



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, January 09, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes for the December 19, 2018 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of an exception to Section 30.14(2)(c) of the Outdoor Sign Regulations to allow a temporary construction sign up to 800 square feet in area on the property located at 850 Pleasant Street (Powerhouse)  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street  
[Attachment](#)
  - 4.b. Consideration of a two-lot Certified Survey Map for the property located at 2240 Cranston Road  
[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, December 19, 2018 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Weeden, Johnson, Faragher, Finnegan, Robson, and City Councilor Prueschl were present. Commissioners Haynes and Ruster were absent.

**2. Approval of the Minutes of the December 5, 2018 Meeting**

Commissioner Robson moved to approve the minutes. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**3. Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street**

Community Development Director, Julie Christensen, presented the staff report and recommendation report.

Commissioner Faragher asked Ms. Christensen what the sign requirements were in the C-1 zoning district. Ms. Christensen stated that properties zoned C-1 are not allowed to have electronic message signs. However, properties in the PLI zoning district can have electronic message signs. Because this property is across the street from a residential zoning district, the sign ordinance states that the hours of use are from 6:00AM – 10:00PM. Commissioner Faragher asked if there is a limitation on brightness of the electronic sign. Ms. Christensen explained that there were some brightness restrictions in the ordinance.

Chairman Faragher opened the public hearing.

Shawn Gillen, 905 Bushnell, explained that he lives across the street from Rock County Christian School and is located in the historic district. Mr. Gillen stated that the sign Rock County Christian School currently has lights up the first floor of the home due to the brightness and was curious if the school could move the sign down the street away from the residential neighborhood. Commissioner Johnson asked Mr. Gillen if the hour

restrictions on the signage make a difference in the home. Mr. Gillen stated that the sign is brighter when it is dark, so at this time of year, the sign is bright at 4:00PM. He indicated that having the sign shut off at 10:00 PM will really not make a difference.

Tim Befus, 3549 Eagles Ridge Drive, representing Rock County Christian School, stated that money is tight and they fundraised for the \$20,000 for the sign itself. Mr. Befus said that Olson Signs indicated that it would cost approximately \$15,000 to move the sign down the street.

Commissioner Johnson asked Jeff Olson, Olson Signs, if it possible that the brightness of the sign could be adjusted during night hours. Commissioner Weeden asked if the neighbors and the owner of Rock County Christian School could come to an agreement on a location or dimness of the sign. Mr. Befus state the school will be years away from being able to afford to move the sign.

Mary Hansen, 620 Park Avenue, stated that the school has been good neighbors with them for many years. Ms. Hansen questioned what benefit will the sign bring to the community or school and asked what the size, brightness, placement, and the hours of the sign will be.

Jeff Olson, 14632 Whispering Way, owner of Olson Signs, mentioned that he lived near the South Beloit High School football field and that the sign is so bright that it lights up their home. This is due to South Beloit not having any brightness standards in their ordinances. Mr. Olson explained why the school wanted an electronic sign that right now, anytime Mr. Befus wants to change his sign he has to go out to the sign a change the letters. An electronic message sign would allow the school to provide information to the community on events going on at the school. An electronic message sign would allow changes to be made more easily.

Commissioner Robson asked Mr. Olson how much it would cost to move the sign down the street. Mr. Olson explained that his estimate to Mr. Befus was based on the last time he had to hire someone to dig holes. However, he can research this and get estimates from an electrician.

Commissioners Johnson and Finnegan indicated that the item before the Commission is the change in zoning from C-1 to PLI that the Commission is not here to vote on the sign.

Commissioner Weeden said that it seems like the neighbors and the applicant could come up with some compromise. He asked if the neighbors and applicant would be willing to meet and try to come up with some agreement on the sign. Commissioners Robson and Weeden stated they would be comfortable with laying the item, so that the neighbors and applicant can come to an agreement.

Chairman Faragher closed the public hearing.

Commissioner Robson moved to lay the item over. Commissioner Weeden seconded the motion.

Motion passed to lay the item over, voice vote. Commissioners Johnson and Finnegan voted against the motion.

4. **Consideration of a Permanent Limited Easement over a portion of the property located at 1859 Northgate Drive for the placement of traffic signal vehicle detection**

Community Development Director, Julie Christensen, presented the staff report and recommendation report.

Commissioner Johnson asked how moving the driveway for the School to the intersection would impact the parking lot. Jason Dupuis, Project Engineer for the City, said that the City is working with the School District on this issue.

Commissioner Robson asked Mr. Dupuis why the City is make this change to the intersection. Mr. Dupuis stated the City is doing a reconstruction project on Prairie Ave from Cranston Road to Huebbe Parkway. As part of the project, the City has been looking at multiple sites to fix some of these current issues along this corridor. Mr. Dupuis stated that this easement will allow the City to put vehicle detection in the driveway at Aldrich Intermediate School.

Commissioner Johnson moved to approve the easement, Commissioner Finnegan seconded the motion. The motion passed, voice vote.

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

Julie Christensen explained that the City Council approved the annexation for Froebel Drive, and the Comprehensive Plan Amendment review by Plan Commission has not yet been acted on by City Council. There is a 30-day public review following the Plan Commission recommendation, so City Council will see this item in January. Following the article in the Beloit Daily News on this issue, the Councilors have heard from a few residents who are opposed to the multifamily proposal.

6. **Adjournment**

Commissioner Robson moved to adjourn the meeting. Commissioner Weeden seconded the motion.

Meeting adjourned at 8:10pm.

Minutes respectfully submitted by Amber DesRoberts.



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** January 9, 2019

**Agenda Item:** 3(a)

**File Number:** SOE-2019-01

### **General Information**

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**Applicant:** Dan Schooff, Beloit College

**Owner:** Beloit Powerhouse, LLC

**Address/Location:** 850 Pleasant Street

**Applicant's Request:** Beloit College has filed an application for an exception to Section 30.14(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a temporary construction sign up to 800 square feet in area.

### **Staff Analysis**

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**Powerhouse Project:** This large-scale construction project involves the conversion of a closed power plant into a modern student activity center. This project recently received the "World's Best Building" Award at the 2018 World Architecture Festival, and Beloit College has proposed a construction sign significantly larger than what code allows (60 square feet) in order to raise community awareness of this significant achievement and to acknowledge the design team during the remainder of the construction phase (throughout 2019).

**Construction Sign Details:** As shown on the attached rendering, the proposed sign will be mounted towards the top of the existing building so that it is visible above the proposed fieldhouse addition. The proposed sign will face north towards the intersection of Pleasant Street and State Highway 81 (White Ave/Portland Ave) for maximum visibility. The sign will be removed once the building has been completed.

**Applicant's Hardship Argument:** According to the applicant, a construction sign that complies with code would be dwarfed by the multi-story Powerhouse building. The College's communications and marketing team believes that capitalizing on this significant architectural award is important to achieving the College's goals. According to the Sign Ordinance, the Plan Commission may grant an exception if it determines that compliance will create an economic hardship, the hardship is not self-created, and the exception will not undermine the purpose of the Sign Ordinance or the public interest.

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

- a. *Compliance with the strict letter of the Sign Ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising a business or rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign.*
  - Given the massive scale, uniqueness, and international significance of the Beloit Powerhouse project, a 60 square-foot construction sign would not allow adequate visibility and would therefore be unnecessarily burdensome upon Beloit College.
- b. *The hardship is not self-created.*
  - The hardship is due to the tremendous scale and height of the structure, which was designed and used as a coal-fired power plant prior to the applicant's acquisition and rehab effort.
- c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
  - The proposed construction sign will only be displayed while the Powerhouse renovation is underway, and will be removed prior to occupancy. While the proposed sign is objectively large, it will not be displayed on a permanent basis, and the sign-limited aesthetics of the river corridor will be preserved.
  - The Wisconsin Legislature recently pre-empted all local regulation of construction signage on construction fencing. Therefore, if the requested sign is denied, it's likely that the applicant will simply redesign the sign to wrap around the chain-link construction fence, which would be far less attractive and desirable.

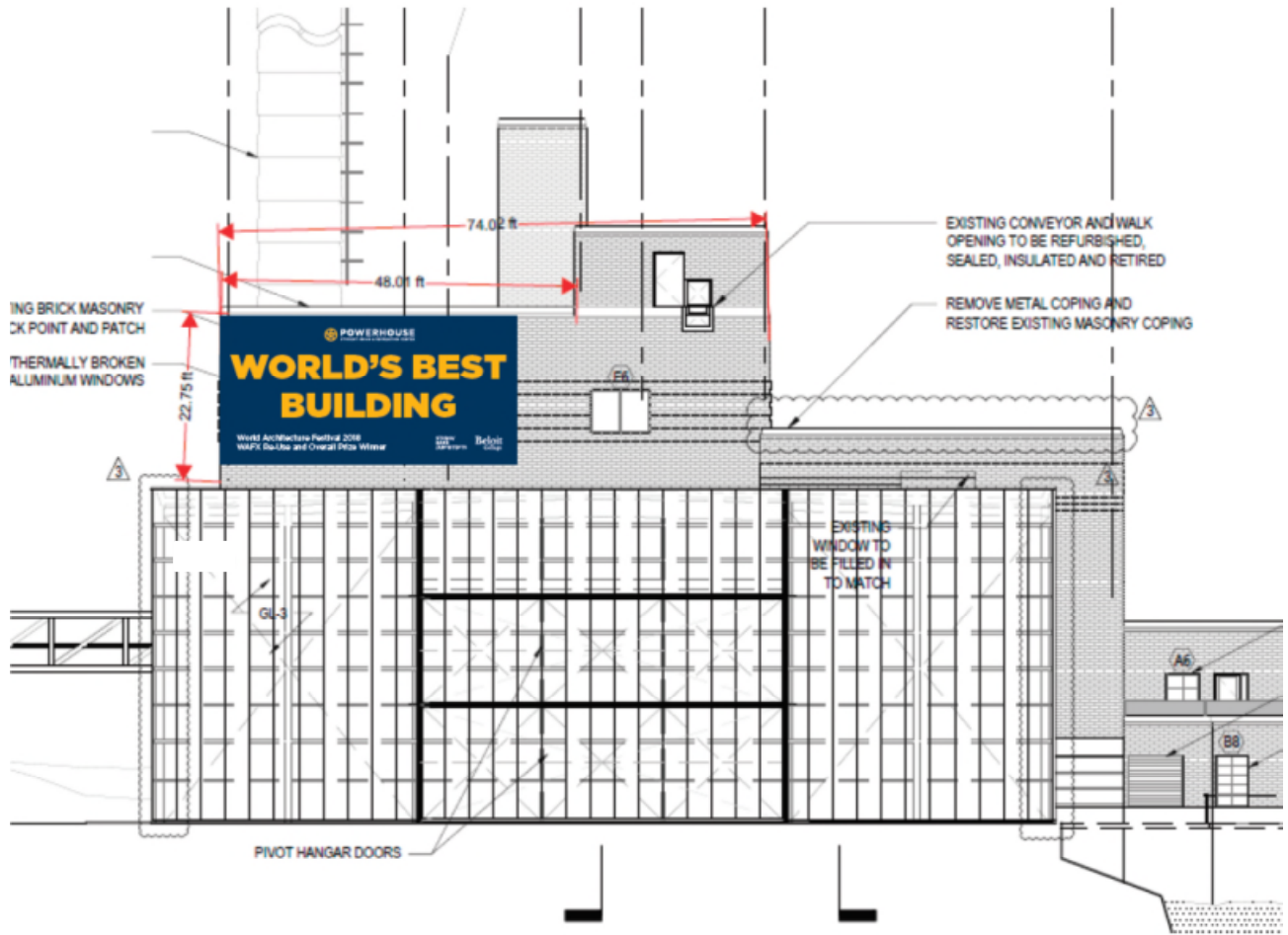
**Additional Comments:** While the proposed sign could also be classified as a Temporary Sign under Section 30.42 of the Ordinance, that section limits display periods to only 30 days – a requirement that is not eligible for an Exception. No permit is required for a Construction Sign.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends *approval* of an exception to Section 30.14(2)(c) of the Sign Ordinance to allow a temporary construction sign up to 800 square feet in area, for the Powerhouse property located at 850 Pleasant Street, based on the above Findings of Fact and subject to the following conditions:

1. The temporary construction sign shall be removed prior to issuance of a Certificate of Occupancy or by January 15, 2020, whichever occurs first.
2. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

**ATTACHMENTS:** Building Rendering/Photo, Award, Application, Public Notice, and Resolution.









PRESS RELEASE  
NOVEMBER 2018

## Studio Gang's Powerhouse Electrifies Judges as WAFX Prize Winners Announced



Beloit College Powerhouse, Wisconsin, USA by Studio Gang

World Architecture Festival (WAF) has revealed the winners of ten WAFX prizes, supported by WAF sponsor GreenCoat®, with the overall prize awarded to Studio Gang, for its Beloit College Powerhouse Project in Wisconsin, USA. The prizes are awarded to future projects that identify key ecological and societal challenges which architects are actively seeking to address over the next ten years. These challenges span diverse topic areas including climate change, energy saving and carbon emissions, water wastage and shortage, ageing populations and health issues, reusable materials, smart cities, building technology, cultural identity, ethics and power and justice.

The prize winners will be given the opportunity to present their projects live at the World Architecture Festival on 28th and 29th November, with the overall winner receiving a prize



The WAFX judges were impressed by the diversity of innovative approaches by architects and designers across the globe, which varied from innovative solar panel fields in The Netherlands, to urban green corridors in Bangkok, eco farms in rural Vietnam and river parks in Colombia.

Transforming a former power plant into a student union and recreation facility, Studio Gang's winning Beloit College Powerhouse Project seeks to replace an old model of energy with a new model to support the health and wellbeing of its many inhabitants. The Powerhouse is designed to become a centre for human energy, activity and health. Nestled between the Rock River and the college's campus, the Powerhouse will serve as a recreational resource and a community forum, all the while fostering a public connection to the riverfront - embracing it rather than polluting it - that foregrounds the connection between human and environmental health. The judges were impressed not only with the repurposing of its cavernous industrial spaces, but with how the project maximises its riverfront location, utilising river water to manage the temperature of the building whilst also significantly minimising total energy use.

# 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-2019-01

1. Name of applicant: Beloit College Phone #: 608-363-2408  
700 College Street  
(Address) (City) (State) (Zip)
2. Address of subject property: 850 Pleasant Avenue
3. Tax Parcel Number(s): 13520399
4. Legal description: LOT 1 CSM VOL 37 PGS 243 TO 247
5. Present zoning: PLI Public Lands & Institutions Present use: Under construction
6. Proposed use (if different): Student and community center
7. Owner of record: Beloit Powerhouse, LLC Phone: 608-363-2408  
700 College Street, Beloit, WI 53511  
(Address) (City) (State) (Zip)  
E-mail address: schooffd@beloit.edu
8. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)  
Recently, the Beloit College Powerhouse was awarded a best-in-the-world award by the World Architecture Festival. The College would like to put up signage for the duration of construction (until fall 2019) marketing this award. The size of the existing building means a code sized sign would be dwarfed by the building. We are proposing an 800 square foot sign, which too will look small on the Powerhouse.  
Sec. 30.14(2)(c)(1)
9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)  
Our communications and marketing team believe that marketing this building is very important to the college's goals. All of our revenue is tuition based so making sure we capitalize on the recognition of this building, in the time it is under construction, is important.

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.

Daniel J. Schooff / Daniel J. Schooff / 12/13/2018  
(Signature of Owner) (Print name) (Date)  
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(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: <b>\$100.00</b>	Amount paid: <u>\$100.-</u>	Meeting date: <u>Jan. 9, 2019</u>
Application accepted by: <u>Don Pennington</u>		Date: <u>12/14/18</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

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

December 19, 2018

To Whom It May Concern:

Beloit College has filed an application for an exception to Section 30.14(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow a temporary construction sign up to 800 square feet in area for the property located at:

**Beloit College Powerhouse, 850 Pleasant Street.**

This large-scale construction project involves the conversion of a closed power plant into a modern student activity center. This project recently received the "World's Best Building" Award at the 2018 World Architecture Festival, and Beloit College has proposed a construction sign significantly larger than what code allows in order to raise community awareness of this significant achievement and to acknowledge the design team during the remainder of the construction phase. This project is expected to be completed in Fall 2019.

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

**City Plan Commission:** Wednesday, January 9, 2019, 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](mailto: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 850 PLEASANT STREET**

**WHEREAS**, the application of Beloit College for an exception to Section 30.14(2)(c) of the Outdoor Sign Regulations (the “Sign Ordinance”) to allow a temporary construction sign up to 800 square feet in area, for the Powerhouse property located at 850 Pleasant 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 30.14(2)(c) of the Sign Ordinance to allow a temporary construction sign up to 800 square feet in area, for the Powerhouse property located at 850 Pleasant 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 243-247 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 2.84 acres, more or less.

This exception is subject to the following conditions:

1. The temporary construction sign shall be removed prior to issuance of a Certificate of Occupancy or by January 15, 2020, whichever occurs first.
2. Any major changes in the adopted conditions of this Sign Ordinance Exception shall be approved by the Plan Commission. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 9<sup>th</sup> day of January, 2019.

**PLAN COMMISSION**

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

**ATTEST:**

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



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** January 9, 2019

**Agenda Item:** 4.a

**File Number:** ZMA-2018-08

### **General Information**

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**Applicant:** Tim Befus

**Owner:** Rock County Christian School

**Address/Location:** 916 Bushnell Street

**Applicant's Request/Proposal:** The applicant has submitted an application for a Zoning Map Amendment from C-1, Office to PLI, Public Lands and Institutions. The request was laid over at the December 19, 2018 meeting to the next Plan Commission meeting to allow for the applicant and neighbors to meet and discuss the request.

### **Staff Analysis**

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**Project Summary:** The purpose of the Zoning Map Amendment request is to allow Rock County Christian School (RCCS) to install an electronic variable messaging (EVM) sign near the location of their existing ground monument sign.

RCCS has expressed interest in using an Electronic Variable Messaging (EVM) sign, a sign type prohibited in the C-1, Office District. Electronic Variable Message (EVM) signs are permitted in the C-2, Neighborhood Commercial District, C-3, Community Commercial District, PLI, Public Lands and Institutions District, and CBD, Central Business District. If the Zoning Map Amendment is approved, the proposed EVM sign would be reviewed under the Architectural Review process and be subject to brightness restrictions in order to protect nearby residences from ambient light. Section 30.17(2)(b)(10) requires EVM signs to be equipped with photosensitive equipment which will automatically adjust the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.

**Existing Site Conditions:** The subject property is 1.29 acres in area, is used for Junior High/High School Campus for Rock County Christian School. It has two structures and a parking lot. The property is currently zoned C-1, Office District, Religious Institutions and Schools are permitted uses.

**Surrounding Land Use and Zoning:** The majority of properties on the north and east side of the subject property are residential land uses and zoned R-1B, Residential. To the west of the subject property is a public park zoned PLI, Public Lands and Institutions. To the south, the majority of properties are used as residential duplexes and apartments and are zoned C-1, Office with one PUD just south of the subject property.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map (#10) currently designates the subject property as appropriate for office use. The Comprehensive Plan recommends the inclusion of small public and institutional uses such as parks, schools, and churches in this land use category. Therefore, the proposed Zoning Map Amendment is consistent with the Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. An amendment to the Future Land Use Map is not required. This Request supports Strategic Goal #5 by allowing a neighborhood institution to better communicate with residents and advertise events.

**Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**  
The applicant is not proposing a change in use. To the north and east of the property are residential dwellings. To the west is Horace White Park, a public park. The properties located south are mostly duplexes and apartments with one planned unit development.
2. **The zoning classification of property within the general area of the subject property.**  
The subject property is adjacent to parcels in the R-1B, Single-Family Zoning District on the north and east side. Horace White Park lies directly to the west of the subject parcel and is zoned PLI, Public Lands and Institutions District. To the south, properties are zoned PUD, Planned Unit Development District, and C-1, Office District.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.** The subject property is suitable for the uses permitted in the C-1, Office District. However, signage restrictions in the C-1 District limit the options available for uses such as religious institutions or schools that often use signage to advertise news and events.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
The area surrounding the subject property is fully developed. The applicant recently constructed a major addition to the school building.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office, to PLI, Public Lands and Institutions, for the property located at 916 Bushnell Street.

**ATTACHMENTS:** Location and Zoning Map, Application, Public Notice, and Mailing List



# Location & Zoning Map

ZMA-2018-08

916 BUSHNELL STREET



1 inch = 132 feet



**Legend**

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rotman  
 Date: December 2018  
 For: City of Beloit Planning & Building  
 Date of Aerial Photography: April 2016

## PLANNING & BUILDING SERVICES DIVISION

**Legend**

**Zoning Classification**

- <all other values>

**REGULATION CLASSIFICATION**

- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- DH
- M-1
- M-2
- MRO
- PLI
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4
- Parcel Poly
- City Limits (Corp Poly)

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2018-08

1. Address of subject property: 916 Bushnell St, Beloit

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = 56,100 square feet.

If more than two acres, give area in acres: 1.288 acres.

3. Tax Parcel Number(s): 20613660120

4. Owner of record: Rock County Christian Phone: 608 365 7378

916 Bushnell Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Tim Befus

3549 Eagle Ridge Beloit WI 53511  
(Address) (City) (State) (Zip)

608 365 7378 1 608 312 3487 office@rccs.us  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-1 to: PLI

All existing uses on this property are: educational institution

7. All the proposed uses for this property are:

Principal use(s): education

Secondary use(s): serve community

Accessory use(s): \_\_\_\_\_

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

- Owner
- Leasehold, Length of lease: \_\_\_\_\_
- Contractual, Nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Tim Befus Phone: 608 365 7378  
9549 Eagles Ridge Beloit WI 53511  
 (Address) (City) (State) (Zip)

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

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

[Signature] / Tim Befus / 10/2/18  
 (Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

**To be completed by Planning Staff**

Filing Fee: \$275.00 <sup>previously paid</sup> Amount Paid: \$275.00 Meeting Date: Dec. 19, 2018

Number of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: Melany Pittman Date: 11/20/2018

Date Notice Published: 12/7 12/14 Date Notice Mailed: \_\_\_\_\_

December 10, 2018

## **NOTICE TO THE PUBLIC**

To Whom It May Concern:

Tim Befus, on behalf of Rock County Christian School, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands/Institutions District, for the property located at:

**916 Bushnell Street.**

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, December 19, 2018, 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 January 7, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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

**We are interested in your opinion.**

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

*For additional information, please contact Alex Morganroth in the Planning Division at (608) 364-6708 or [rothmannh@beloitwi.gov](mailto:rothmannh@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*



DOROTHY LARSEN  
475 BARN SWALLOW DR  
LINDENHURST IL 60046

ELIZABETH CARPENTER  
615 PARK AVE  
BELOIT WI 53511

MOLLY E HARRIS  
611 PARK AVE  
BELOIT WI 53511

BARBARA J HIGGINS  
905 BUSHNELL ST  
BELOIT WI 53511

CHARLES R WILLIAMS  
911 BUSHNELL ST  
BELOIT WI 53511

ANDRAS & MARY BOROS KAZAI  
917 BUSHNELL ST  
BELOIT WI 53511

RALPH L TLACHAC  
925 BUSHNELL ST  
BELOIT WI 53511

MEREDITH NEWMAN  
171 DAIRY RD  
AMHERST VA 24521

MARY A HANSEN  
620 PARK AVE  
BELOIT WI 53511

FIRST CONGREGATIONAL  
CHURCH  
801 BUSHNELL ST ATTN: BOARD  
OF TRUSTEES  
BELOIT WI 535116303

WILLIAM C & JULIE C BEHLING  
IV  
617 HARRISON AVE BELOIT WI  
53511

JOHN & PENNY YURKEW  
609 HARRISON AVE  
BELOIT WI 53511

MICHELLE C CROSSLEY  
911 E GRAND AVE  
BELOIT WI 53511

ZACHARY R & ANGELA M  
NEWMAN  
1011 BUSHNELL ST  
BELOIT WI 53511

GARY K WEINKAUF  
1822 EMERSON ST  
BELOIT WI 53511

MARVIN MILNER/EDWARD  
LAUGHLIN LLC  
P O BOX 1161  
BELOIT WI 535121161

JADA D CAMPBELL  
2340 DEER PATH WAY  
BELOIT WI 53511

JOSE & LINDA CARRILLO  
1010 BUSHNELL ST  
BELOIT WI 53511

ROGER APTED  
1018 BUSHNELL ST  
BELOIT WI 53511

MARY M FREY  
3307 RIVERSIDE DR  
BELOIT WI 535111532

OSWALDO VOYSEST  
1225 BUSHNELL ST  
BELOIT WI 53511

LUCAS R SCHULZ  
1950 ROYCE AVE  
BELOIT WI 53511

JESUS & ALICIA VERA  
2369 KRUSE DR  
BELOIT WI 53511

KEVIN L & RACHEL M BRAUN  
426 WISCONSIN AVE  
BELOIT WI 53511

SANDRA MANNING  
1127 RIDGEWAY ST  
BELOIT WI 53511

VIVIAN F GAVARRETE  
1013 E GRAND AVE  
BELOIT WI 53511

TRINA D TUCKER  
1003 E GRAND AVE  
BELOIT WI 53511

JAMES & PENNY RICHARDS  
2723 N WOOD DR  
BELOIT WI 535112226

JAMES M & SHELLY J CRONIN  
1719 EMERSON ST  
BELOIT WI 53511

RONALD & LILY DICKINSON  
3709 OAK LANE DR  
BELOIT WI 535111937

SALVADOR VALLES  
1157 PRAIRIE AVE  
BELOIT WI 53511

J ANTHONY GROVER  
430 HARRISON AVE APT 302  
BELOIT WI 53511

KENNETH D PAULSON  
749 PHILHOWER RD  
BELOIT WI 53511

MATTHEW D & TRESSY M  
BROWN  
3655 BEE LN  
BELOIT WI 53511

JOHN E & MARY L DUMMER  
11229 S CTY RD K  
BELOIT WI 53511

JERREN RUFF  
417 PARK AVE  
BELOIT WI 53511



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** January 9, 2019

**Agenda Item:** 4(b)

**File Number:** CSM-2019-01

### **General Information**

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**Applicant:** R. H. Batterman & Co. Inc on behalf of Wayne Wegnke of Beloit Elderly, LLC

**Owner:** David Francis Cranston Development Corporation

**Address/Location:** 2240 Cranston Road

**Applicant's Request:** The applicant has proposed a 2-Lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road in the City of Beloit.

### **Staff Analysis**

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**Existing Conditions:** As shown on the attachment, the subject property is 6 acres in area, is used for agricultural purposes, and is located immediately west of the Casey's General Store parcel. Recently this property was approved for a Planned Unit Development (PUD) for a multi-phase assisted living facility (Resolution 2018-196). There is a 100-foot electric transmission line easement and overhead lines split between Lots 1 and 2.

**Proposed Land Division:** Proposed Lot 1 is 4.75 acres and will be developed as an assisted living facility PUD. The lot also contains a proposed Public Sidewalk Easement along the north side of the lot and a 20' wide water main easement. Proposed Lot 2 will be 1.23 acres. The applicant is interested in selling Lot 2, which will retain access to Cranston Road through an ingress/egress easement over the Casey's driveway. The lot also contains a storm sewer easement. The subject properties are zoned Planned Unit Development (PUD) and will be developed subject to the conditions approve in Resolution 2018-196. Both lots meet the minimum dimensional standards.

**Surrounding Land Use and Zoning:** The subject property is the largest remaining undeveloped parcel along the busy Cranston Road corridor. Surrounding land uses include professional offices (banks, insurance companies, etc.) and commercial (Casey's). The subject property backs up to large residential properties along Shopiere Road.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land

Use Map recommends Neighborhood Commercial uses, which can include neighborhood-scale group residential uses such as the proposed PUD. This request supports Strategic Goal #3 by creating residential growth.

**Municipal Utilities:** Proposed Lots 1 and 2 cannot be developed until public utilities are connected. Since Lot 1 includes a public water main easement, a development agreement is required.

**Review Agent Comments:** Engineering has expressed concerns about approving the certified survey map without a final site plan being approved, information verifying the easement locations, and storm water review to determine if there is enough room reserved on Lot 1 to effectively manage the storm water for the site. Therefore, planning staff is proposing a condition that will require site plan approval before the certified survey map is signed.

In conversations with the City Engineer, he would also like to require easement language which will outline the rights and responsibilities within the easement areas located on the proposed Certified Survey Map. The City Engineer will work with the surveyor to prepare that easement language.

**STAFF RECOMMENDATION:**

The Planning & Building Services Division recommends approval of the attached 2-Lot Certified Survey Map (CSM) for 2240 Cranston Road in the City of Beloit, subject to the following conditions:

1. A Site Plan must be approved for Lot 1 prior to Planning staff signing the Certified Survey Map.
2. The Certified Survey Map shall not be signed by Planning staff until easement language approved by the City Engineer has been prepared for inclusion within the CSM document.
3. A Development Agreement will be required before installation of public infrastructure which includes the water main, sidewalks, and access apron to site.
4. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

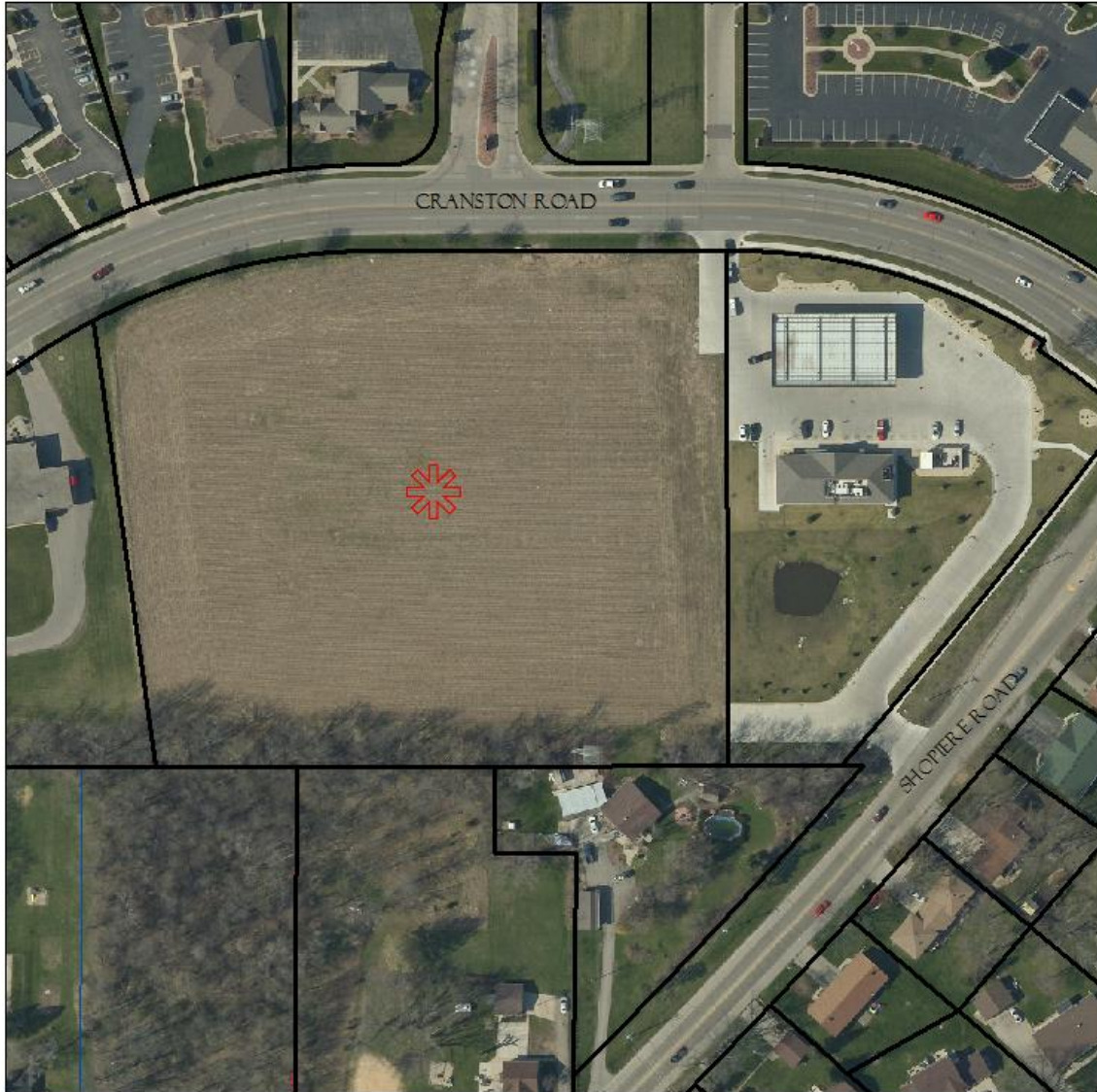
**ATTACHMENTS:** Location & Zoning Map, Preliminary Certified Survey Map, Application, and Resolution



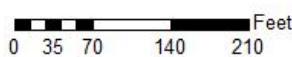
# Location & Zoning Map

2240 Cranston Road


CSM-2019-01




1 inch = 132 feet



### Legend

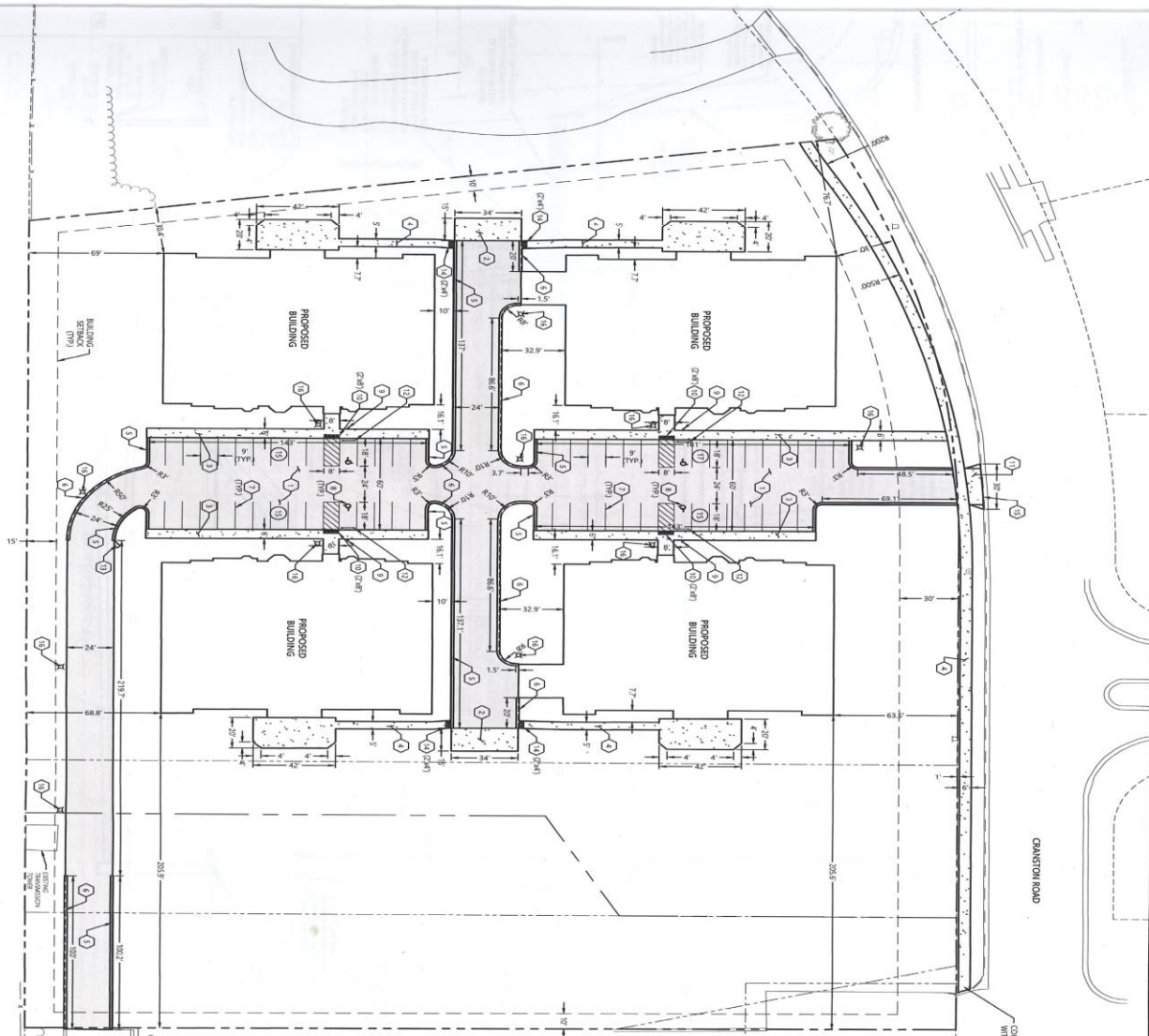
 Parcel Poly

 City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: December 2018  
For: City of Beloit Planning & Building  
Date of Aerial Photography: April 2016

## PLANNING & BUILDING SERVICES DIVISION





**SITE INFORMATION:**

ZONING: C-2 NEIGHBORHOOD COMMERCIAL  
 LOT AREA: 281,165 SF (6.47 AC)  
 PROPOSED INTERMEDIATE AREA: 102,245 SF (2.34 AC)  
 SITE DISTURBED AREA: 712,219 SF (16.17 AC)  
 HANDICAP PARKING: 4 SPACES  
 PROPOSED HANDICAP TOTAL: 82 SPACES

**LEGEND:**

- 1 STANDARD DUTY PAVEMENT
- 2 CONCRETE CURB/STAIR PAD WITH FINISH AND GATE SEE ARCHITECTURAL PLAN FOR DETAILS
- 3 6" THICKENED EDGE CONCRETE SIDEWALK (WIDTH INDICATED)
- 4 4" CONCRETE SIDEWALK (WIDTH INDICATED)
- 5 18" CONCRETE CURB & GUTTER - HOLDING CURB
- 6 18" CONCRETE CURB & GUTTER - REJECT CURB
- 7 4" WHITE PAINTMENT MARKING
- 8 PAVEMENT MARKING HANDICAP SYMBOL, WHITE
- 9 INSTALL 87-84 HANDICAP PARKING SIGN ON DIRECT BURN POST
- 10 DETECTABLE WARNING PANELS (2x2)
- 11 INSTALL 6" CONCRETE COMMERCIAL DRIVEWAY REMOVE AND REPAKE EXISTING CURB AND GUTTER AS NECESSARY
- 12 CONCRETE WHEEL STOP
- 13 CONCRETE FULCRUM
- 14 CURB BARR WITH DETECTABLE WARNING PANELS (2x2)
- 15 SAWCUT CURB HEAD
- 16 PROPOSED LIGHT (SEE LIGHTING PLAN FOR DETAILS)
- 17 PARKING COUNT

NOTE: ALL DIMENSIONS ARE SHOWN TO FACE OF CURB AND SHALL SHOWN HERE TO BACK OF CURB

NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

DESIGNED BY: JAP  
 DRAWN BY: LC  
 CHECKED BY: RR  
 APPROVED BY: ES  
 PROJECT NO.: 33190

PROPOSED ASSISTED LIVING COMPLEX  
 2240 CRANSTON ROAD  
 CITY OF BELoit  
 ROCK COUNTY, WISCONSIN

SITE LAYOUT PLAN

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING

ISSUANCE

60% SUBMITTAL	2018-12-06
CITY SUBMITTAL	2018-12-21

**Batterman**  
 engineers surveyors planners

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



**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-2019-01

1. Address of property: 2240 Cranston Road
2. Tax Parcel Number(s): 21970500
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NW Quarter of Section 19, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: David Francis Cranston Devel. Corp. Phone: \_\_\_\_\_  
730 Saint Paul Street Denver CO 80206  
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464  
2857 Bartells Drive Beloit WI 53115  
(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: 5.978 Ac.
8. Total area of land remaining in parent parcel: 0 Ac.
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-2 (PUD)
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 Oct. 18th 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.

Kristin Belongia / Kristin Belongia / 12/17/18  
(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: \$170.00  
Scheduled meeting date: 11/9/2019  
Application accepted by: Albany Batterman Date: 12/19/2018

# **CITY OF BELOIT**

## **DEPARTMENTAL CORRESPONDENCE**

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**TO:** Hilary Rottmann, Planner II

**FROM:** Scot Prindiville, P.E., Interim City Engineer

**DATE:** December 28, 2018

**SUBJECT:** Site Plan Review – 2240 Cranston Road

Engineering has been provided a copy of the Site Layout Plan revised December 21, 2018 prepared by Batterman as well as a Preliminary Certified Survey Map (CSM) dated December 5, 2018, prepared by Batterman. We offer the following comments:

- We are unable to review the CSM without a site plan submittal addressing our previous comments noted in the PUD approval. We need a final site plan submittal to be able to verify easement locations. We need a complete storm water submittal to verify that enough room is being reserved onsite to effectively manage storm water. In addition, in order to review the CSM, a final CSM should be submitted including all pages and signature blocks.

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
2240 CRANSTON ROAD**

**WHEREAS**, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the properties located at 2240 Cranston Road, containing 5.98 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1985326, RECORDED IN VOLUME 35 ON PAGES 392-397, BEING ALSO PART OF THE SW ¼ OF THE NE ¼ AND PART OF THE SE ¼ OF THE NW ¼ OF SECTION 19, T. 1 N., R. 13 E., OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, 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 2240 Cranston Road, subject to the following conditions:

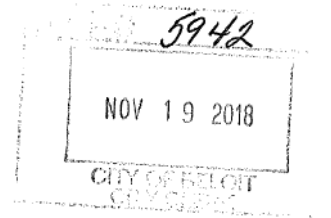
1. A Site Plan must be approved for Lot 1 prior to Planning staff signing the Certified Survey Map.
2. The Certified Survey Map shall not be signed by Planning staff until easement language approved by the City Engineer has been prepared for inclusion within the CSM document.
3. A Development Agreement will be required before installation of public infrastructure which includes the water main, sidewalks, and access apron to site.
4. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 9<sup>th</sup> day of January, 2019.

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

**ATTEST:**

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



**RESOLUTION 2018-196**

**RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD)  
MASTER LAND USE PLAN FOR THE PROPERTY LOCATED AT  
2240 CRANSTON ROAD**

WHEREAS, the application of Beloit Elderly LLC for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the development of a multi-phase assisted living facility on the property located at 2240 Cranston Road, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve a PUD - Master Land Use Plan for the development of a multi-phase assisted living facility on the property located at 2240 Cranston Road in the City of Beloit, for the following described premises:

Lot 2 of Certified Survey Map Document No. 1985326 as recorded in Volume 35 on Pages 392-397 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 5.98 acres, more or less.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

1. This approval authorizes the construction of a State of Wisconsin-licensed Community Based Residential Facility (CBRF) with up to four separate buildings containing up to 25 units each as shown on the attached PUD – Master Land Use Plan and architectural renderings. No other commercial or residential uses are allowed on the subject property.
2. The minimum building setbacks, maximum building height, and minimum lot dimensions shall be those in the C-2 zoning district.
3. At least 20% of the lot area shall be open space, and any areas with grasses exceeding 8 inches in height shall require a Land Management Plan.
4. Both proposed access driveways shall be constructed during the first phase, and the Shopiere Road driveway shall be the primary access point for construction traffic.
5. The final PUD plan shall include and the applicant shall construct a public sidewalk in the Cranston Road right-of-way along the entire length of the parcel, along with a private connection to the first building to be constructed.
6. The utility plan shall include and the applicant shall provide at least one new public fire hydrant to serve the proposed development at a location approved by the Fire Inspector.
7. To ensure long term maintenance, all stormwater management areas shall remain on the same parcel as the buildings & parking lots and may not be subdivided into a separate outlot.
8. Prior to issuance of a Building Permit for this project, the applicant shall obtain an Architectural Review Certificate and a Certificate of Zoning Compliance.
9. This development is allowed one freestanding monument sign up to 15 feet in height and 150

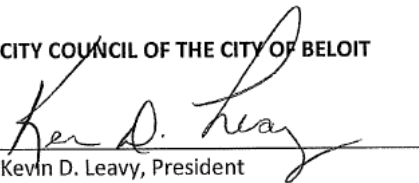
PUD-2018-02, Cranston CBRF, 2240 Cranston Road, Council Report

square feet in area, which may not include an Electronically Variable Message (EVM) component. Each building may include one wall sign up to 30 square-feet in area.

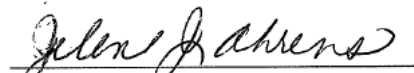
10. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.
11. **The developer shall provide Foundation Plantings (at least 3 landscape units per linear foot of frontage) along the building sides facing Cranston Road and shall screen all mechanical units facing Cranston Road from view.**

Adopted this 19<sup>th</sup> day of November, 2018.

CITY COUNCIL OF THE CITY OF BELOIT

  
Kevin D. Leavy, President

ATTEST:

  
Jelene J. Ahrens, Deputy City Clerk