review authority under state law.

Commissioner Johnson moved to approve the Extraterritorial Preliminary Plat. Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. Extraterritorial Preliminary Plat – New Leaf Homes LLC - Glen Hills No. 7

Public hearing, review and consideration of the Preliminary Plat of Glen Hills No. 7 for the vacant 8.6-acre parcel at the western end of Bridget Drive in the Town of Beloit

Chairperson Faragher opened the public hearing. No one spoke at the hearing. Commissioner Johnson moved to approve the Extraterritorial Preliminary Plat. Commissioner Robson seconded the motion. The motion passed, voice vote.

5. **Zoning Map Amendment – 2100 and 2200 Blocks of Knoll View Drive**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1A, Single Family Residential to R-1B, and Single Family Residential for the 26 properties located on the 2100 and 2200 Blocks of Knoll View Drive

Commissioner Finnegan abstained himself from this item due to a conflict of interest. Commissioner Johnson asked if there were any other areas in the city where this could come up again. Ms. Christensen stated that there are many areas in the city with this issue. Mr. Johnson asked if the city could clean up some of these issues as part of the Comprehensive Plan Update. Ms. Christensen said that they could not because the Comprehensive Plan only identifies what the land use should be, it does not rezone any properties.

Rosa Najera, 2228 Knollview Drive, stated that this rezoning will be a positive change for this area.

Commissioner Weeden moved to approve the Zoning Map Amendment. Commissioner Johnson seconded the motion. The motion passed, voice vote.

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

The conditional use permits for the Royalty Lounge and the BIFF Special Event were approved by City Council. The hearing was held on the rezoning of Our Savior’s Lutheran Church. The City Council will take action on this item at its next meeting. The church has opted to leave the lot lines as originally proposed. Comprehensive Plan meetings will be held on June 26th at 3:30pm at the Merrill Community Center and June 27th at 4:30 at the Historical Society.

7. **Adjournment**

Commissioner Ruster made the motion to adjourn the meeting, seconded by Commissioner Johnson. The motion passed, voice vote. Meeting adjourned at 7:25pm.

Minutes respectfully submitted by Amber DesRoberts.

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 18, 2018

Agenda Item: 3(a)

File Number: SOE-2018-02

Applicant: Lance Schaefer

Owner: Beloit Hotel Group, LLC

Location: 2750 Cranston Road

Existing Zoning: C-3, Community
Commercial District

Land Use: Hotel (Under Construction)

Parcel Size: 3.3 Acres

Request Overview/Background Information:

Lance Schaefer, on behalf of Beloit Hotel Group, LLC, has filed an application for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow two secondary, on-premises signs larger than 30 square feet in area, for the property located at 2750 Cranston Road.

Key Issues:

- The applicant is developing the Home2 Suites by Hilton on the subject property, and has proposed the installation of two wall signs on the building. The first proposed wall sign is 75 square feet in area and will face south towards Reynolds Drive. The second proposed sign is 100 square feet in area and will face east towards Cranston Road.
- The applicant is still designing the primary sign, but has indicated that it will likely comply with the Sign Ordinance. The primary sign will be a freestanding pole sign and is not a part of this request.
- The proposed wall signs will consist of internally illuminated channel letters as shown on the attachments. The proposed signs will be installed at or near the top of the four-story hotel building.
- According to the Sign Code, each business property is allowed up to three (3) secondary signs up to 30 square-feet in area each. The applicant has proposed a third secondary sign (as a monument sign) that complies with the Sign Ordinance and is not a part of this request.
- 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 statement relating to hardship. According to the applicant, compliance with the strict letter of the Sign Ordinance would result in wall signs that are "difficult to read, appear under-sized, and cast a negative impression of the building's exterior appearance."
- 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.*
 - Compliance with the ordinance would require the applicant to install wall signs that would appear out-of-scale with the large, four-story building. This is especially true given the building's location, which is 500 feet from the intersection of Milwaukee Road and Cranston Road. Requiring the use of out-of-scale and difficult to read signage would cause an unnecessary burden.
 - b. *The hardship is not self-created.*
 - The applicant is attempting to accommodate reasonable brand-specific identification requirements that happen to conflict with the City's Sign Ordinance. The existing secondary sign limitation of 30 square feet is somewhat ill-fitting when applied to tall commercial buildings such as the proposed hotel. The adjacent Hampton Inn hotel owned by the applicant also obtained a Sign Ordinance Exception for the wall signs at the fourth floor level.
 - c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
 - The proposed sign package for the subject property is scaled appropriately, uses attractive materials, and does not negatively impact neighboring properties or the public in general. For the sake of consistency, staff recommends limiting the size of each sign to 75 square feet.

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 #3 by creating and sustaining economic growth.

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 two secondary, on-premises signs larger than 30 square feet in area, for the property located at 2750 Cranston Road, based on the above Findings of Fact and subject to the following conditions:

1. This exception allows up to two, 75 square-foot channel letters wall signs on the Home2 Suites building.
2. Prior to installation, the applicant shall obtain an Architectural Review Certificate and Sign Permit.
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.

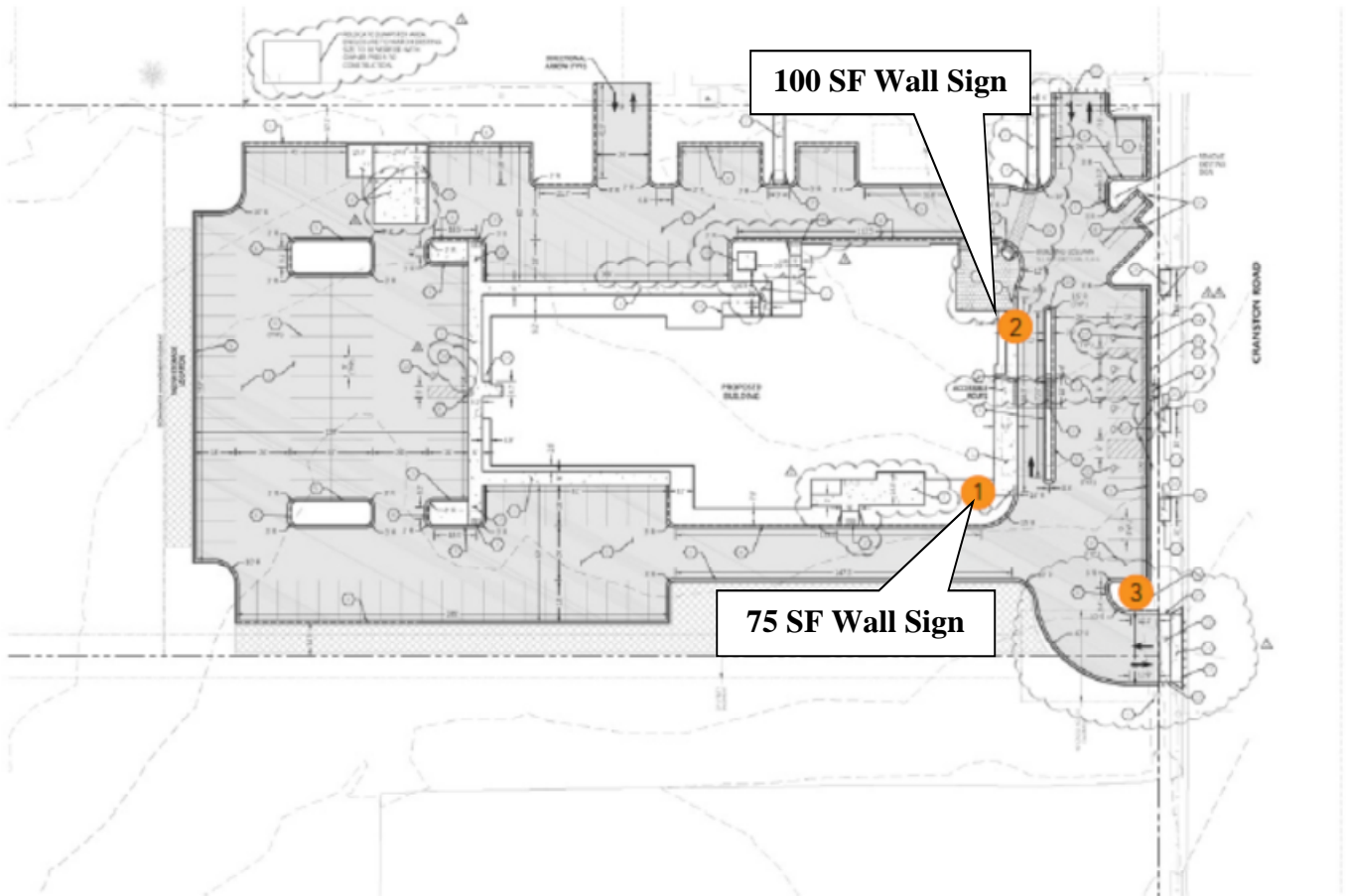
Fiscal Note/Budget Impact: N/A

Attachments: Sign Location Map, Sign Renderings, Application, Public Notice, and Resolution.

SIGN LOCATION MAP

SITE MAP

Home2 Suites by Hilton Beloit
2750 Cranston Road, Beloit, WI 53511

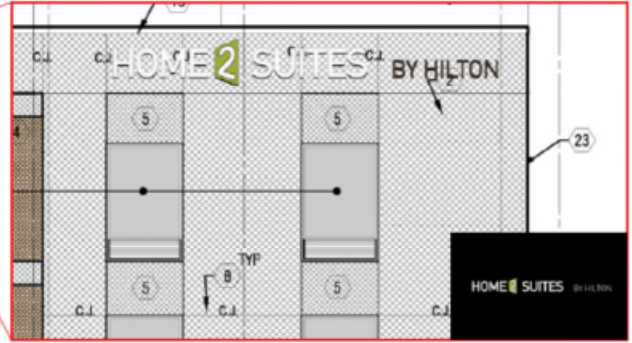


LOCATION 1

Recommendation: Letterset



SURVEY NOTES:



RECOMMENDATION SIGN INFORMATION:
 Quantity: 1
 Mounting: Studs
 Square Footage: 74.83
 Illumination: Face Lit
 Fabrication: Channel Letters

INSTALLATION/REPAIR NOTES:
 Install new sign.

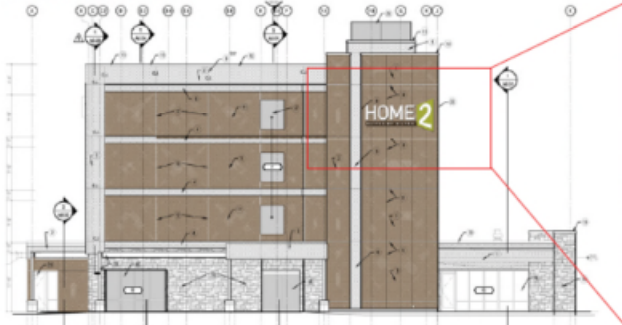
PART #:
 HOTS-1TR-507-R-SF-036H

SIGN DETAIL:



LOCATION 2

Recommendation: Letterset



SURVEY NOTES:



RECOMMENDATION SIGN INFORMATION:
 Quantity: 1
 Mounting: Studs
 Square Footage: 100.41
 Illumination: Face Lit
 Fabrication: Channel Letters

INSTALLATION/REPAIR NOTES:
 Install new sign.

PART #:
 HOTS-1TR-504-R-SF-036H

SIGN DETAIL:



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-2018-02

1. Name of applicant: Lance Schaefer Phone #: 815-440-1797
630 N Galena Ave, Ste 201 Dixon Illinois 61021
(Address) (City) (State) (Zip)
2. Address of subject property: Home2 Suites by Hilton, 2750 Cranston Road, Beloit, WI 53511
3. Tax Parcel Number(s): 206 22971100
4. Legal description: Lot 1 of Certified Survey Map, recorded June 22, 2017, in Volume 38 of Certified Survey Maps, on Pages 161, 162 and 163 as Document #2081060, of Lot 2 of Certified Survey Map No. 1001572, recorded in Volume 12 of Certified Survey on Pages 39 - 40, being part of Lot 5, Morgan Farm, in the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 29, T.1N., R.13E. of the 4th P.M., City of Beloit, Rock County, Wisconsin.
5. Present zoning: C-3 Present use: Hotel Under Construction
6. Proposed use (if different): N/A
7. Owner of record: Beloit Hotel Group, LLC Phone: 608-478-0919
2700 Cranston Road Beloit Wisconsin 53511
(Address) (City) (State) (Zip)
E-mail address: lance@everesthospitality.net
8. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)
Sec 30.40 (2) (C) - Secondary On-Premise Sign. Requesting exception to exceed the 32 square foot per sign maximum size.

9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)
The Home2 Suites by Hilton prototypical building design includes a space on the east and south elevations for exterior building signage (channel letters) identifying the property as a Home2 Suites by Hilton hotel. The size and style of the channel letter signage is a key identity element in the overall exterior building design. Due to the 4-story height of the building and expansive exterior surfaces, strict adherence to the secondary on-premise sign limit would pose a significant hardship to the project. Channel letter signage adhering to the current ordinance would be difficult to read, appear under-sized and cast a negative impression of the building's exterior appearance. We are requesting an exception to the secondary on-premise sign square footage limit to provide channel letter sets that are appropriately sized and complementary to the building's exterior design.

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

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

_____/_____/_____
 (Signature of Owner) (Print name) (Date)
 _____ Lance/A. Schaefer, Authorized Agent, Beloit Hotel Group, LLC 6/7/18
 (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: <u>\$100.-</u> Meeting date: <u>July 18, 2018</u>	
Application accepted by: <u>Don Pumphrey</u> Date: <u>6/15/18</u>	
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Date Notice Published: _____ Date Notice Mailed: _____	



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

July 2, 2018

To Whom It May Concern:

Lance Schaefer, on behalf of Beloit Hotel Group, LLC, has filed an application for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow two secondary, on-premises signs larger than 30 square feet in area, for the property located at:

2750 Cranston Road.

The applicant is developing the Home2 Suites by Hilton on the subject property, and has proposed the installation of two wall signs on the building. The first proposed wall sign is 75 square feet in area and will face south towards Reynolds Drive. The second proposed sign is 100 square feet in area and will face east towards Cranston Road.

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

City Plan Commission: Wednesday, July 18, 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 2750 CRANSTON ROAD**

WHEREAS, the application of Lance Schaefer, on behalf of Beloit Hotel Group, LLC, for an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow two secondary, on-premises signs larger than 30 square feet in area, for the property located at 2750 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 two secondary, on-premises signs larger than 30 square feet in area, for the property located at 2750 Cranston Road in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 38 on Pages 161-163 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 3.3 acres, more or less.

This exception is subject to the following conditions:

1. This exception allows up to two, 75 square-foot channel letters wall signs on the Home2 Suites building.
2. Prior to installation, the applicant shall obtain an Architectural Review Certificate and Sign Permit.
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 18th day of July, 2018.

PLAN COMMISSION

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 18, 2018

Agenda Item: 3(b)

File Number: SOE-2018-03

Applicant: Graphic House

Owner: Hendricks Commercial Prop.

Location: 601 Third Street

Existing Zoning: M-2, General
Manufacturing District

Land Use: Ironworks Office Campus

Parcel Size: 18.6 Acres

Request Overview/Background Information:

Graphic House, on behalf of First National Bank and Trust Company, has filed an application for an exception to Section 30.35(2)(e) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow more than one primary, on-premises sign, for the Ironworks property located at 601 Third Street.

Key Issues:

- The bank will be leasing office space in the Ironworks facility, and is seeking approval to install two identical, 100 square-foot wall signs on the building. One sign will face the "spine" driveway and private cul-de-sac and is intended to direct visitors already on campus. The other sign will face east towards the river and is intended to direct visitors on the other side of the river.
- As shown on the attachments, the proposed signs will consist of back- or halo-lit channel letters to be mounted against the building's steel siding.
- The Sign Ordinance allows each business to have one primary sign, which is the largest and most visible sign. Each business is also allowed up to three secondary signs up to 30 square feet each. This request could be reclassified as a request for a secondary sign over 30 square feet, but a Sign Ordinance Exception would be required in either scenario.
- 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 statement relating to hardship. According to the applicant, compliance with the strict letter of the Sign Ordinance would limit the ability of the bank's customers to locate their office space.
- 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.*
 - Compliance with the ordinance would require the applicant to reduce the size of one of the proposed signs to 30 square feet. Given the length of the bank's name, the sight distances involved, and the unique site context, this would be unnecessarily burdensome.
 - b. *The hardship is not self-created.*
 - The applicant is occupying a unique office space in a revitalized office & tech campus on the banks of the Rock River. The hardship is due to the need for adequate customer visibility from the main bank building, the east side of the river, and the Grand Avenue bridge. The length of the sight distances and the length of the bank's name are not self-created.
 - c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
 - Given the massive scale of the Ironworks campus, the proposed signs are scaled appropriately, use attractive materials, and will not negatively impact neighboring properties.
 - Planning staff and the property owner's sign contractor are currently discussing a comprehensive sign package for the Ironworks campus, including more directional signage.

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 #3 by creating and sustaining economic growth.

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**

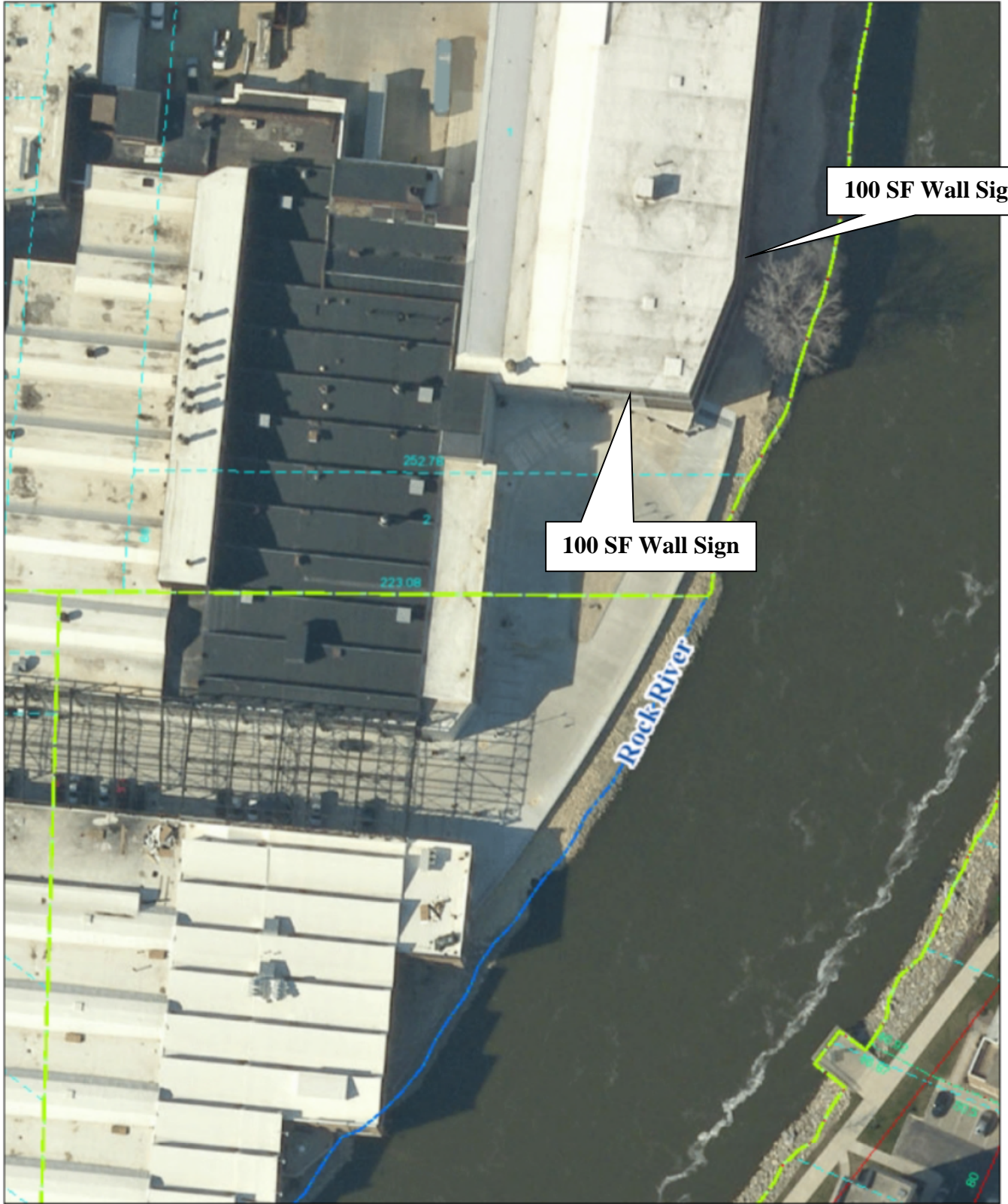
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of an exception to Section 30.35(2)(e) of the Sign Ordinance to allow more than one primary, on-premises sign, for the Ironworks property located at 601 Third Street, based on the above Findings of Fact and subject to the following conditions:

1. This Exception authorizes up to two, channel letters wall signs advertising First National Bank and Trust Company as proposed in the application. Each sign is limited to 100 square feet.
2. Prior to installation of the signs, the applicant shall obtain an Architectural Review Certificate and Sign Permit.
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.

Fiscal Note/Budget Impact: N/A

Attachments: Sign Location Map, Sign Renderings, Application, Public Notice, and Resolution.



100 SF Wall Sign

100 SF Wall Sign

Enter Map Title...

Web Print: 07/10/2018

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 94 Feet



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GRAPHIC HOUSE
 2308 Parker Drive, Wausau, WI 54981 715-402-4102
 www.graphicshouse.com

DATE: 11-1-2017 9:20 AM
 SHEET: 11177
 PROJECT: 12-18-2017-4

30" x 18" BUILT UP STEEL
 1 1/2" X 1 1/2" X 1/4" ANGLES
 1 1/2" X 1 1/2" X 1/4" ANGLES
 1 1/2" X 1 1/2" X 1/4" ANGLES
 1 1/2" X 1 1/2" X 1/4" ANGLES

BY: JIM GIBNEY
 PROJECT: 12-18-2017-4
 (with Transfer Available)





APPROX. NIGHT VIEW



First National Bank and Trust Company

Reviewed
 and stamped for approval
 11/1/2017
 JIM GIBNEY
 PROJECT: 12-18-2017-4

PLEASE REFER TO SPECIFICATIONS AND DRAWINGS FOR THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING.

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

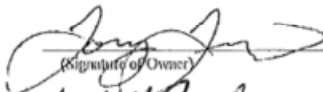

(Please Type or Print)

File number: SOE-2018-03

1. Name of applicant: G.H.I. - MATT CAPODICE Phone #: 715-842-0402 x 259
500 S 72ND AVE WAUSAU WI 54401
(Address) (City) (State) (Zip)
2. Address of subject property: 601 3RD ST SILE 300 BELOIT
3. Tax Parcel Number(s): 13530710
4. Legal description: LOT 1 CSM VOL 37 PGS 445-452
5. Present zoning: M-2 Present use: BANKING
6. Proposed use (if different): _____
7. Owner of record: HENDRICKS COMMERCIAL PROPERTIES, LLC Phone: 608-362-8981
525 3RD ST. BELOIT WI 53511
(Address) (City) (State) (Zip)
E-mail address: TONY.TREPASSO@HENDRICKSGROUP.NET
8. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)
30.35 (2)(e) WHICH LIMITS EACH PROPERTY TO ONLY 1 PRIMARY SIGN.
9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)
THIS LOCATION CAN ONLY SHOW THE CUSTOMERS ONCE THEY HAVE ENTERED THE PARKING LOT. BY ALLOWING THE EAST SIGN, IT GIVES A LARGER AUDIENCE THE ABILITY TO FIND IT FROM A DISTANCE.

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.

 / TONY TREPASZO / 6/12/18
(Signature of Owner) (Print name) (Date)
 / MATT CAPODICE / 6/12/18
(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: <u>\$100.00</u>	Amount paid: <u>\$100</u>	Meeting date: <u>July 18, 2018</u>
Application accepted by: <u>Don P... [Signature]</u>		Date: <u>6/15/18</u>
No. of notices: _____	x mailing cost (\$0.50) =	cost of mailing notices: \$ _____
Date Notice Published: _____		Date Notice Mailed: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

July 2, 2018

To Whom It May Concern:

Graphic House, on behalf of First National Bank and Trust Company, has filed an application for an exception to Section 30.35(2)(e) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow more than one primary, on-premises sign, for the property located at:

Ironworks, 601 Third Street.

The bank will be leasing office space in the Ironworks facility, and is seeking approval to install two identical, 100 square-foot wall signs on the building. One sign will face the "spine" driveway and private cul-de-sac, and the other will face east towards the river.

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

City Plan Commission: Wednesday, July 18, 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 601 THIRD STREET**

WHEREAS, the application of Graphic House, on behalf of First National Bank and Trust Company, for an exception to Section 30.35(2)(e) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow more than one primary, on-premises sign, for the Ironworks property located at 601 Third Street, 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 30.35(2)(e) of the Sign Ordinance to allow more than one primary, on-premises sign, for the Ironworks property located at 601 Third Street in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 37 on Pages 445-452 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 18.64 acres, more or less.

This exception is subject to the following conditions:

1. This Exception authorizes up to two, channel letters wall signs advertising First National Bank and Trust Company as proposed in the application. Each sign is limited to 100 square feet.
2. Prior to installation of the signs, the applicant shall obtain an Architectural Review Certificate and Sign Permit.
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 18th day of July, 2018.

PLAN COMMISSION

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 18, 2018 **Agenda Item:** 4(a) **File Number:** FS-2018-02/03
Applicant: New Leaf Homes LLC **Owner:** Donna F. McKearn Revocable Trust **Location:** Town of Beloit
Existing Zoning: R-1, Single-Family **Existing Land Use:** Vacant Land **Platted Area:** 15.6 Acres

Request Overview/Background Information:

New Leaf Homes LLC has submitted the attached Final Plat of Glen Hills Plat No. 6, which includes the vacant 7-acre parcel located between Limerick Lane and Shenandoah Avenue in the Town of Beloit. The applicant has also submitted the attached Final Plat of Glen Hills Plat No. 7, which includes the vacant 8.6-acre parcel at the western end of Bridget Drive in the Town of Beloit.

Key Issues:

- Proposed Final Plat No. 6 includes the creation of 17 new single-family lots and the completion of the street network as shown on the attachments.
 - Proposed Final Plat No. 7 includes the creation of 19 new single-family lots and the completion of two new cul-de-sacs (Bridget Drive and Bridget Court).
 - These plats are located beyond the City limits but within the City's Extraterritorial Jurisdiction. Both subdivisions will be served by public water (City Water Utility) and sewer (Town Sewer Service Area).
 - The subdivision of land requires approval of a Preliminary Plat, followed by approval of a detailed Final Plat, which must substantially conform to the layout of the Preliminary Plat. A recorded Final Plat actually creates the lots, and may include the entire Preliminary Plat area or phases. The Preliminary Plats of Glen Hills No. 6 & 7 were approved by the Plan Commission on June 20, 2018.
 - The proposed lots in Plat No. 6 range in size from 12,000 square feet to 26,000 square feet.
 - The proposed lots in Plat No. 7 range in size from 10,000 square feet to 29,000 square feet.
 - The proposed streets will be improved with new water mains and sanitary sewer mains. They will not include curb & gutter or public sidewalks. The City has no ability to require the installation of improvements such as sidewalks beyond the City limits.
 - According to Section 12.04 of the Subdivision Ordinance, a Final Plat requires review by the Plan Commission prior to City Council consideration. Following approval, the Final Plat will be submitted to the WI Dept. of Administration.
-

Consistency with Comprehensive Plan and Strategic Plan:

The Future Land Use Map of the City's Comprehensive Plan recommends Single-Family Residential – Urban uses of the subject properties. The proposed subdivision plats are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goals #3 and #5 by encouraging residential growth with high quality infrastructure.

Sustainability: N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Final Plat of Glen Hills Plat No. 6 and Final Plat of Glen Hills Plat No. 7 in the Town of Beloit.

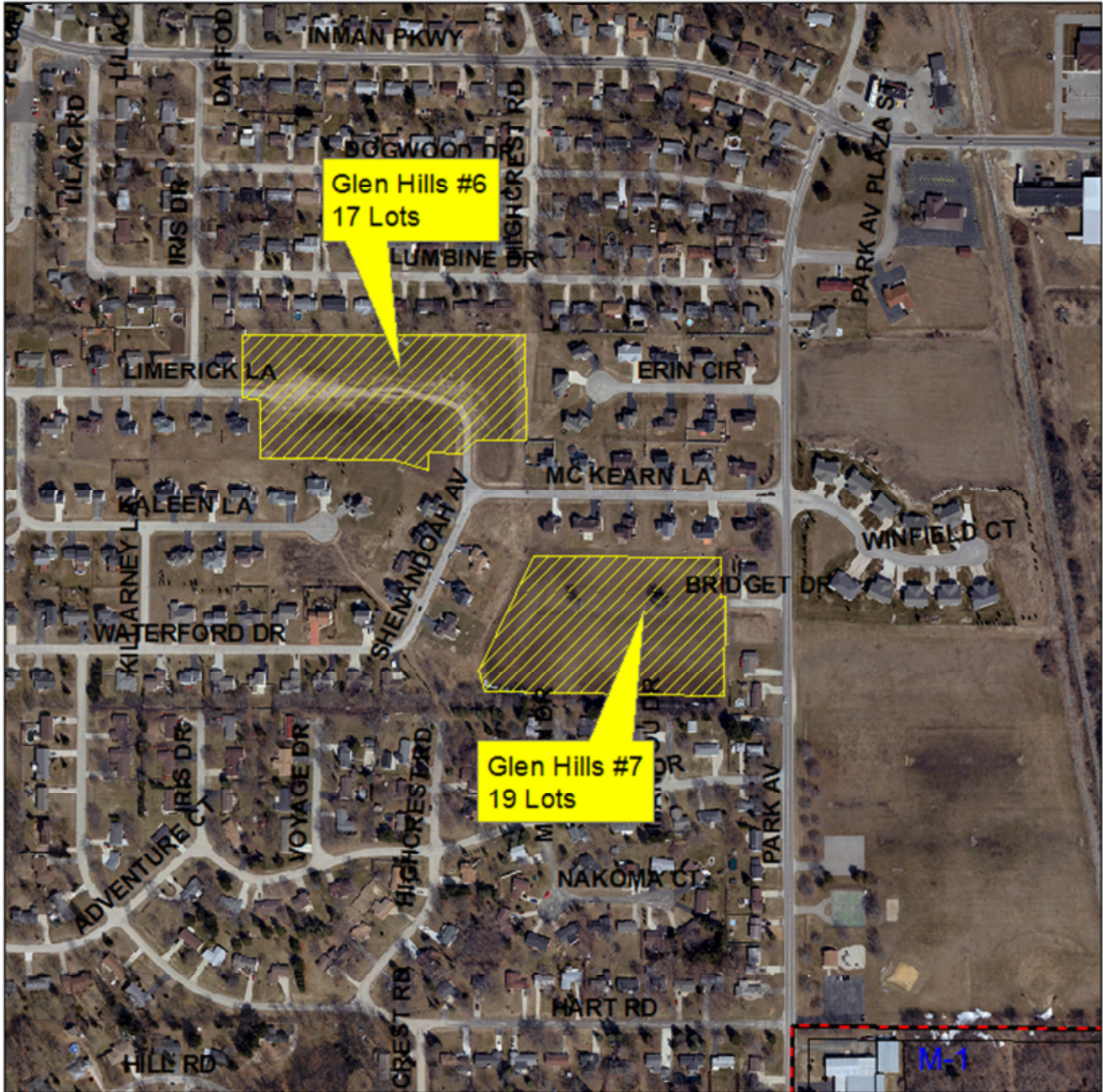
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Final Plats, Applications, and Resolutions Approving Preliminary Plats.

Location & Zoning Map

Prelim. Plats of Glen Hills Nos. 6 & 7


PS-2018-01/02



1 inch = 426 feet

0 62.5 125 250 375 Feet

Legend

 Beloit & Turtle Parcels

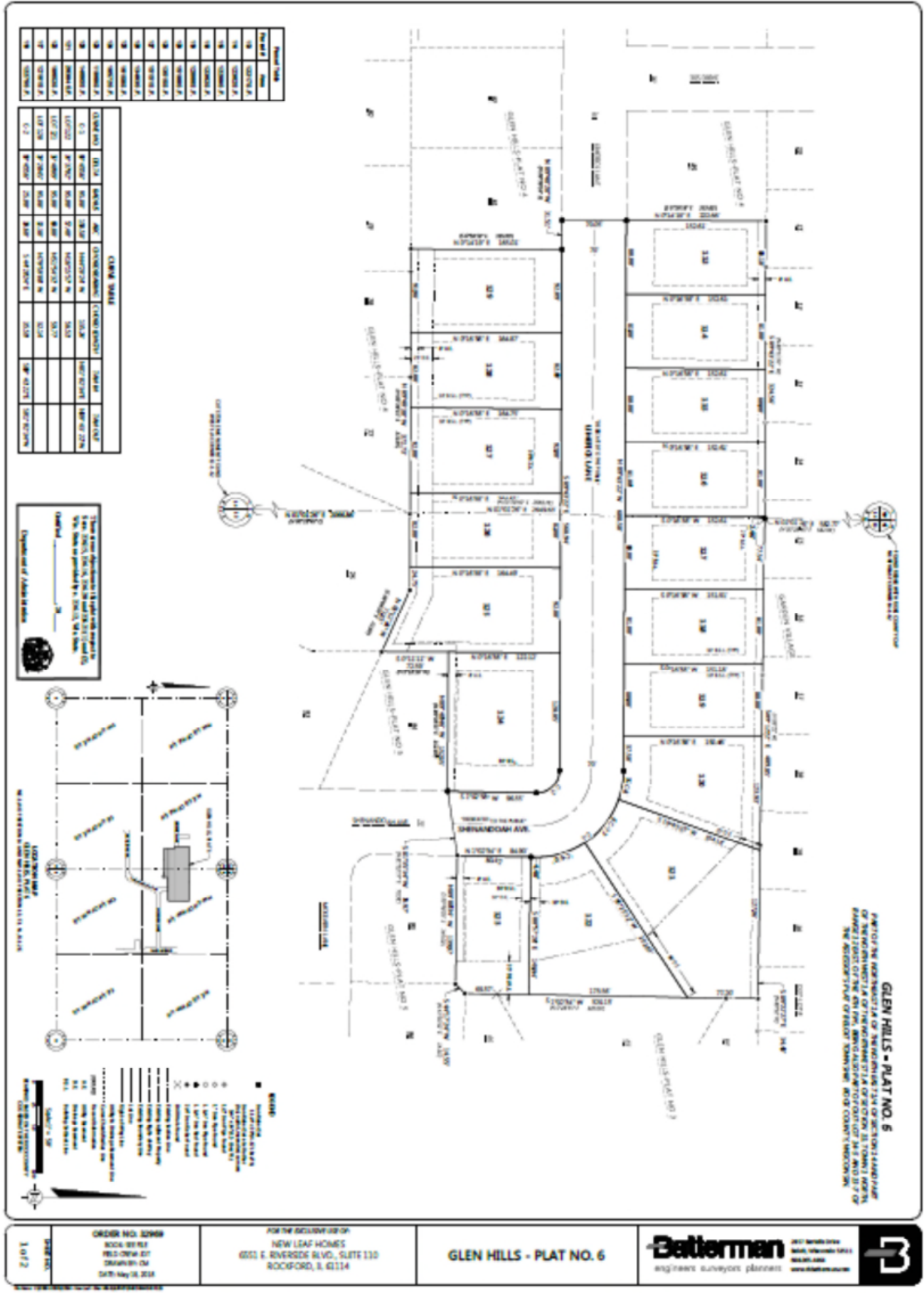
Map prepared by: Drew Pennington, AICP

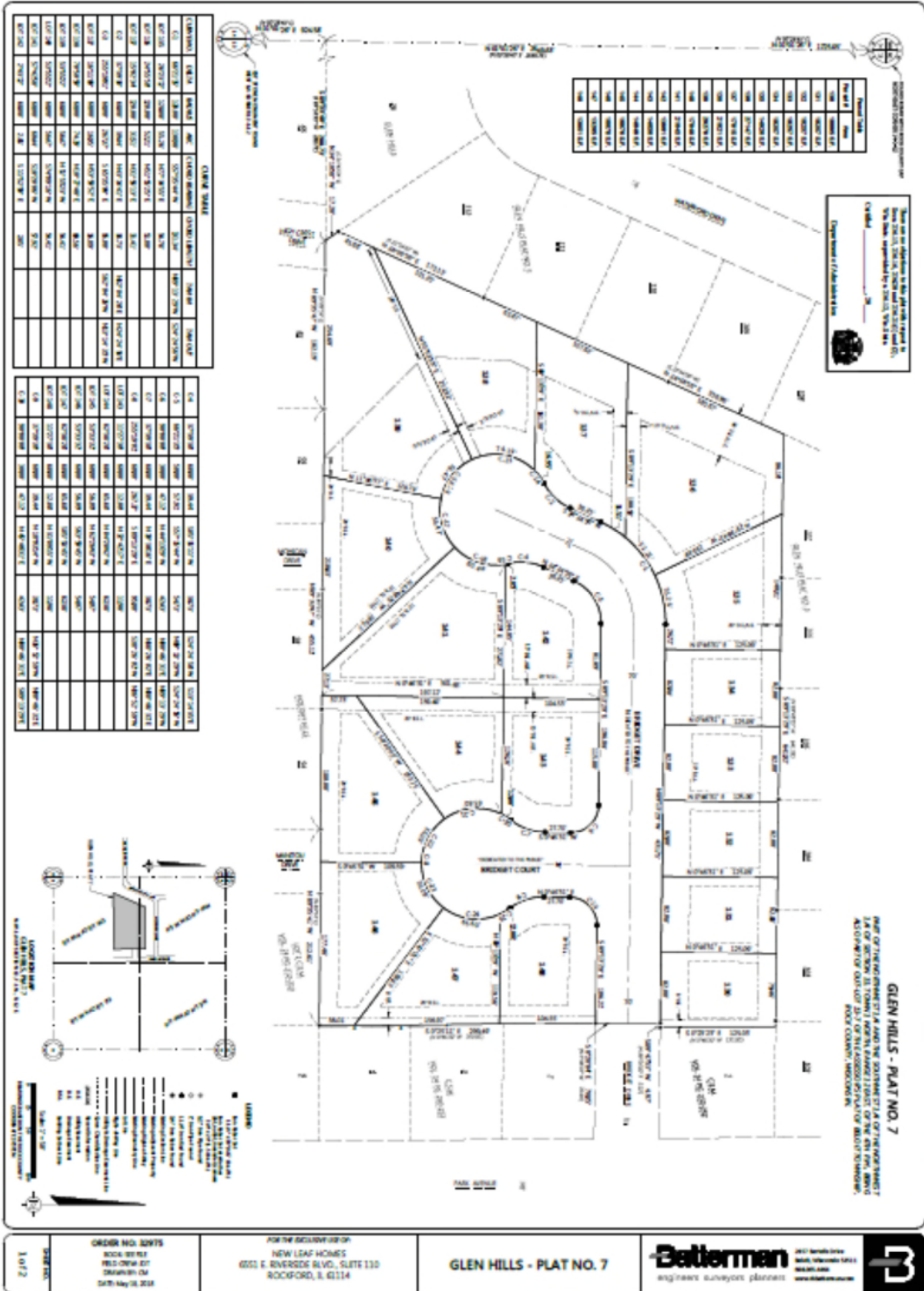
Date: June 2018

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

Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: FS-2018-02

- Proposed subdivision name: Glen Hills - Plat No. 6
- Address of property: E. Limerick Lane and E. Shenandoah Avenue
- Tax Parcel Number(s): 6-2-141A
- Property is located in (circle one): City of Beloit or Town of: Turtle; ~~Beloit~~; Rock or LaPrairie
In the NW/NE Quarter of Section 13/14, Township 1 North, Range 12 East of the 4th P.M.
- Owner of record: Donna F. McKearn Revocable Trust Phone: 608-365-4464 (Frank McKearn)
2611 S. Belmont Drive Beloit WI 53511
(Address) (City) (State) (Zip)
- Applicant's Name: New Leaf Homes (John Knabe)
6551 E. Riverside Blvd. - Suite 110 Rockford IL 61114
(Address) (City) (State) (Zip)
815-904-6006 / 815-978-4132 / john@newleafremodeling.com
(Office Phone #) (Cell Phone #) (E-mail Address)
- Present zoning classification is: R-1
- Is the proposed use permitted in this zoning district: Single-Family Residential
- THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
 - Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
 - Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
 - Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
 - Contract: A contract for construction of required utilities and public improvements or;
 - A Bond; guarantying the contract for construction or,
 - Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
 - Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

(Signature of applicant)

(Print name of applicant)

(Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: \$300 plus \$15 per lot; \$100 Development Agreement Fee ^{N/A in ETS} Amount paid: \$555 (New Leaf Check # 5144)
Scheduled meeting date: July 18, 2018
Application accepted by: Drew Pennington Date: 5/2/18

CITY of BELOIT

Neighborhood Planning Division

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

Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: FS-2018-03

1. Proposed subdivision name: Glen Hills- Plat No. 7
2. Address of property: E. Bridget Drive
3. Tax Parcel Number(s): 6-2-141
4. Property is located in (circle one): City of Beloit or Town of: Turtle; **Beloit**; Rock or LaPrairie
In the NW Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
5. Owner of record: Donna F. McKearn Revocable Trust Phone: 608-365-4464 (Frank McKearn)
2611 S. Belmont Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: New Leaf Homes (John Knabe)
6551 E. Riverside Blvd. - Suite 110 Rockford IL 61114
(Address) (City) (State) (Zip)
815-904-6006 / 815-978-4132 / john@newleafremodeling.com
(Office Phone #) (Cell Phone #) (E-mail Address)
7. Present zoning classification is: R-1
8. Is the proposed use permitted in this zoning district: Single-Family Residential
9. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
 - Copy of Preliminary Plat to Utility Providers:** A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
 - Covenants and Deed Restrictions:** copies of any covenants or deed restrictions.
 - Development Agreement & Fee:** a copy of a Final Draft or Approved Development Agreement;
 - Contract:** A contract for construction of required utilities and public improvements **or**;
 - A Bond;** guarantying the contract for construction **or**;
 - Letter from the City Engineer;** stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer **and**;
 - Final Plat Map;** 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

(Signature of applicant)

(Print name of applicant)

(Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: \$300 plus \$15 per lot; \$100 Development Agreement Fee Amount paid: \$585 (New Leaf Check # 5150)

Scheduled meeting date: July 18, 2018

Application accepted by: Dora Pennington Date: 5/2/18

**RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
OF GLEN HILLS PLAT NO. 6**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on June 20, 2018 regarding the 17-Lot Preliminary Plat of Glen Hills Plat No. 6 for the property located between Limerick Lane and Shenandoah Avenue in the Town of Beloit within the City's extraterritorial jurisdiction.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Glen Hills Plat No. 6 for the property located between Limerick Lane and Shenandoah Avenue in the Town of Beloit, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 20th day of June, 2018.

By: 
James Faragher, Plan Commission Chairman

ATTEST:


Julie Christensen, Community Development Director

**RESOLUTION
APPROVING A PRELIMINARY SUBDIVISION PLAT
OF GLEN HILLS PLAT NO. 7**

WHEREAS, the City Plan Commission of the City of Beloit has heretofore held a public hearing on June 20, 2018 regarding the 19-Lot Preliminary Plat of Glen Hills Plat No. 7 for the property at the western end of Bridget Drive in the Town of Beloit within the City's extraterritorial jurisdiction.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby approve the Preliminary Plat of Glen Hills Plat No. 7 for the property located at the western end of Bridget Drive in the Town of Beloit, subject to the following conditions:

1. The Final Plat shall substantially conform to the approved Preliminary Plat with respect to the number of lots, lot sizes, and the proposed right-of-way layout.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 20th day of June, 2018.

By: 
James Faragher, Plan Commission Chairman

ATTEST:


Julie Christensen, Community Development Director

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 18, 2018

Agenda Item: 4(b)

File Number: RPB-2018-03

Request: Storage Building at the Public Works Operations Facility

Owner: City of Beloit

Location: 2351 Springbrook Court

Existing Zoning: M-2, General Manufacturing
Existing Land Use: Municipal Operations

Request Overview/Background Information:

The Engineering Division has requested that the Plan Commission and City Council review proposed plans for a 5,280 square-foot vehicle storage building at the City's Public Works Operations Facility located at 2351 Springbrook Court.

Key Issues:

- As shown on the attachments, the proposed storage building will be constructed adjacent to an existing storage building at the western edge of the facility, and will be used to store solid waste trucks.
- The proposed building includes metal siding that is blue in color, three overhead doors on the south and north ends, and an expansion wall on the west.
- This project includes additional asphalt driving and parking areas between the proposed building and the existing storage building and driveway. It also includes new asphalt to the north of the proposed building.
- The site plan and elevations are attached to this report.
- The location and design of all new public buildings must be reviewed by the Plan Commission and City Council in order to comply with state statutes. In addition, an additional accessory building on a non-residential property requires Plan Commission review in accordance with Section 6.3.4(g) of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Institutional uses.
- Consideration of this request supports Strategic Goal #5 by creating and sustaining quality infrastructure.

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**

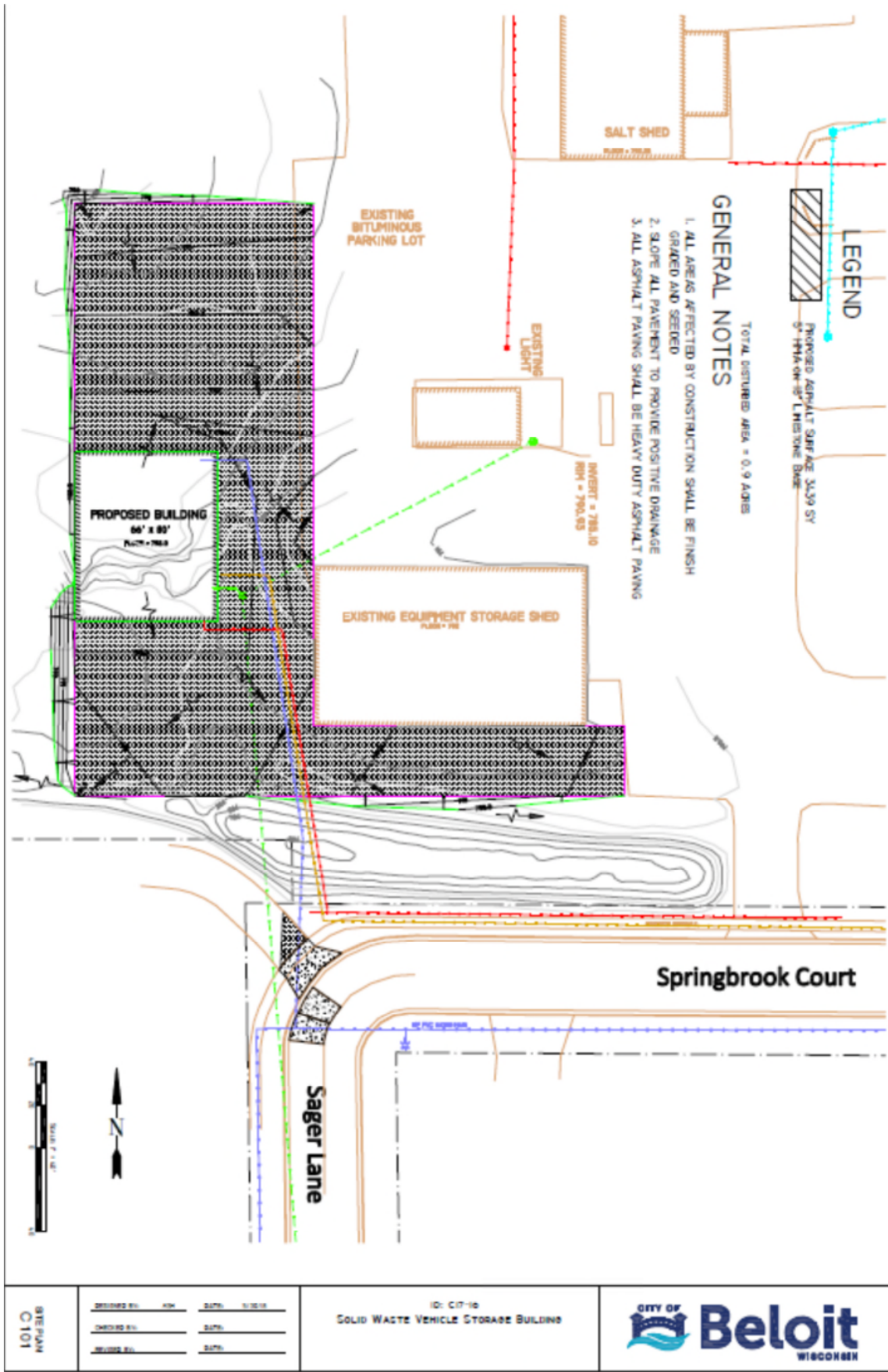
Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the attached plans for a 5,280 square-foot vehicle storage building at the City's Public Works Operations Facility located at 2351 Springbrook Court, subject to the following condition:

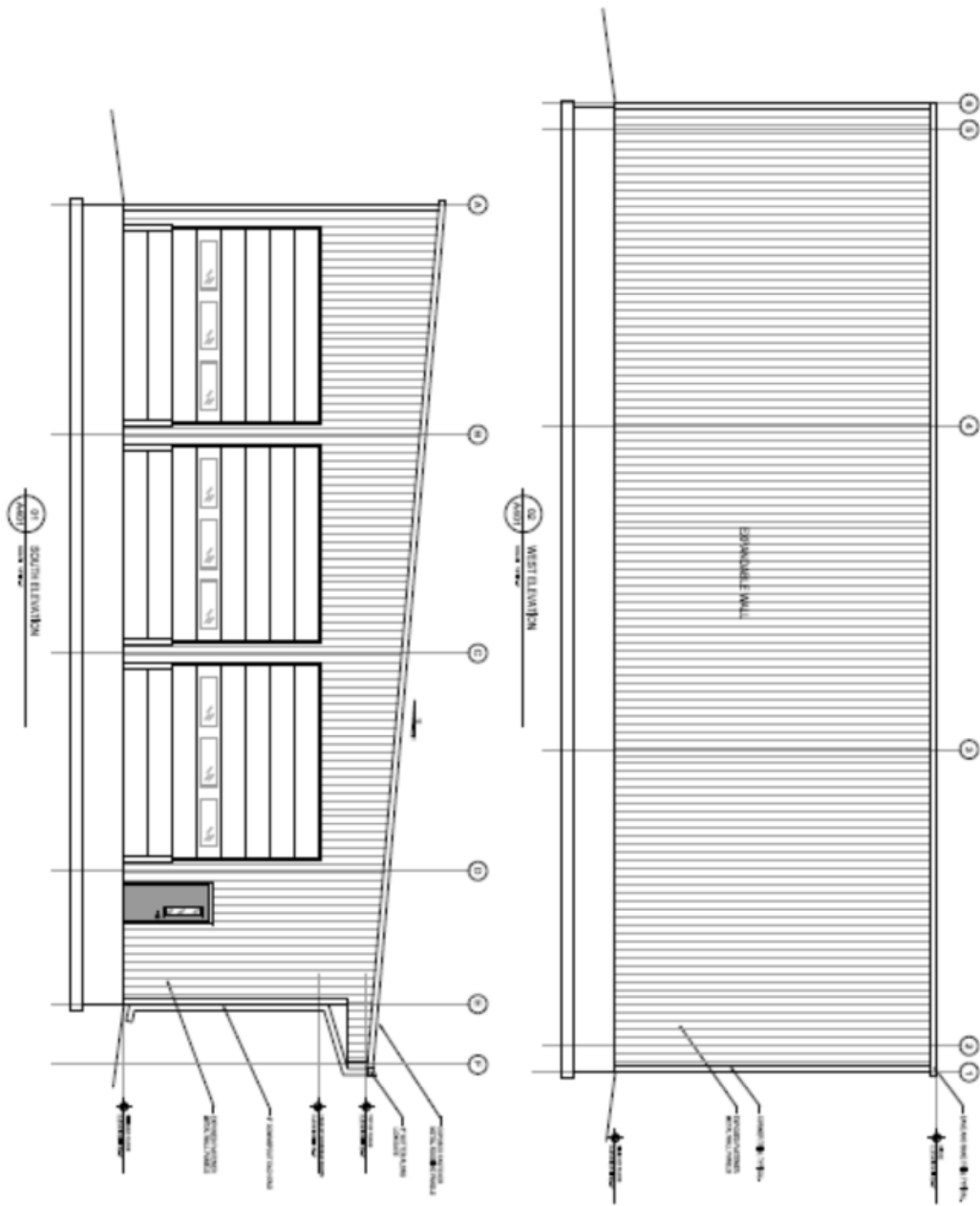
1. Prior to issuance of a Building Permit for this project, the applicant shall submit detailed site & architectural plans for Planning staff review and approval. Approval of these plans will result in the issuance of a Certificate of Zoning Compliance and an Architectural Review Certificate.

Fiscal Note/Budget Impact: This \$396,000 project is included in the approved 2018 Capital Improvements Program.

Attachments: Site Plan, Map, Building Rendering, CIP Sheet, and Resolution







A401

PROJECT NUMBER: A401
 DATE: 07/18/2017
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: AS SHOWN

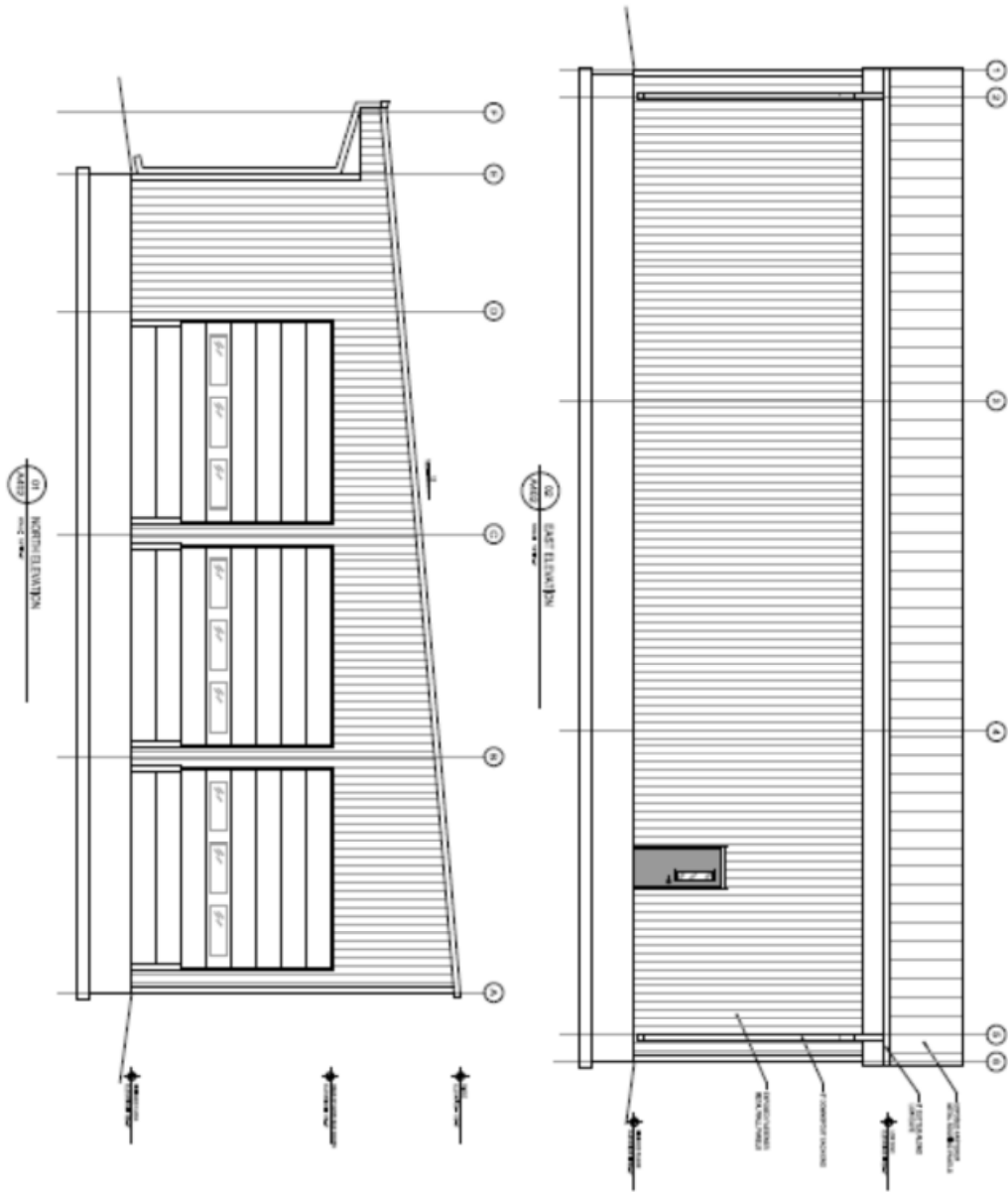
**NEW SOLID WASTE VEHICLE STORAGE BUILDING
 BELOIT OPERATIONS DIVISION
 CITY OF BELOIT
 BELOIT, WISCONSIN**

Angus Young
 Architects
 Engineering
 Interior Design

1000 UNIVERSITY AVENUE, SUITE 200
 BELOIT, WISCONSIN 53510
 (608) 733-1111

REVISION	DATE

Sheet: 001 of 001



<p style="writing-mode: vertical-rl; transform: rotate(180deg);">A401</p>	<p>PROJECT NAME: NEW SOLID WASTE VEHICLE STORAGE BUILDING CLIENT: BELOIT OPERATIONS DIVISION CITY OF BELOIT BELOIT, WISCONSIN</p>	<p>Angus Young Architects Engineers Interior Design</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGNER:</td> <td style="width: 50%;">DATE:</td> </tr> <tr> <td>PROJECT MANAGER:</td> <td>DATE:</td> </tr> <tr> <td>DATE:</td> <td>DATE:</td> </tr> <tr> <td>DATE:</td> <td>DATE:</td> </tr> </table>	DESIGNER:	DATE:	PROJECT MANAGER:	DATE:	DATE:	DATE:	DATE:	DATE:
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**CITY OF БЕЛОIT
2018 - 2023 CAPITAL IMPROVEMENT PROGRAM
PROJECT REQUEST**

PROJECT TITLE: P2902644 Solid Waste Vehicle Storage & Transfer Facility

DEPARTMENT: Public Works/Operations

PERSON AND/OR GROUP REQUESTING PROJECT OR ITEM Solid Waste-Jodine Saunders

RESPONSIBLE PERSON: Jodine Saunders

PROJECT STATUS: One Time Project or Item Multi-Year Project or Item Yearly Project or Item

CIP PROJECT ACCOMPLISHES COUNCIL GOAL(S).

1. Create and sustain safe and healthy neighborhoods.
5. Create and sustain high quality infrastructure and connectivity; including roads, bridges, streets, sidewalks, bike paths and fiber optics. Maintain city facilities and plan for future needs.

DESCRIPTION: In 2017 the City Solid Waste group hired AECOM to do a study on estimated cost and feasibility of the transfer station and equipment housing. Solid waste will move forward in 2017 with preliminary engineering for: a scale, construction of new dock, demo of old dock and a building to house the (3) current tractor trailers. In 2018 these items would be constructed.

JUSTIFICATION: Scale: the solid waste group leaves 2351 Springbrook 3 times a day to transport trash to the landfill with out knowing if we are over weight. We receive a warning in 2017 for being over weight from the Wisconsin State Patrol. We need to know that we are not overweight prior to leaving the facility. New Dock to load Trash and Recycling: The current dock is deteriorating and will become unsafe. We do not have a back up dock. Building for (3) Tractor and (3) Trailer: Currently in the cold weather we house the tractor/trailers in a variety of place, one in the cold storage, another the wash bay and the last in the garage isle way. If we have any event outside of normal working hours everything has to get moved to get truck out of the garage. We also have problems with dead batteries and it is hard on any computer equipment on board.

IMPACT ON OPERATING BUDGET: The amount will be used from the Solid Waste equipment reserve. This will add debt service payment to the solid waste and recycling budgets and decrease overall vehicle reserve amounts. Debt service payments entered below.

	2018	2019	2020	2021	2022	2023	GRAND TOTAL
OPERATING MAINTENANCE BUDGET PROJECTIONS:	\$67,443.00	\$69,466.29	\$71,550.28	\$73,696.79	\$75,907.69	\$78,184.92	\$436,248.97

REVENUE DATA:

Object	Funding Sources	Prior Adopted	2018	2019	2020	2021	2022	2023	GRAND TOTAL
4900	GO Debt								\$0.00
4031	TID Financing								\$0.00
490007	Utility Revenue Bond								\$0.00
4999	Fund Balance								\$0.00
4999	Equipment Fund	\$200,000.00	\$870,580.00						\$1,070,580.00
4430	Spcl Assessments								\$0.00
4330	State/Federal Funds								\$0.00
4500	Operating Budget								\$0.00
4501	Other								\$0.00
Totals		\$200,000.00	\$870,580.00	\$0.00	\$0.00	\$0.00		\$0.00	\$1,070,580.00
		Ok	You're out of bal	Ok	Ok	Ok	Ok	Ok	Ok

EXPENDITURE DATA:

Object	Outlay Type	Prior Adopted	2018	2019	2020	2021	2022	2023	GRAND TOTAL
5240	Professional Svcs	\$188,000.00							\$188,000.00
5240	Real Estate Svcs								\$0.00
5258	In-house Design/Eng	\$12,000.00							\$12,000.00
5510	Land Acq/Relocate								\$0.00
5511	Construction Costs		\$870,580.00						\$870,580.00
5533	Vehicle/Eq/Software								\$0.00
5514	Roadway Const-Streets								\$0.00
5516	Demolition & Site Prep								\$0.00
5519	Sidewalks								\$0.00
5522	Storm Sewer System								\$0.00
5523	Sanitary Sewer								\$0.00
5525	Water Utility								\$0.00
5531	Vehicle - over \$1,000								\$0.00
Totals		\$200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00		\$0.00	\$1,070,580.00
		Ok	You're out of bal	Ok	Ok	Ok	Ok	Ok	Ok

PROGRAM: 499
SUB-PROGRAM: 513

RESOLUTION
AUTHORIZING AN ADDITIONAL ACCESSORY BUILDING AND
RECOMMENDING APPROVAL OF THE LOCATION AND DESIGN PLANS
FOR A DPW STORAGE BUILDING AT 2351 SPRINGBROOK COURT

WHEREAS, the Engineering Division has proposed plans for a 5,280 square-foot vehicle storage building at the City's Public Works Operations Facility located at 2351 Springbrook Court; and

WHEREAS, Section 6.3.4(g) of the Zoning Ordinance stipulates that non-residential parcels may only have more than two detached accessory buildings if the Plan Commission approves the site plan; and

WHEREAS, the location and design of new public buildings must be reviewed by the Plan Commission and approved by the City Council to comply with State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby authorizes an additional accessory building on non-residential property and recommends that the City Council approve the location and design plans for a 5,280 square-foot vehicle storage building at the City's Public Works Operations Facility located at 2351 Springbrook Court, subject to the following condition:

1. Prior to issuance of a Building Permit for this project, the applicant shall submit detailed site & architectural plans for Planning staff review and approval. Approval of these plans will result in the issuance of a Certificate of Zoning Compliance and an Architectural Review Certificate.

Adopted this 18th day of July, 2018.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director