



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 06, 2019**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes for the January 9, 2019 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2032 E. Ridge Rd
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a Resolution approving the site plans for the property located at 555 Lawton Avenue
[Attachment](#)
 - 4.b. 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.c. Consideration of the Turtle Creek Master Plan for the property located at 1312 E Grand Avenue
[Attachment](#)
 - 4.d. Consideration of Phase 1 Improvements to Turtle Creek Park, specifically the construction of an open air pavilion and new parking area
[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, January 9, 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 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present.

2. Approval of the Minutes of the December 19, 2018 Meeting

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

3. 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)

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

Chairman Faragher opened the public hearing.

Dan Schoof, 1955 Pebble Drive, Chief of Staff at Beloit College, wanted to thank City staff for getting them to where they are with the project. They have been meeting since 2011 with a variety of departments, and he has appreciated the support.

Commissioner Robson asked when the building will open for student use. Mr. Schoof stated the plan is for the building to be occupied October 2019.

Chairman Faragher closed the public hearing.

Commissioner Johnson moved to approve the Sign Ordinance Exception subject to the conditions listed in the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

4. **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, stated that the applicant had asked if the Commission would lay the item over until the next meeting. Ms. Christensen suggested that it be laid over until the applicant is ready to move it forward. Staff will then put it on the agenda when it is ready for action.

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

Motion passed to lay the item over, voice vote.

5. **Consideration of a two-lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road**

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

Commissioner Weeden asked about some of the conditions from the Planned Unit Development (PUD) and how they incorporate into the CSM, specifically the condition that required at least 20 percent of the lot area should be open space. Ms. Christensen explained that not all of the conditions of the PUD will be incorporated on the CSM. They are required to be included on the Final PUD Plan or site plan. Staff will review the site plan and ensure that all conditions are met. Commissioner Weeden asked if all storm water management areas will remain on the same parcel as parking lots. Ms. Christensen said that they will and explained that the conditions of approval for the CSM indicate that it will not be signed by Planning Staff until they get easement language approved by City Engineer. Ms. Christensen mentioned Engineering has concerns approving the CSM without a final site plan due to easement locations and storm water for the site. Therefore, Planning staff will not be signing the CSM until the final site plan is approved.

Commissioner Johnson asked if anyone is able to build under the powerline. Ms. Christensen indicated that they could not. Commissioner Johnson wondered if no one can build on that what the proposed use would be. Ms. Christensen indicated that City staff thought that perhaps they might be trying to sell it to Casey's.

Commissioner Weeden asked if the Shopiere Road driveway still going to be used for a primary access point for construction traffic even if the lot is sold. Ms. Christensen indicated that there is an easement on the Casey's property for the access, and that will be required to be used for construction traffic.

Commissioner Johnson moved to approve the resolution with conditions recommended by Planning Staff. Commissioner Ruster seconded the motion. The motion passed, voice vote.

Commissioner Weeden voted against motion.

6. Status Report on Prior Plan Commission Items

Ms. Christensen stated that Comprehensive Plan Amendment for 2426 Prairie Ave was denied by City Council on Monday. Councilor Preuschl commented that he received a couple of complaints and calls from residents opposed to the proposed apartments. Ms. Christensen also indicated that the easement for the signal at Aldrich Intermediate School was approved.

7. Adjournment

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

Meeting adjourned at 7:27pm.

Minutes respectfully submitted by Amber DesRoberts.



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 6, 2019

Agenda Item: 3(a)

File Number: ZMA-2019-01

General Information

Applicant: Planning & Building Services Division

Owner: John & Corrine Davis

Address/Location: 2032 E. Ridge Road

Applicant's Request/Proposal: Permanent Zoning Classification of R-1A, Single-Family Residential District

Staff Analysis

Project Summary: The Planning & Building Services Division has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at 2032 E. Ridge Road in the City of Beloit. The R-1A district is primarily intended to accommodate single-family detached dwellings on moderate to large-size lots, at typical densities of 2 to 5 units per acre.

Existing Site Conditions: The City Council adopted an Ordinance attaching the subject property to the City of Beloit on April 2, 2018. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. As staff to the Plan Commission, Planning staff has initiated this request.

Surrounding Land Use and Zoning: The subject property is located in the Turtle Ridge neighborhood, and was annexed/attached in order to connect the existing single-family home with a failing septic system to the City's sanitary sewer. Planning staff notified the owners of this permanent zoning request, which will not affect the allowable uses of the property. The subject property backs up to Milwaukee Road, and there are existing single-family homes to the west and north within the remaining Town of Turtle island. The single-family property east of the subject property (2028 E. Ridge Road) was annexed into the City and zoned R-1A in 2016.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends *Single-Family Residential – Urban* uses of the subject property. This request

is consistent with Strategic Goals #1 and #5 by creating & sustaining high-quality neighborhoods and infrastructure.

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 permitted uses within the R-1A district are compatible with existing uses within the surrounding low-density residential area.
2. **The zoning classification of property within the general area of the subject property.**
All of the nearby Turtle Ridge properties that have been attached/annexed into the City, including the adjacent property to the east, are zoned R-1A, Single-Family Residential. The remaining Town of Turtle properties are subject to Town zoning.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
N/A – The subject property is already zoned R-1A, but on a temporary basis.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
Although only a few Turtle Ridge properties have been attached/annexed in the past few years, this trend is likely to accelerate as existing septic systems continue to fail in this neighborhood and attachment is required in order to connect to the City’s sanitary sewer system.

STAFF RECOMMENDATION:

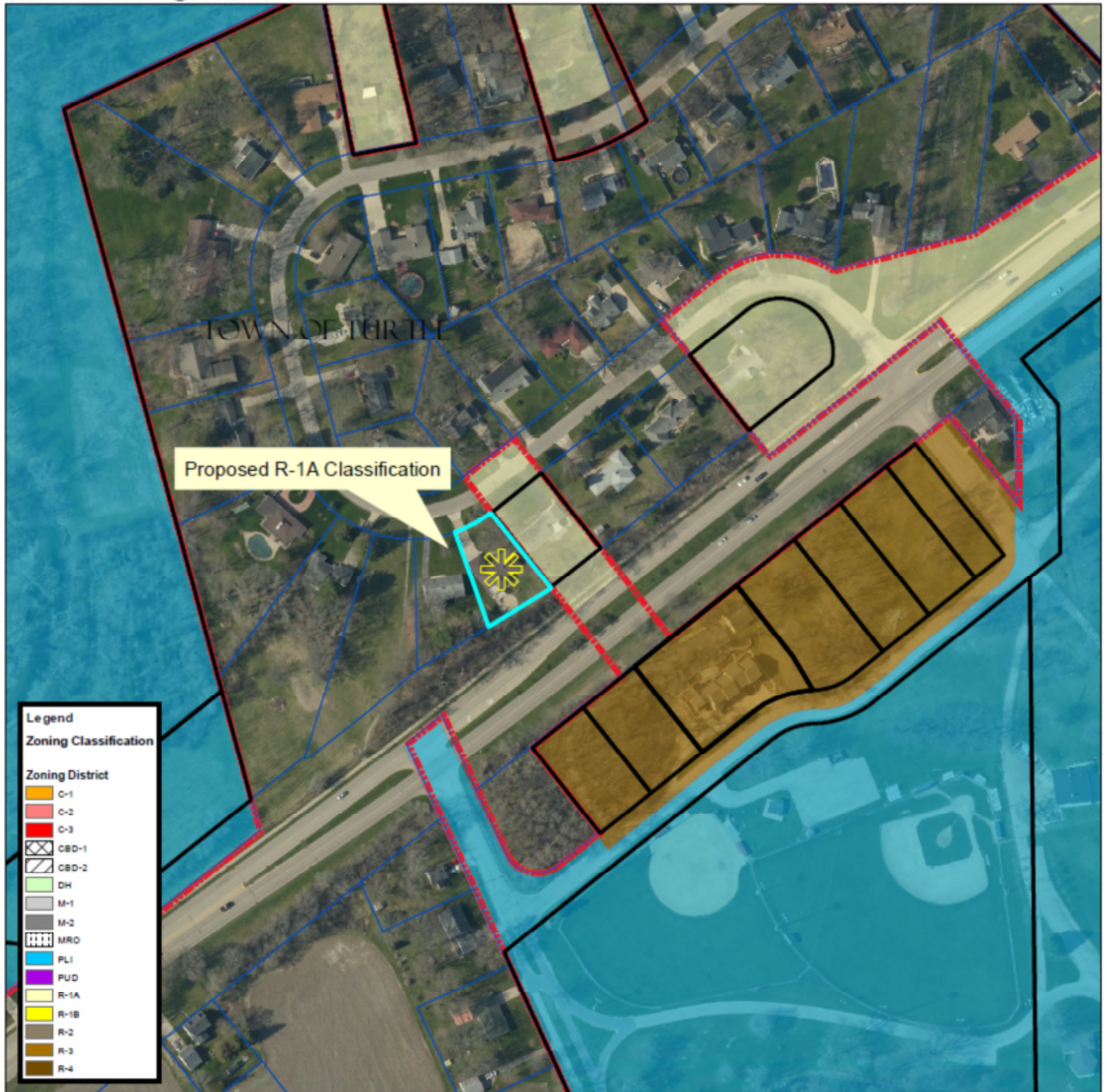
The Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at 2032 E. Ridge Road.

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

Location & Zoning Map

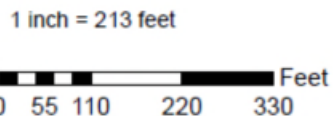
2032 E. Ridge Road

ZMA-2019-01



Legend
Zoning Classification

Zoning District	Color/Pattern
C-1	Orange
C-2	Pink
C-3	Red
CBD-1	Hatched
CBD-2	Diagonal Lines
DH	Light Green
M-1	Grey
M-2	Dark Grey
MRO	Dotted
PL1	Light Blue
PUD	Purple
R-1A	Yellow
R-1B	Orange
R-2	Brown
R-3	Dark Brown
R-4	Dark Brown



Map prepared by: Drew Pennington, AICP
Date: January 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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-2019-01

1. Address of subject property: 2032 E. Ridge Road

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 = _____ square feet.

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

3. Tax Parcel Number(s): 23060110

4. Owner of record: John & Corrine Davis Phone: _____

2032 E. Ridge Road Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Planning & Building Services Division

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

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

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

Change zoning district classification from: temporary R-1A to: permanent R-1A

All existing uses on this property are: Single-Family Dwelling (Annexed on April 2, 2018)

7. All the proposed uses for this property are:

Principal use(s): Single-Family Dwelling

Secondary use(s): _____

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: _____
- (X) Other, explain: Permanent zoning required by Sec. 4 of Annexation Ordinance and WI Stat.

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

Name(s): _____ Phone: _____

(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.

_____ <small>(Signature of Owner)</small>	_____ <small>(Print name)</small>	_____ <small>(Date)</small>
<i>Drew Pennington</i>	<i>Drew Pennington, AICP Dir. of Planning & Building Svcs</i>	<i>1/7/19</i>
_____ <small>(Signature of Applicant, if different)</small>	_____ <small>(Print name)</small>	_____ <small>(Date)</small>

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	Amount Paid: <u>N/A</u>	Meeting Date: <u>Jan. 23, 2019</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>1/7/19</u>
Date Notice Published: _____		Date Notice Mailed: _____

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

January 11, 2019

To Whom It May Concern:

The Planning & Building Services Division has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the property located at:

2032 E. Ridge Road.

The City Council adopted an Ordinance attaching the subject property to the City of Beloit on April 2, 2018. Section 4 of the Attachment Ordinance assigns a temporary zoning district classification of temporary R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. This request will not affect the allowable uses of the subject property.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, January 23, 2019, 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, February 4, 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 Drew Pennington 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.

John & Corrine Davis
2032 E. Ridge Road
Beloit, WI 53511

Elizabeth Sanchez
2028 E. Ridge Road
Beloit, WI 53511

Jonathan & Holly Onsgard
P.O. Box 402
Orfordville, WI 53576

Siegworth Investments LLC
2233 Hickory Drive
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 6, 2018

Agenda Item: 4.a.

File Number: SPR-2019-02

General Information

Applicant: R. H. Batterman, on behalf of American Builders & Contractors (ABC) Supply Company Inc.

Owner: American Builders & Contractors Supply Co INC C/O Real Estate Department

Address/Location: 555 Lawton Avenue and 1132 Prince Hall / 3 ABC Drive

Applicant's Request/Proposal: Review and approval of site plan. Resolution 2018-081 granted approval of a conditional use allowing for replacement and expansion of an office building. Condition #4 requires that the site plan be approved by the Plan Commission prior to issuance of a building permit.

Staff Analysis

Existing Conditions: The existing office building was previously occupied by Cannonball HNP, LLC. However, it was recently demolished, and ABC Supply Co. intends to, construct a new four story office building and occupy the entire building.

Surrounding Land Use and Zoning: A majority of the surrounding properties are owned by ABC Supply Co. and zoned M-2 and the land uses are storage warehouse and office building. The properties located south of the subject property are zoned C-1, Office District and is the Water Tower Apartment Complex.

Proposed Land Use and Zoning: A 135,420 square foot, four-story office building for ABC Supply is proposed to be constructed. Phase one includes a build out of floors 1 and 2 of the office building and parking to accommodate. The build out is estimated to be complete in the fall of 2019 and occupied in early 2020. Build out of floors 3 and 4 are estimated to be built in the next 5 to 10 years depending on ABC Supply's growth. Additional parking will be added once Cannon Ball vacates the building; this is estimated to be in the fall of 2020 and additional parking to be completed by 2021.

City of Beloit Comprehensive and Strategic Plan: The City's Comprehensive Plan recommends *General Industrial Use* for the subject property. This request and the underlying M-2 zoning

classification are consistent with this recommendation. Acceptable accessory uses in an M-2 district include office, parking, and storage uses, as described in section 11.2.6 of the Zoning Ordinance.

Analysis: When plans were first submitted, engineering required a Traffic Impact Analysis (TIA) to determine if the existing road network could handle the additional demand created by this project. A Traffic Impact Analysis (TIA) was completed December 10, 2018 and recommended a new traffic signal be installed at White Avenue/STH 81 and coordinated with the existing signals. Also a new 100 foot right turn lane should be added from Prince Hall Drive to White Avenue. Lastly the median should be moved south so that the northbound left turn lane on Park Avenue will be 150 feet before the Park Avenue & White Avenue intersection. Please see yellow notations on Parking and Intersection improvements attachment.

The project plans include the demolition of existing buildings to provide parking. Code requires one off-street parking stall per 250 square feet of office space. At minimum, phase 1 must provide 270 stalls. The applicant has provided 426 parking stalls in phase 1 and 134 in phase 2. A more detailed site plan will need to be submitted for the parking located north of the office building prior to approving construction of the parking lot. Plans shall include landscaping and a photometric plan.

Review Agent Comments: The application was sent to the City's review agents, and the following comments were received.

Assessment Department: The property has been readdressed from 555 Lawton Avenue to 3 ABC Drive at the request of the owner.

Planning Department: The following comments were received from the Planning Department: the applicant must comply with Resolution 2018-081, the property owner shall combine the parcels located at 555 Lawton Avenue and 1132 Prince Hall Drive (staff recommends a Certified Survey Map (CSM)) and the applicant shall obtain an Architectural Review Certificate.

Engineering Department: A development agreement needs to be entered into to outline the applicant's responsibilities addressing facilities and infrastructure, including but not limited to relocation of utilities. Traffic Impact Analysis recommendations to be installed at the applicant's expense shall be included in the agreement. The development agreement will be approved by City Council.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends approval of the attached Site Plan for the property located 555 Lawton Avenue/ 3 ABC Drive, subject to the following condition(s):

1. Prior to issuance of a full Building Permit for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall

outline the applicant's responsibilities with respect to abandoning, relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.

2. As recommended by the applicant's Traffic Impact Analysis (TIA) dated December 10, 2018, a new traffic signal shall be installed at the applicant's cost at the intersection of White Avenue/STH 81 and Prince Hall Drive prior to building occupancy. In addition, the northbound left turn lane on Park Avenue shall be extended before the Park Avenue & White Avenue intersection as recommended by the TIA. The details and responsibilities for these improvements shall be outlined in the Development Agreement.
3. Prior to issuance of a Certificate of Occupancy for the new office building, the applicant shall provide access to at least one off-street parking stall per 250 square feet of office space as shown on the off-street parking phasing plan, or enter into a parking agreement to provide adequate parking located within 500 feet of the main entrance of the building.

ATTACHMENTS: Location & Zoning Map, Site Plan, Resolution

RESOLUTION
APPROVING A SITE PLAN FOR REPLACEMENT AND EXPANSION OF OFFICE BUILDING AT 555
LAWTON AVENUE / 3 ABC DRIVE

WHEREAS, R.H. Batterman, on behalf of American Builders & Contractors (ABC) Supply Company Inc., has requested Plan Commission review and approval of a site plan for the replacement office building on the manufacturing property located at 555 Lawton Avenue/3 ABC Drive; and

WHEREAS, Resolution 2018-081 stipulates that the Plan Commission shall approve the site plan; and

WHEREAS, the four story 135,420 square foot office building will be required to comply with all applicable codes and regulations; and

WHEREAS, a full set of civil site plans will be reviewed by Review Agents and approved by City Staff prior to issuance of a Building Permit.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby approves the site plan for replacement and expansion of the office building at 555 Lawton Avenue /3 ABC Drive, subject to the following conditions:

1. Prior to issuance of a full Building Permit for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicant's responsibilities with respect to abandoning, relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.
2. As recommended by the applicant's Traffic Impact Analysis (TIA) dated December 10, 2018, a new traffic signal shall be installed at the applicant's cost at the intersection of White Avenue/STH 81 and Prince Hall Drive prior to building occupancy. In addition, the northbound left turn lane on Park Avenue shall be extended before the Park Avenue & White Avenue intersection as recommended by the TIA. The details and responsibilities for these improvements shall be outlined in the Development Agreement.
3. Prior to issuance of a Certificate of Occupancy for the new office building, the applicant shall provide access to at least one off-street parking stall per 250 square feet of office space as shown on the off-street parking phasing plan, or enter into a parking agreement to provide adequate parking located within 500 feet of the main entrance of the building.

Adopted this 6th day of February, 2019.

James Faragher, Chairman

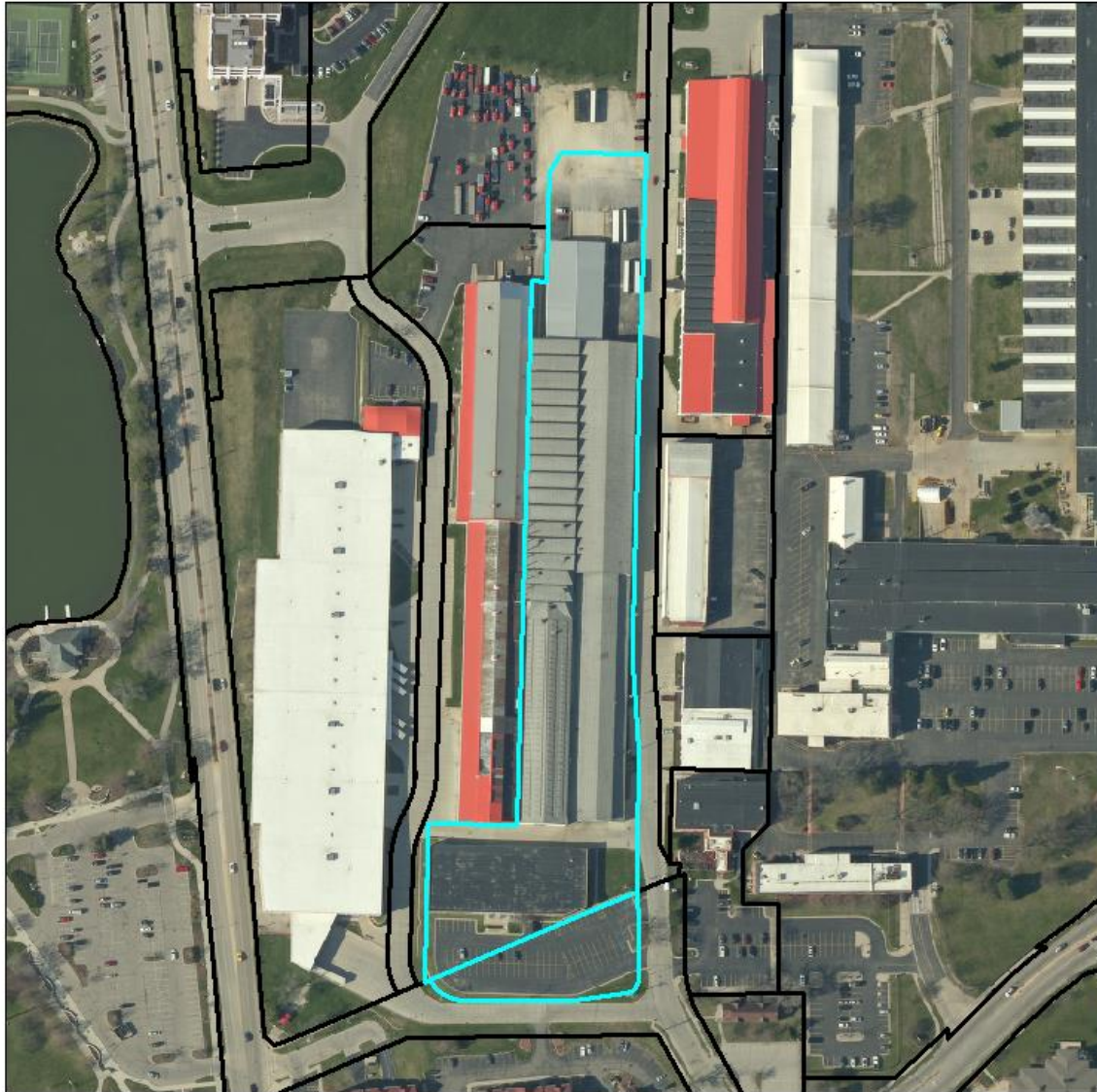
ATTEST:

Drew Pennington,
Director of Planning & Building Services

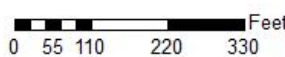
Location & Zoning Map

555 Lawton Avenue / 3 ABC Drive

SPR-2019-02



1 inch = 210 feet

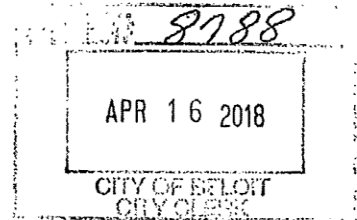


Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: February 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION



RESOLUTION 2018-081

RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW THE REPLACEMENT AND EXPANSION OF AN OFFICE BUILDING FOR THE PROPERTY LOCATED AT 555 LAWTON AVENUE

WHEREAS, the application of Angus Young Associates, for a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue, 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, BE IT RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue in the City of Beloit, for the following described premises:

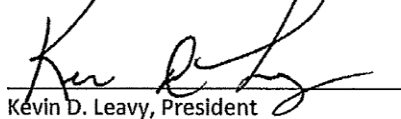
Lot 4 of the ABC Industrial Park Subdivision, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 4.86 acres, more or less.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

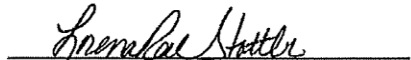
1. This approval authorizes the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue.
2. The property owner shall combine the parcels located at 555 Lawton Avenue and 1132 Prince Hall Drive, and a shared parking agreement shall be required to provide the number of parking stalls needed for the proposed office use expansion.
3. The applicant shall obtain a Certificate of Zoning Compliance and a Building Permit prior to beginning construction of this project.
4. Site Plans shall be submitted for Plan Commission approval prior to issuance of a Building Permit.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Approved this 16th day of April, 2018.

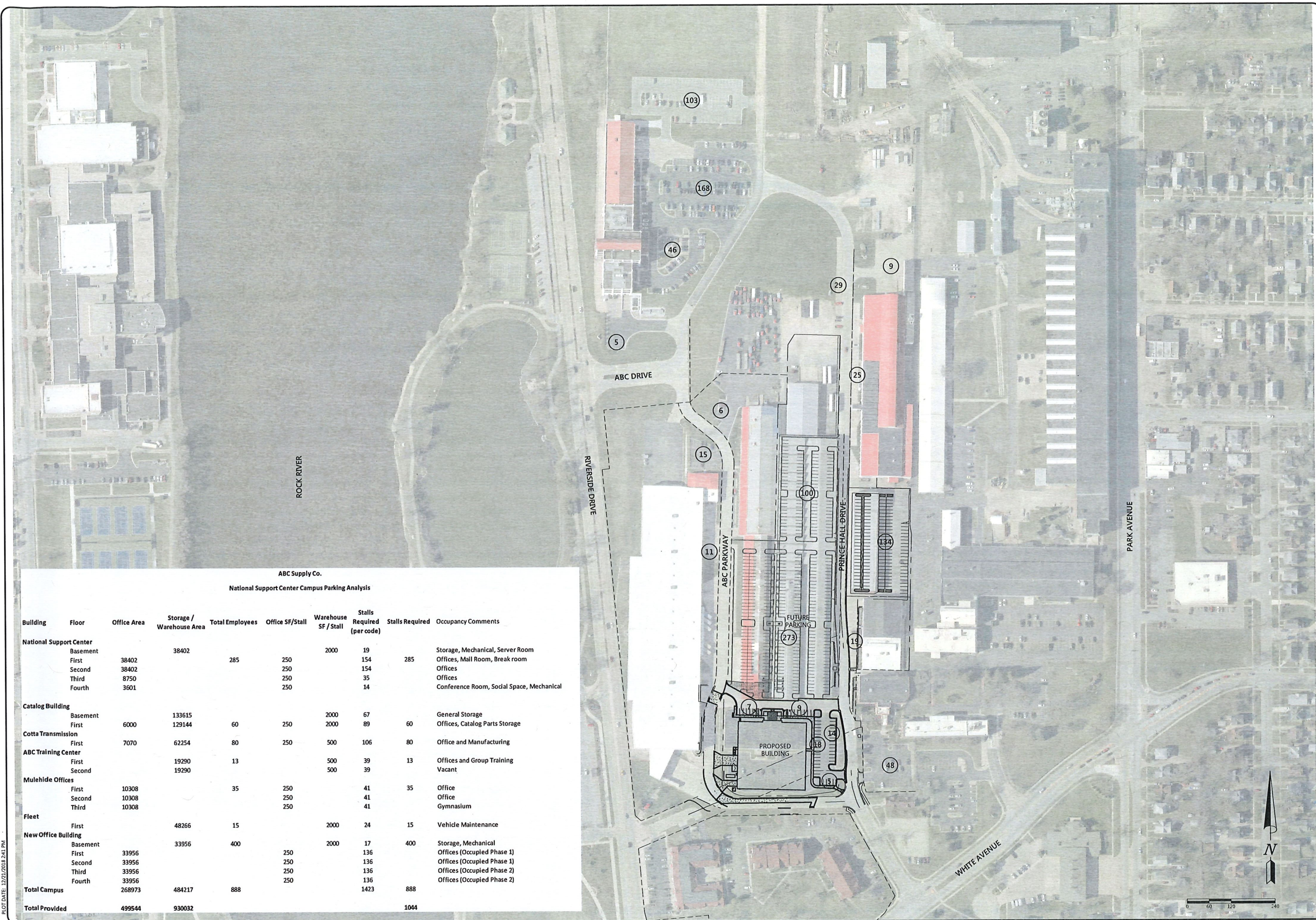
CITY COUNCIL OF THE CITY OF БЕЛОIT


Kevin D. Leavy, President

ATTEST:


Lorena Rae Stottler, City Clerk-Treasurer

PLOT DATE: 12/21/2018 2:41 PM



ABC Supply Co.
National Support Center Campus Parking Analysis

Building	Floor	Office Area	Storage / Warehouse Area	Total Employees	Office SF/Stall	Warehouse SF / Stall	Stalls Required (per code)	Stalls Required	Occupancy Comments
National Support Center	Basement		38402			2000	19		Storage, Mechanical, Server Room
	First	38402		285	250		154	285	Offices, Mall Room, Break room
	Second	38402			250		154		Offices
	Third	8750			250		35		Offices
	Fourth	3601			250		14		Conference Room, Social Space, Mechanical
Catalog Building	Basement		133615			2000	67		General Storage
	First	6000	129144	60	250	2000	89	60	Offices, Catalog Parts Storage
Cotta Transmission	First	7070	62254	80	250	500	106	80	Office and Manufacturing
ABC Training Center	First		19290	13		500	39	13	Offices and Group Training
	Second		19290			500	39		Vacant
Mulehide Offices	First	10308		35	250		41	35	Office
	Second	10308			250		41		Office
	Third	10308			250		41		Gymnasium
Fleet	First		48266	15		2000	24	15	Vehicle Maintenance
New Office Building	Basement		33956	400		2000	17	400	Storage, Mechanical
	First	33956			250		136		Offices (Occupied Phase 1)
	Second	33956			250		136		Offices (Occupied Phase 1)
	Third	33956			250		136		Offices (Occupied Phase 2)
	Fourth	33956			250		136		Offices (Occupied Phase 2)
Total Campus			484217	888			1423	888	
Total Provided			499544					1044	

ISSUANCE	2018-09-18	2018-10-05	2018-12-19	2019-12-21
CITY SUBMITTAL				
PLAN UPDATES				
PLAN UPDATES				
PLAN UPDATES				

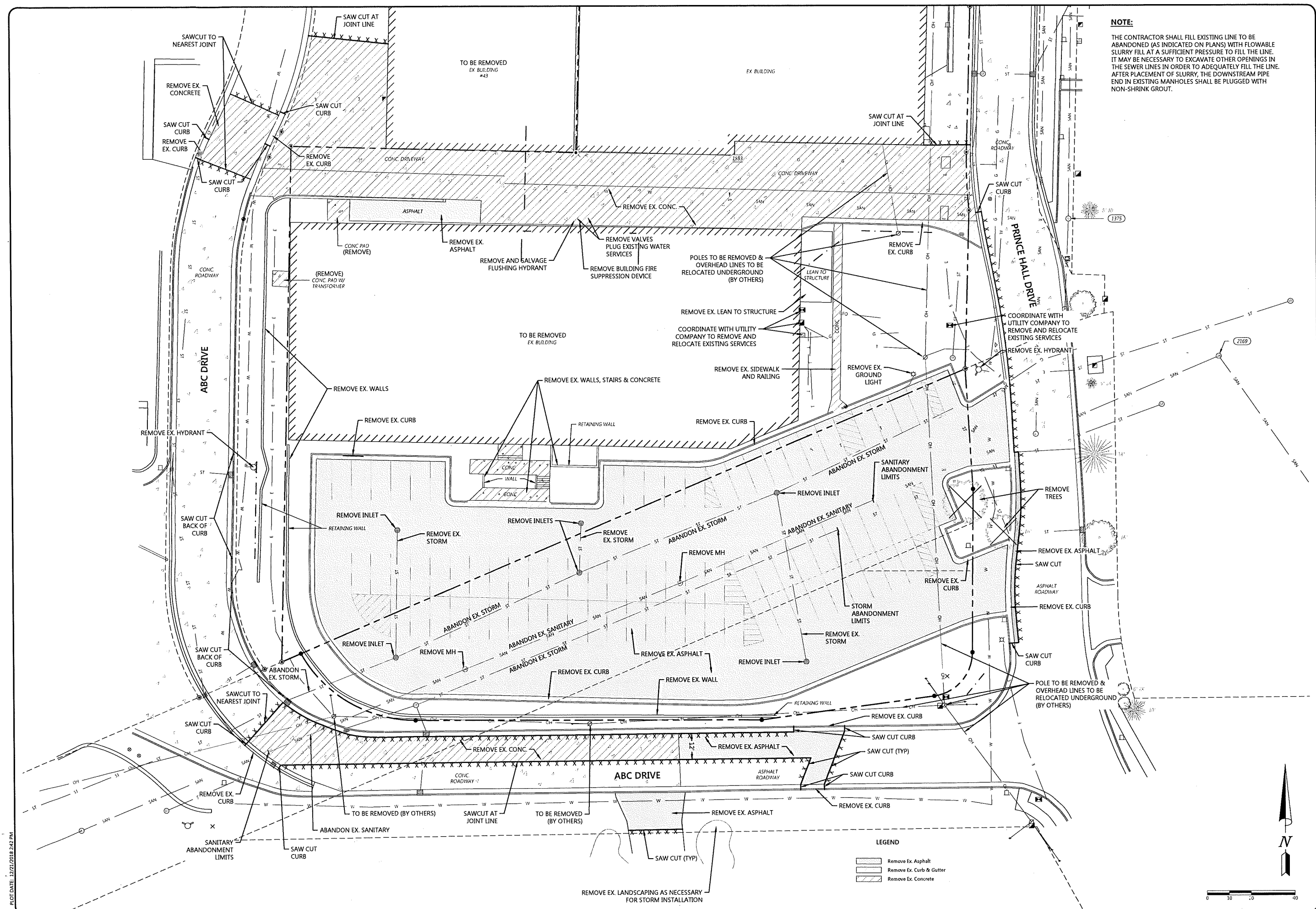
SITE OVERVIEW

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

ABC OFFICE BUILDING
CANNONBALL REPLACEMENT
CITY OF BELOIT
ROCK COUNTY, WISCONSIN
33103 - 3 - SITE OVERVIEW.DWG

DESIGNED BY:	ES/AF
DRAWN BY:	CM/LC
CHECKED BY:	RR
APPROVED BY:	
PROJECT NO.:	33103

SHEET NO.



NOTE:
 THE CONTRACTOR SHALL FILL EXISTING LINE TO BE ABANDONED (AS INDICATED ON PLANS) WITH FLOWABLE SLURRY FILL AT A SUFFICIENT PRESSURE TO FILL THE LINE. IT MAY BE NECESSARY TO EXCAVATE OTHER OPENINGS IN THE SEWER LINES IN ORDER TO ADEQUATELY FILL THE LINE. AFTER PLACEMENT OF SLURRY, THE DOWNSTREAM PIPE END IN EXISTING MANHOLES SHALL BE PLUGGED WITH NON-SHRINK GROUT.

PLOT DATE: 12/21/2018 2:42 PM

ISSUANCE	2018-09-18
CITY SUBMITTAL	2018-10-03
PLAN UPDATES	2018-12-19
PLAN UPDATES	2018-12-21

REMOVALS PLAN

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

ABC OFFICE BUILDING
 CANNOBALL REPLACEMENT
 CITY OF БЕЛОИТ
 ROCK COUNTY, WISCONSIN

33103 - 4 - REMOVALS.DWG

DESIGNED BY:	ES/AF
DRAWN BY:	CM/LC
CHECKED BY:	RR
APPROVED BY:	
PROJECT NO.:	33103

SHEET NO.

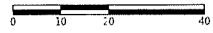
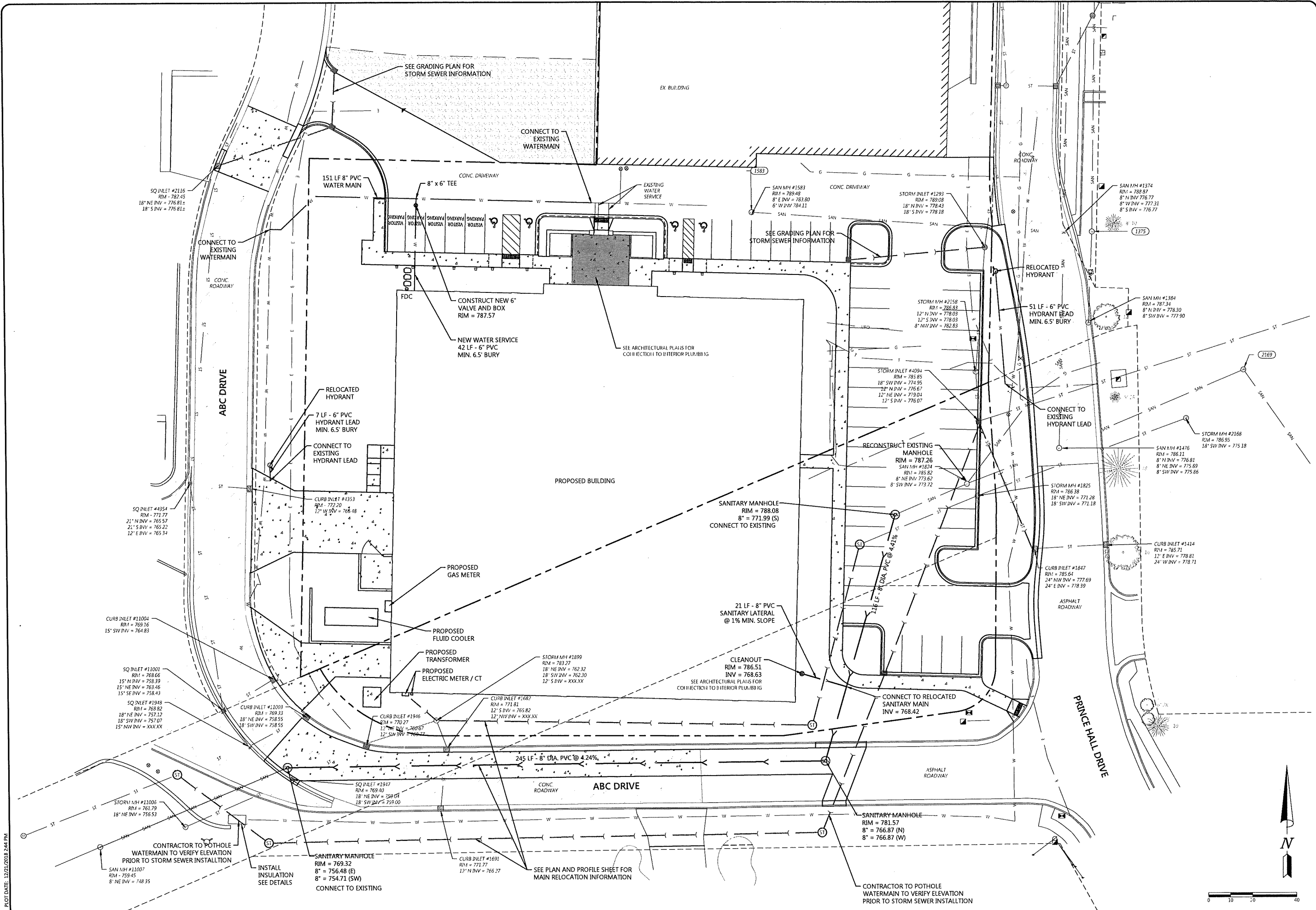
ISSUANCE	DATE	DESCRIPTION
CITY SUBMITTAL	2018-09-18	
PLAN UPDATES	2018-10-03	
PLAN UPDATES	2018-12-19	
PLAN UPDATES	2018-12-21	

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

ABC OFFICE BUILDING
CANNONBALL REPLACEMENT
CITY OF BELOIT
ROCK COUNTY, WISCONSIN

DESIGNED BY:	ES/AF
DRAWN BY:	CM/C
CHECKED BY:	RR
APPROVED BY:	
PROJECT NO.:	33103

SHEET NO.

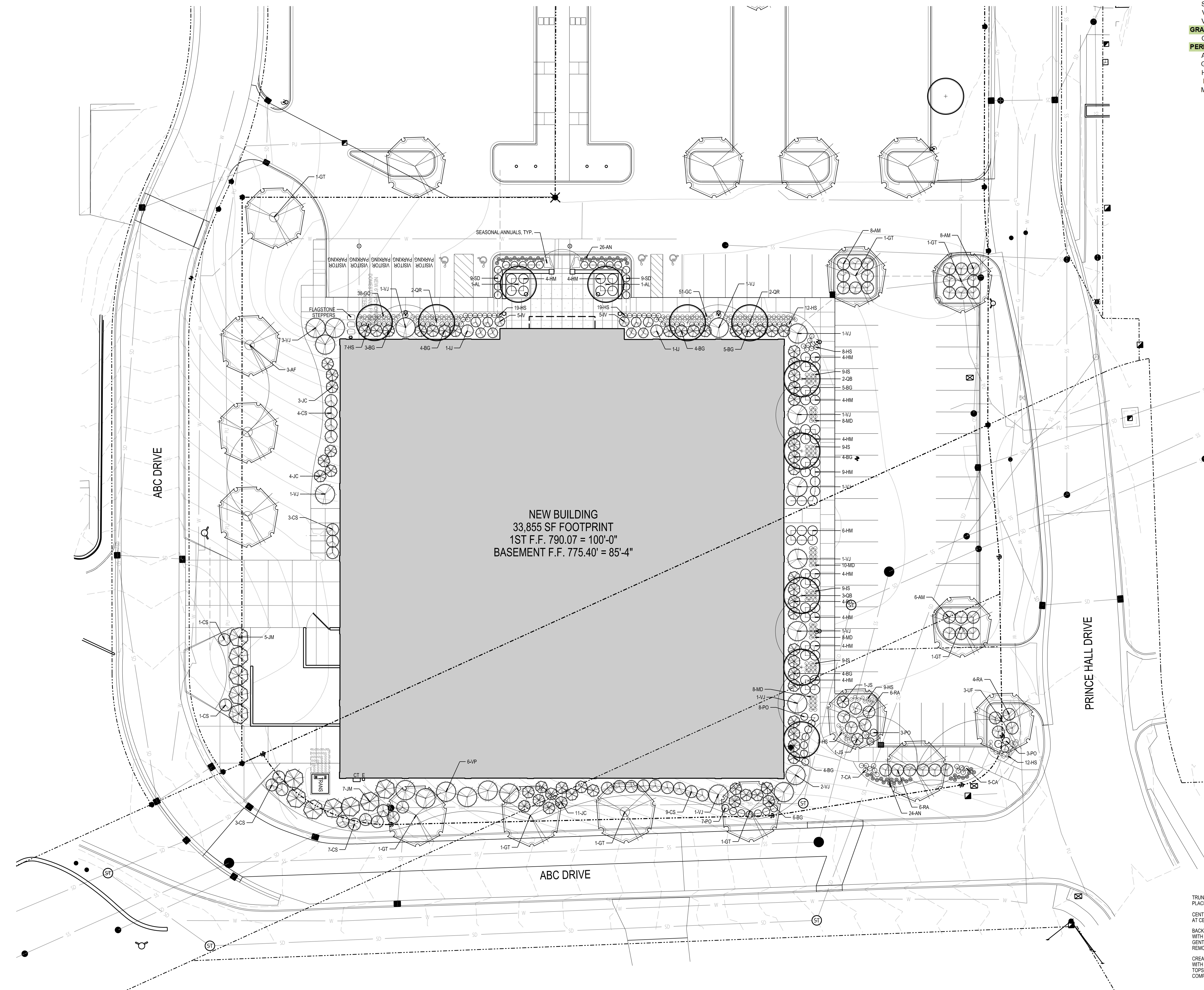


PLOT DATE: 12/21/2018 2:44 PM



Covered walkway
not part of scope





NEW BUILDING
 33,855 SF FOOTPRINT
 1ST F.F. 790.07' = 100'-0"
 BASEMENT F.F. 775.40' = 85'-4"

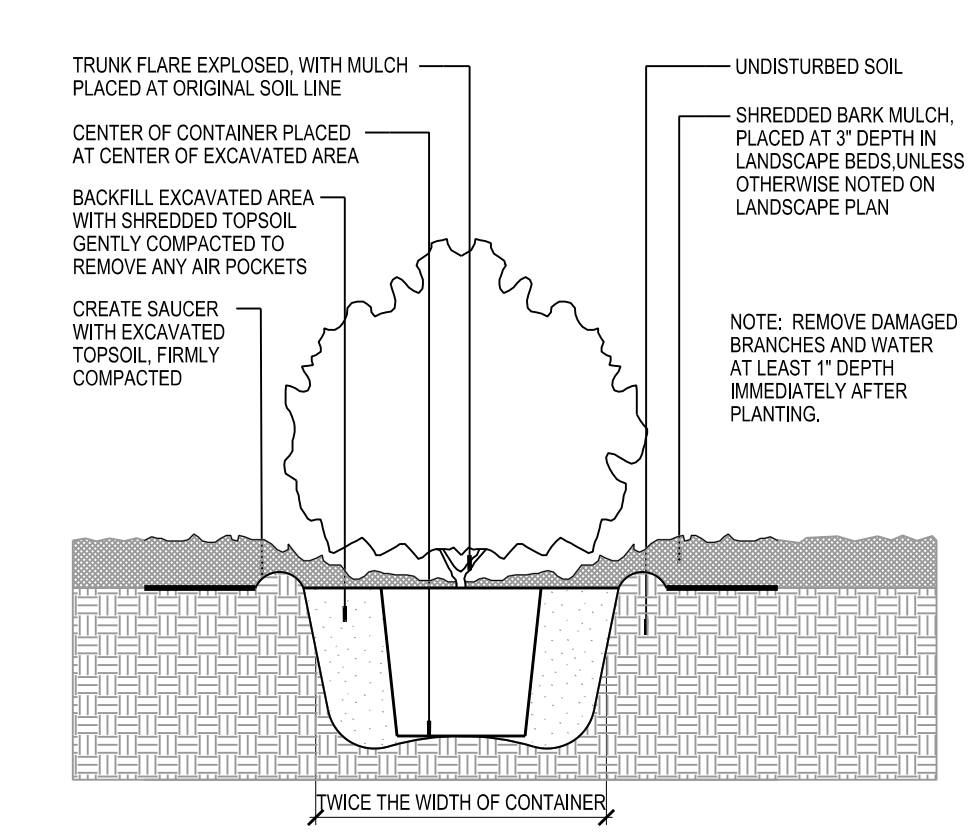
LANDSCAPE PLAN
 SCALE: 1"=20'-0"

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
AF	<i>Acer x freemanii 'Autumn Fantasy'</i>	Autumn Fantasy Freeman Maple	2" Cal	B.B.	45' H x 35' W	3
AL	<i>Amelanchier laevis 'Cumulus'</i>	Cumulus Serviceberry	2" Cal	B.B.	25' H x 15-20' W	2
GT	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	2" Cal	B.B.	50' H x 30' W	8
JM	<i>Juniperus chinensis 'Mountbatten'</i>	Mountbatten Upright Juniper	6" High	B.B.	15' H x 6-8' W	12
QR	<i>Quercus robur x bicolor 'Long'</i>	Regal Prince English Oak	2" Cal	B.B.	45' H x 18' W	9
UF	<i>Ulmus x Frontier</i>	Frontier Hybrid Elm	2" Cal	B.B.	35' H x 25' W	3
SHRUBS:						
AM	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	3" H	Container	3' H x 5' W	22
BG	<i>Buxus 'Glencoe'</i>	Chicago Land Green Boxwood	4-5 Gallon	Container	3-4' H x 5' W	43
CS	<i>Cornus stolonifera 'Farrow'</i>	Arctic Fire Dogwood	4-5 Gallon	Container	4-5' H x 4-5' W	28
HM	<i>Hydrangea macrophylla 'Blushing Bride'</i>	Endless Summer Blushing Bride Hydrangea	4-5 Gallon	Container	3-8' H x 3-6' W	51
IV	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry (Female)	4 Gallon	4 Gallon	3-5' H x 3-5' W	10
IJ	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Winterberry (Male)	4 Gallon	4 Gallon	3-6' H x 3-6' W	2
JC	<i>Juniperus chinensis 'Kallay's Compact'</i>	Kallay's Compact Juniper	24" High	Cont.	3-4' H x 4' W	18
JS	<i>Juniperus sabina 'Monard'</i>	Moore-Dense Juniper	8-12" H	Cont.	8-12" H x 3-6" W	2
PO	<i>Physocarpus opalifolius 'Donna May'</i>	Little Devil Ninebark	18-24" H	3 Gallon	3-4' H x 3-4' W	21
RA	<i>Rhus aromatica 'Gro Low'</i>	Gro Low Fragrant Sumac	18-24" H	2-4 Gallon	2-3' H x 5-6' W	16
SD	<i>Symphoricarpos x doorenbosii 'Kalmgala'</i>	Galaxy Snowberry	18-24" H	3 Gallon	2-3' H x 2-3' W	18
VJ	<i>Viburnum x juddii</i>	Judd Viburnum	5 Gallon	Container	6-8' H x 6-8' W	15
VP	<i>Viburnum prunifolium 'Summer Magic'</i>	Summer Magic Blackhaw Viburnum	5 Gallon	Container	6-10' H x 8-10' W	6
GRASSES:						
CA	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	Gallon		5' H x 2' W	12
PERENNIALS:						
AN	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome Aster	1 Gallon		18" H x 15-18" W	50
GC	<i>Geranium x cantabrigiae 'Karmira'</i>	Karmira Geranium	Gallon		8-12" H x 18-24" W	89
HS	<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Daylily	Gallon		18" H x 2' W	93
IS	<i>Iris sibirica 'Caesar's Brother'</i>	Caesar's Brother Siberian Iris	Gallon		36" H x 18" W	36
MD	<i>Monarda didyma 'Fire Marshall'</i>	Fire Marshall Bee Balm	Gallon		2-3' H x 18-24" W	34

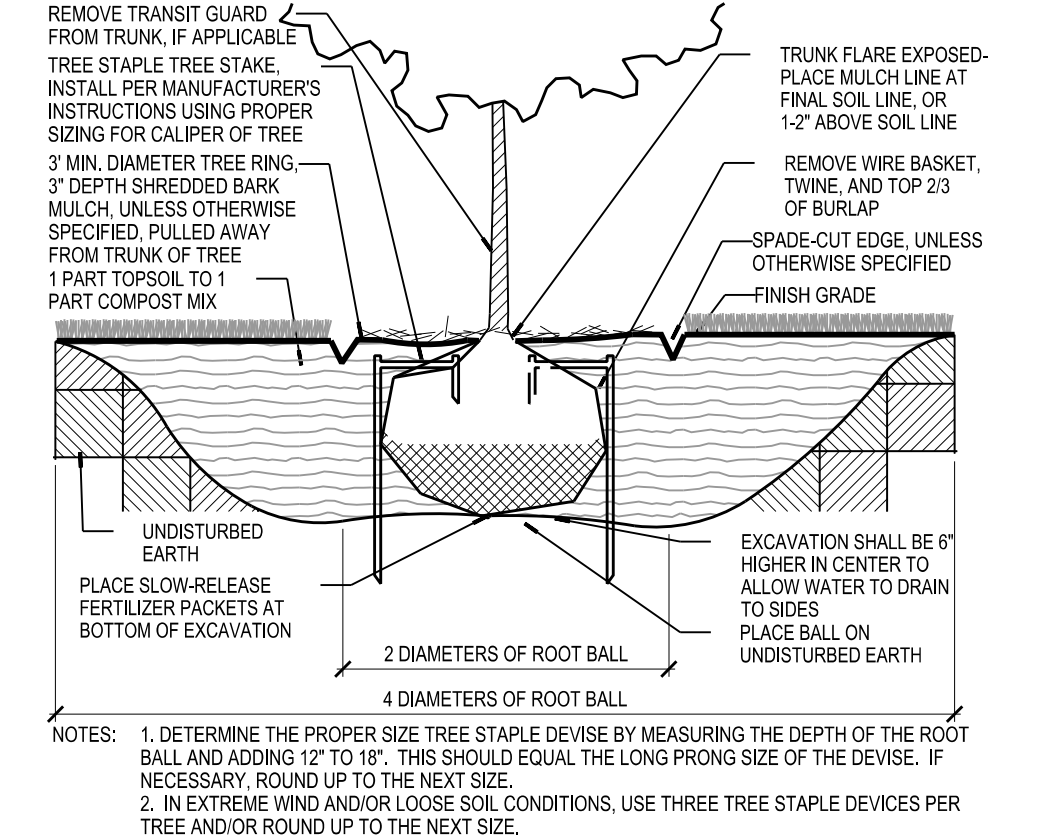
- LANDSCAPE GENERAL NOTES
- TRUE NORTH MAY VARY FROM PROJECT NORTH.
 - CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
 - DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
 - ALL LAWN TO BE RESTORED WITH SO2.
 - ALL PLANTING BEDS SHALL RECEIVE 2" THICK DECORATIVE STONE MULCH (1" DIAMETER) WITH WHEED BARRIER FABRIC AND BLACK ANODIZED ALUMINUM EDGING. COLOR TO BE SELECTED BY OWNER.
 - ALL INDIVIDUAL TREES SHALL RECEIVE 4" DIAMETER, 3" THICK SHREDED BARK MULCH TREE RING WITH SPREAD CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
 - SEE DETAILS XXXX FOR PLANTING DETAILS.
 - IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

LANDSCAPE SYMBOL LEGEND		
		SHADE TREE
		EVERGREEN SHRUB OR TREE
		ORNAMENTAL GRASS
		EXISTING VEGETATION
		EXISTING EVERGREEN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.



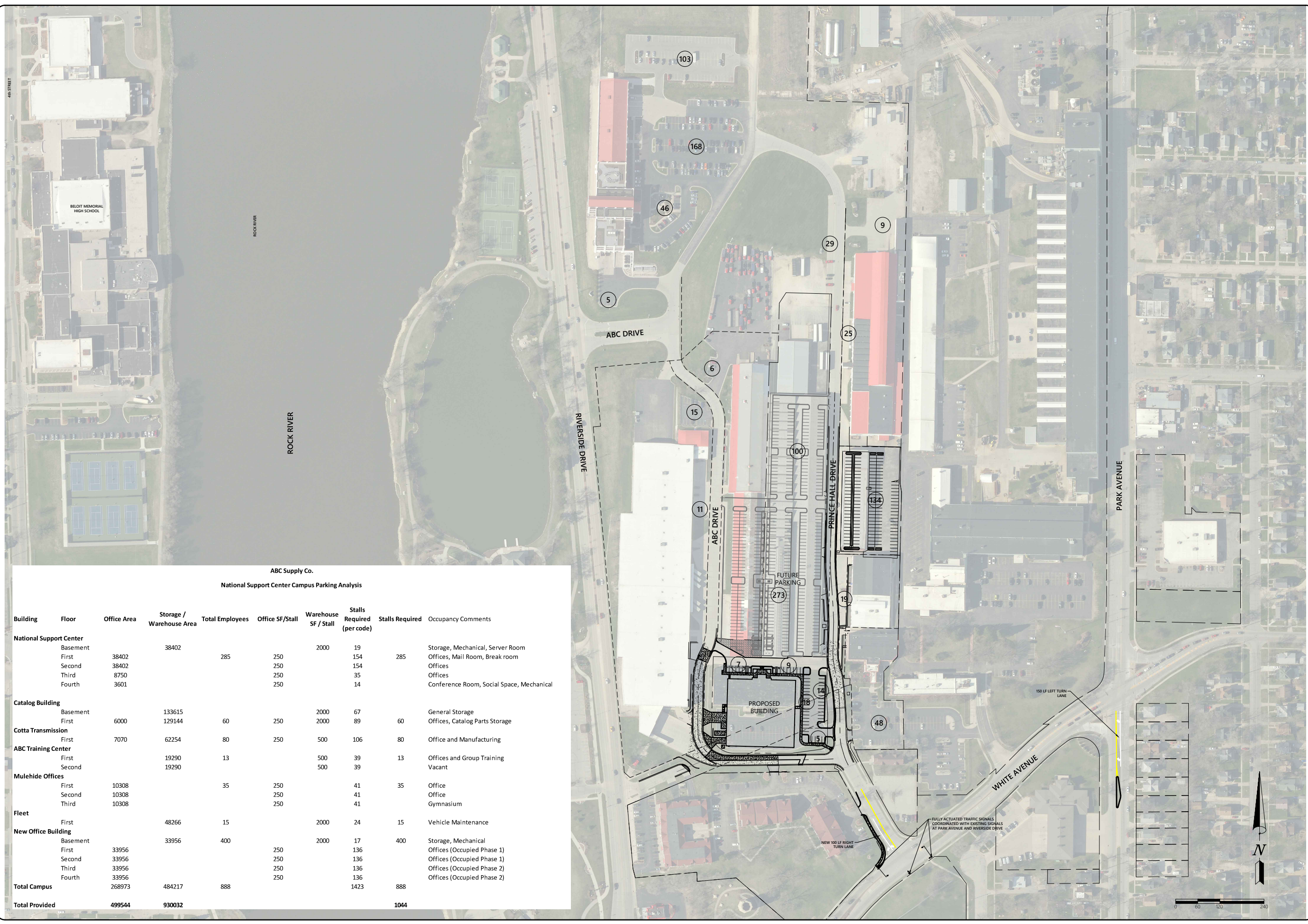
06 CONTAINER PLANTING IN LANDSCAPE BED
 SCALE: 1"=1'-0"



01 B.B. SHRUB AND TREE PLANTING DETAIL
 SCALE: NONE

SCALE: 1"=20'-0"
 PLOTTED BY: HAWU
 ORIGINAL SIZE: 11" x 17"
 X:\30140623\30140623.dwg

PLOT DATE: 2/7/2019 9:19 AM



ABC Supply Co.
National Support Center Campus Parking Analysis

Building	Floor	Office Area	Storage / Warehouse Area	Total Employees	Office SF/Stall	Warehouse SF / Stall	Stalls Required (per code)	Stalls Required	Occupancy Comments
National Support Center									
Basement			38402			2000	19		Storage, Mechanical, Server Room
First	38402			285	250		154	285	Offices, Mail Room, Break room
Second	38402				250		154		Offices
Third	8750				250		35		Offices
Fourth	3601				250		14		Conference Room, Social Space, Mechanical
Catalog Building									
Basement			133615			2000	67		General Storage
First	6000		129144	60	250	2000	89	60	Offices, Catalog Parts Storage
Cotta Transmission									
First	7070		62254	80	250	500	106	80	Office and Manufacturing
ABC Training Center									
First			19290	13		500	39	13	Offices and Group Training
Second			19290			500	39		Vacant
Mulehide Offices									
First	10308			35	250		41	35	Office
Second	10308				250		41		Office
Third	10308				250		41		Gymnasium
Fleet									
First			48266	15		2000	24	15	Vehicle Maintenance
New Office Building									
Basement			33956	400		2000	17	400	Storage, Mechanical
First	33956				250		136		Offices (Occupied Phase 1)
Second	33956				250		136		Offices (Occupied Phase 1)
Third	33956				250		136		Offices (Occupied Phase 2)
Fourth	33956				250		136		Offices (Occupied Phase 2)
Total Campus			268973	888			1423	888	
Total Provided			499544					1044	

DESIGNED BY: A/P/C
 DRAWN BY: A/P/C
 CHECKED BY: FM
 APPROVED BY: FM
 PROJECT NO: 33103

SHEET NO.

1 OF 1

ABC OFFICE BUILDING
 CANNONBALL REPLACEMENT
 CITY OF BELOIT
 ROCK COUNTY, WISCONSIN

ABC OFFICE BUILDING FUTURE PARKING AND
 INTERSECTION IMPROVEMENTS

ISSUANCE 2019-02-01
 EXHIBIT

Batterman
 engineers surveyors planners
 2857 Bartels Drive
 Beloit, Wisconsin 53511
 608.365.4464
 www.batterman.com



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 6, 2019

Agenda Item: 4.b.

File Number: ZMA-2018-08

General Information

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 and January 9, 2019 meeting to allow for the applicant and neighbors to meet and discuss the request.

Staff Analysis

Project Summary: The original purpose of the Zoning Map Amendment request was to allow Rock County Christian School (RCCS) to install an electronic variable messaging (EVM) sign near the location of their existing ground monument sign. However they no longer wish to pursue the electronic variable messaging sign. The applicant would still like to proceed with the Zoning Map Amendment because he feels that the PLI, Public Lands and Institutions, zoning is a more appropriate zoning district for the property based on its use as a school.

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 and the PLI, Public Lands and Institutions District. However, the PLI zoning is more fitting for this type of use.
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



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 ^{previously paid} 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. 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: February 6, 2019

Agenda Item: 4.c.

File Number: RPB-2019-01

General Information

Applicant: City of Beloit Parks and Recreation Division

Owner: City of Beloit

Address/Location: 1312 E. Grand Avenue Turtle Creek Park

Applicant's Request: The Parks and Recreation Division has requested the review and approval of the Master Plan for Turtle Creek Park located at 1312 E. Grand Avenue.

Staff Analysis

Existing Conditions: The subject property is a public park owned by the City of Beloit, 11.39-acre parcel located along the Illinois state line.

Surrounding Land Use and Zoning: There are auto sales and repair garage land uses and C-3, Community Commercial District zoning to the north. Properties located to the east are Bar/Tavern, Storage, and baseball field land uses zoned C-2, Neighborhood Commercial District. Located directly to the south is a vacant building with IH, Heavy Industrial District zoning located in South Beloit Illinois. To the west is a Storage warehouse and residential use with C-3, Community Commercial District zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Parks and Open Spaces. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Analysis: Turtle Creek Park was designated as a landmark in 1998 due to its role as a gathering place for the Beloit African-American community in the mid-twentieth century. The City's 2018-2020 Strategic Plan includes a Key Initiative to revitalize Turtle Creek Park. The Master Plan was created by staff, a consultant, and citizens of the community to revitalize this underutilized park. The Master Plan has been approved by the Park, Recreation & Conservation Advisory Committee and the Landmarks Commission.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of the Master Plan for Turtle Creek Park located at 1312 E. Grand Avenue.

ATTACHMENTS: Location Map, Master Plan

Location & Zoning Map

1312 E. Grand Avenue

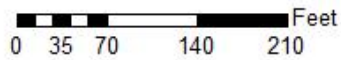
RPB-2019-01





Example of open air shelter



1 inch = 132 feet



Legend

-  Parcel Poly
-  City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

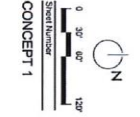
PLANNING & BUILDING SERVICES DIVISION



NOTE:
DRAWING BASE INFORMATION DERIVED FROM
-SOURCE: PESH, AERIAL, MASTERY 4/4/2017
-DS TOPOGRAHIC DATA

LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- CONTOUR - INTERIM/NE
- CONTOUR - ROCK
- 100-YEAR FLOODWAY
- TRAIL



CONCEPT 1

City of Beloit
WI

Drawn By: SK
Checked By: JB
Date: 10/24/2018
Project No. 250635.00

Turtle Creek
Park
Master Plan

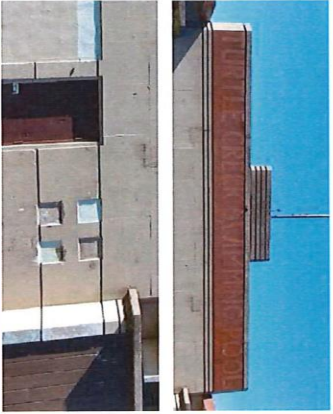
REVISION	DATE

AVRES
ASSOCIATES
101 S. KANAWHA ST.
MADISON, WI 53713
www.avresassociates.com



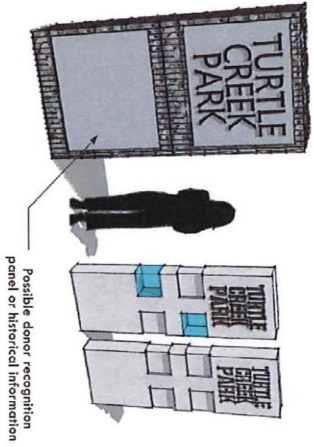
<p>AVRES ASSOCIATES 1000 Wisconsin Ave. Suite 100 Madison, WI 53713 608.223.4000 avres@avresassociates.com</p>	<p>PROFESSIONAL SEAL</p> <p>DATE: _____</p> <p>DESIGNER: _____</p>	<p>PROJECT NAME: Turtle Creek Park Master Plan</p>	<p>CITY OF BELLEVILLE, WI</p> <p>Drawn By: SK Checked By: JBS Date: 10/24/2018 Based For: 10/24/2018 Project No. 52-0356-00 Sheet Title: _____</p>	<p>0 10 20 40 Feet</p> <p>DN</p>
---	---	---	--	---

DESIGN PATTERNING

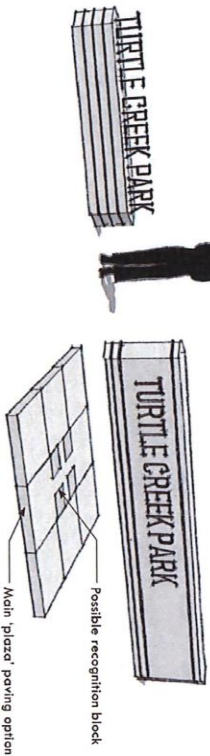


CONCEPT APPLICATIONS

VERTICAL SIGNAGE



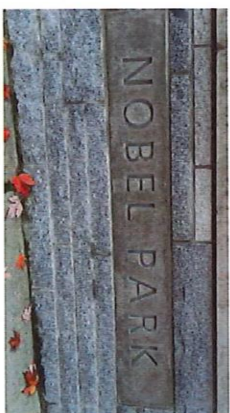
HORIZONTAL SIGNAGE & PAVING



GATEWAY



PRECEDENTS



Engraved concrete



Galion baskets with repurposed fill



Raised letters



Carved letters

TURTLE CREEK PARK | SIGNAGE CONCEPTS

Ayres Associates Inc. | 5501 E. Turner Drive, Suite 200 Madison, WI 53718 | 608.255.0800 | www.ayresassociates.com | # 52-0423





Opinion of Probable Cost for Construction

Project: Turtle Creek Park (Park only, does not include Bathhouse renovations)
 Ayres #: 52-0636.00
 Status: Preliminary

11/8/2018

		OPINION OF COST			
	Item	Qty.	Unit	Unit Cost	Item Total
PHASE 1					
1	SITE PREP/EROSION CONTROL	1	LS	\$ 5,000.00	\$ 5,000
2	EARTHWORK	2213	CY	\$ 8.50	\$ 18,814
3	NEW SHELTER	960	SF	\$ 80.00	\$ 76,800
4	ELECTRICAL (NO C.C.T.V.)	1	LS	\$ 10,000.00	\$ 10,000
5	TURF	1250	SY	\$ 8.00	\$ 10,000
6	ASPHALT PAVEMENT	241	TN	\$ 70.00	\$ 16,856
7	AGGREGATE BASE	673	TN	\$ 20.00	\$ 13,459
8	CURB & GUTTER	206	LF	\$ 20.00	\$ 4,120
9	CONCRETE PAVEMENT	2199	SF	\$ 7.50	\$ 16,493
10	PAVEMENT STRIPING 4"	212	LF	\$ 2.00	\$ 424
11	HANDICAP STRIPING 4"	168	SF	\$ 0.80	\$ 134
12	PAVEMENT SYMBOL	2	EA	\$ 200.00	\$ 400
13	REGULATORY SIGN	3	EA	\$ 350.00	\$ 1,050
				SUBTOTAL	\$ 173,550
				MOBILIZATION	\$ 13,884
				25% DESIGN & CONTINGENCY	\$ 46,859
				SUBTOTAL	\$ 234,293
PHASE 2					
14	SITE PREP/EROSION CONTROL	1	LS	\$ 5,250.00	\$ 5,250
15	BUILDING DEMOLITION	1	LS	\$ 15,750.00	\$ 15,750
16	REST ROOMS	575	SF	\$ 341.25	\$ 196,219
17	ELECTRICAL	1	LS	\$ 10,000.00	\$ 10,000
18	UTILITIES (WATER, SEWER)	1	LS	\$ 12,600.00	\$ 12,600
19	EARTHWORK	1246	CY	\$ 8.93	\$ 11,118
20	BIKE RACK	1	EA	\$ 1,575.00	\$ 1,575
21	ENTRY SIGN	1	LS	\$ 8,400.00	\$ 8,400
22	UNITY COLUMNS	6	EA	\$ 17,850.00	\$ 107,100
23	PICNIC TABLE (Phase1 shelter)	5	EA	\$ 3,150.00	\$ 15,750
24	GRILLS	2	EA	\$ 787.50	\$ 1,575
25	WASTE RECEPTACLE	4	EA	\$ 1,575.00	\$ 6,300
26	KIOSK	1	EA	\$ 15,750.00	\$ 15,750
27	TURF	1156	SY	\$ 8.40	\$ 9,710
28	ASPHALT PAVEMENT	104	TN	\$ 73.50	\$ 7,661
29	AGGREGATE BASE	495	TN	\$ 21.00	\$ 10,388
30	CURB & GUTTER	50	LF	\$ 21.00	\$ 1,050
31	CONCRETE PAVEMENT	6500	SF	\$ 7.88	\$ 51,188
32	PAVEMENT STRIPING 4"	180	LF	\$ 2.10	\$ 378
33	BIKE OASIS	1	LS	\$ 7,350.00	\$ 7,350
				SUBTOTAL	\$ 495,111
				MOBILIZATION	\$ 39,609
				25% DESIGN & CONTINGENCY	\$ 133,680
				SUBTOTAL	\$ 668,400

PHASE 3						
34		SITE PREP/EROSION CONTROL	1	LS	\$ 5,500.00	\$ 5,500
35		EARTHWORK	344	CY	\$ 9.35	\$ 3,218
36		SHELTER	1266	SF	\$ 88.00	\$ 111,408
37		ELECTRICAL	1	LS	\$ 16,500.00	\$ 16,500
38		PICNIC TABLE	10	EA	\$ 3,300.00	\$ 33,000
39		GRILLS	2	EA	\$ 825.00	\$ 1,650
40		WASTE RECEPTACLE	2	EA	\$ 1,650.00	\$ 3,300
41		PEDESTRIAN GATEWAYS	2	EA	\$ 16,500.00	\$ 33,000
42		TREES	12	EA	\$ 660.00	\$ 7,920
43		TURF	181	SY	\$ 8.80	\$ 1,593
44		AGGREGATE BASE	67	TN	\$ 22.00	\$ 1,478
45		CONCRETE PAVEMENT	1832	SF	\$ 8.25	\$ 15,114
					SUBTOTAL	\$ 233,681
					MOBILIZATION	\$ 18,694
					25% DESIGN & CONTINGENCY	\$ 63,094
					SUBTOTAL	\$ 315,469
PHASE 4						
46		SITE PREP/EROSION CONTROL	1	LS	\$ 5,750.00	\$ 5,750
47		ENCLOSED PAVILION	740	SF	\$ 345.00	\$ 255,300
48		ELECTRICAL	1	LS	\$ 5,000.00	\$ 5,000
49		UTILITIES (WATER, SEWER)	1	LS	\$ 5,000.00	\$ 5,000
50		FURNISHINGS	1	LS	\$ 57,500.00	\$ 57,500
51		CONCRETE PAVEMENT REPAIR	340	SF	\$ 9.20	\$ 3,128
52		TREES	5	EA	\$ 690.00	\$ 3,450
					SUBTOTAL	\$ 335,128
					MOBILIZATION	\$ 26,810
					25% DESIGN & CONTINGENCY	\$ 90,485
					SUBTOTAL	\$ 452,423
PHASE 5						
53		SITE PREP/EROSION CONTROL	1	LS	\$ 6,000.00	\$ 6,000
54		EARTHWORK	91	CY	\$ 10.20	\$ 927
55		PLAYGROUND	3681	SF	\$ 54.00	\$ 198,774
56		BENCH	6	EA	\$ 2,400.00	\$ 14,400
56		TREE	10	SY	\$ 720.00	\$ 7,200
57		TURF	200	SY	\$ 9.60	\$ 1,920
					SUBTOTAL	\$ 229,221
					MOBILIZATION	\$ 18,338
					25% DESIGN & CONTINGENCY	\$ 61,890
					SUBTOTAL	\$ 309,448
SOUTH BANK						
58		TREE CLEARING	4.5	AC	\$ 3,600.00	\$ 16,200
59		GENERAL EXCAVATION	5043	CY	\$ 10.20	\$ 51,439
60		NATURE TRAILS	1687	LF	\$ 2.40	\$ 4,049
61		TRAIL SIGNAGE	1	LS	\$ 5,500.00	\$ 5,500
62		BRIDGE	100	LF	\$ 1,200.00	\$ 120,000
63		BOARDWALK	270	LF	\$ 660.00	\$ 178,200
					SUBTOTAL	\$ 375,387
					MOBILIZATION	\$ 30,031
					25% DESIGN & CONTINGENCY	\$ 101,355
					SUBTOTAL	\$ 506,773

OTHER IMPROVEMENTS						
64		EARTHWORK	1	LS	\$ 42,000.00	\$ 42,000
65		UTILITIES (WATER, SEWER)	1	LS	\$ 42,000.00	\$ 42,000
66		ELECTRICAL	1	LS	\$ 18,000.00	\$ 18,000
67		CONCRETE PAVEMENT	3142	SF	\$ 9.60	\$ 30,163
68		CONCRETE CURB	2219	LF	\$ 21.60	\$ 47,930
69		ASPHALT PAVEMENT	622	TN	\$ 84.00	\$ 52,248
70		PAVEMENT BASE	776	TN	\$ 24.00	\$ 18,633
71		GRAVEL SERVICE DRIVE	229	TN	\$ 24.00	\$ 5,496
72		PAVEMENT STRIPING 4"	270	LF	\$ 2.40	\$ 648
73		CROSSWALK STRIPING	96	LF	\$ 10.80	\$ 1,037
74		PAVEMENT SYMBOL	6	EA	\$ 240.00	\$ 1,440
75		DETECTABLE WARNING PLATE	6	EA	\$ 480.00	\$ 2,880
76		BASKETBALL/FUTSAL COURT	1	LS	\$ 60,000.00	\$ 60,000
77		MULTI-USE TURF FIELD OUTSIDE SOFTBALL FIELD	4,000	SF	\$ 6.00	\$ 24,000
78		SOFTBALL FIELD	1	EA	\$ 78,000.00	\$ 78,000
79		BIKE RACK	2	EA	\$ 1,800.00	\$ 3,600
80		WASTE RECEPTACLE	4	EA	\$ 1,800.00	\$ 7,200
81		BENCH	10	EA	\$ 1,800.00	\$ 18,000
82		PEDESTRIAN LIGHT	18	EA	\$ 8,400.00	\$ 151,200
83		REGULATORY SIGNAGE	4	EA	\$ 600.00	\$ 2,400
84		BOAT LAUNCH	1	EA	\$ 254,400.00	\$ 254,400
85		TREES	89	EA	\$ 720.00	\$ 64,080
86		MEADOW SEEDING	52900	SF	\$ 0.18	\$ 9,522
87		TURF	3333	SY	\$ 9.60	\$ 31,997
88		BIO BASIN	635	SY	\$ 84.00	\$ 53,340
					SUBTOTAL	\$ 1,020,214
					MOBILIZATION	\$ 81,617
					25% DESIGN & CONTINGENCY	\$ 275,458
					SUBTOTAL	\$ 1,377,289

* ASSUMES A MULTI-YEAR PROJECT AND
ACCOUNTS FOR INFLATIONARY FACTORS

Note: Estimate is based on rough order of magnitude derived
from actual 2017-2018 construction costs. Estimated costs for
construction may vary based on actual market conditions.

TOTAL	\$ 3,864,095.31

TOTAL PROJECT SF	597,467
COST/SF	\$ 6.47



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 6, 2019

Agenda Item: 4.d.

File Number: RPB-2019-02

General Information

Applicant: City of Beloit Parks and Recreation Division

Owner: City of Beloit

Address/Location: 1312 E. Grand Avenue Turtle Creek Park

Applicant's Request: The Parks and Recreation Division has requested the review and approval of an open air shelter and additional parking.

Staff Analysis

Existing Conditions: The subject property is a public park owned by the City of Beloit, 11.39-acre parcel located along the Illinois state line.

Surrounding Land Use and Zoning: There are auto sales and repair garage land uses and C-3, Community Commercial District zoning to the north. Properties located to the east are Bar/Tavern, Storage, and baseball field land uses zoned C-2, Neighborhood Commercial District. Located directly to the south is a vacant building with IH, Heavy Industrial District zoning located in South Beloit Illinois. To the west is a Storage warehouse and residential use with C-3, Community Commercial District zoning.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map recommends Parks and Open Spaces. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

Additional Comments: Phase One of the Master Plan includes painting the existing bathhouse (future plans include demolition of building), construction of a new open air shelter, a new entrance road off St. Paul Avenue, signage along St. Paul Avenue entrance, and additional parking. Section 62.23(5) of Wisconsin State Law requires a Plan Commission to review the location and architectural design of any public building and area for parking vehicles. Phase One has been approved by the Park, Recreation & Conservation Advisory Committee and the Landmarks Commission.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of Phase one of the Master Plan for Turtle Creek Par located at 1312 E. Grand Avenue.

ATTACHMENTS: Location Map, Excerpts from Master Plan

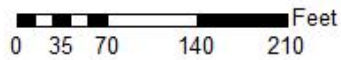
Location & Zoning Map

1312 E. Grand Avenue



RPB-2019-01



1 inch = 132 feet



Legend

-  Parcel Poly
-  City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
Date: January 2019
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION



NOTE:
 DRAWING BASE INFORMATION DERIVED FROM:
 -GENERIC CADD AREA BINDER 4/10/2017
 -GIS TOPOGRAPHIC DATA

LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- CONTOUR - ELEVATION
- CONTOUR - INCH
- HIGH-WATER REGIONARY
- FENCE



CONCEPT 1

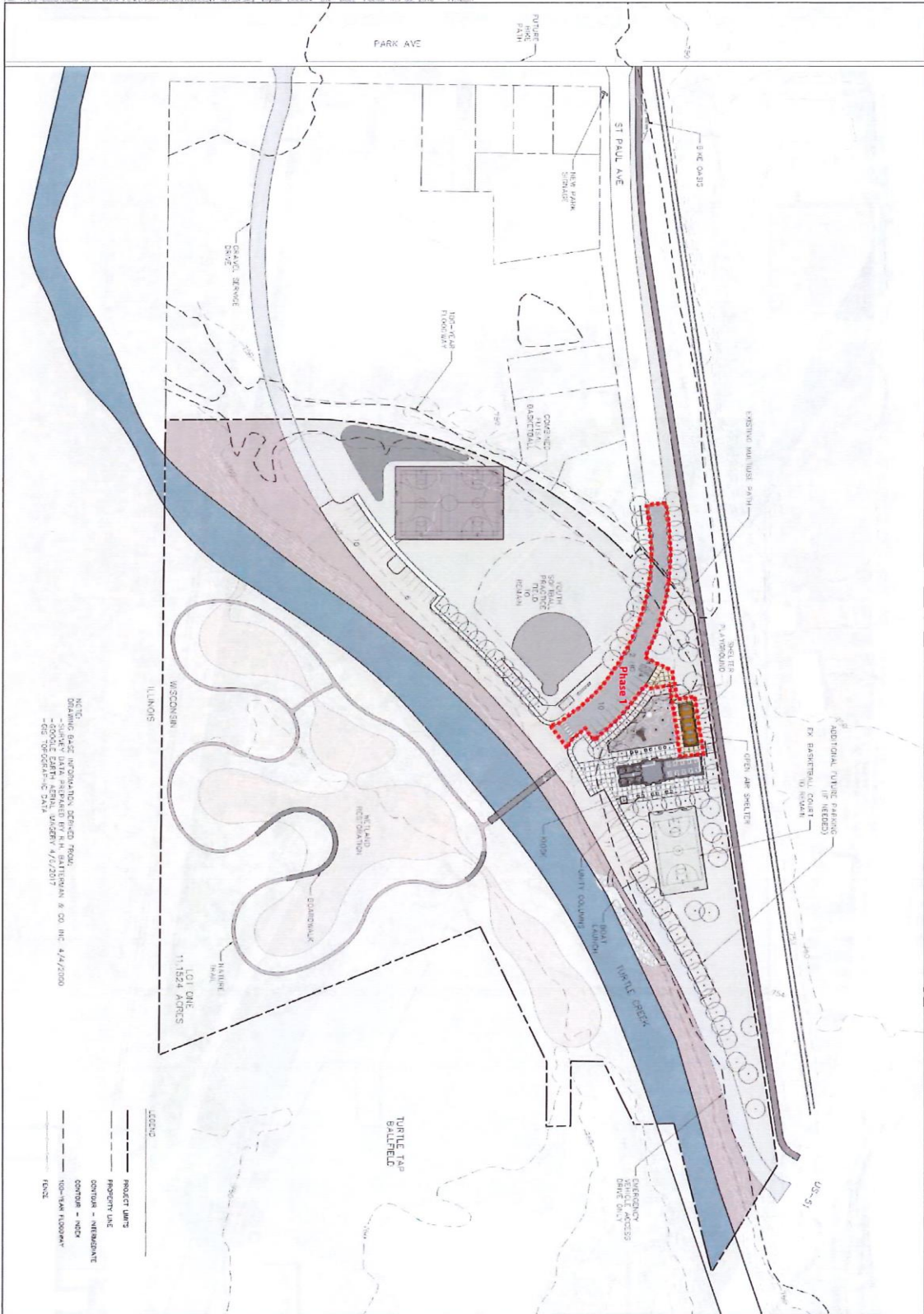
Drawn By: SK
 Checked By: JB
 Filed For: 10/24/2018
 Date: 10/24/2018
 Project No: 52-0036-00

City of Beloit
 WI

Turtle Creek
 Park
 Master Plan

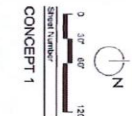
Revised: _____ Date: _____

AVRES
 ASSOCIATES
 101 East Lodgepole Road
 Beloit, WI 53513
 www.avresassociates.com



NOTE:
 DRAWING BASED INFORMATION DERIVED FROM:
 - SURVEY DATA PREPARED BY R.H. MATTHEWSON & CO. INC. 4/14/2000
 - DEED RECORDS - C DATA
 - DEED RECORDS - C DATA

LEGEND
 --- PROJECT LIMITS
 --- PROPERTY LINE
 --- CONTRIBUTION - INTERIM
 --- CONTRIBUTION - PERM
 --- EXISTING



CONCEPT 1

City of Beloit
 WI
 Drawn By: SK
 Checked By: JB
 Date: 10/24/2018
 Project No.: 23-0536-00
 Sheet No.:

Project Name
 Turtle Creek
 Park
 Master Plan

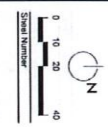
Revision
 Date

AVRES ASSOCIATES
 1000 W. MAIN ST.
 BELLOTT, WI 53571
 TEL: 608.733.1111
 WWW.AVRESASSOCIATES.COM



AVRES ASSOCIATES
 01 East Washington
 Appleton, WI 54912
 408.333.0800
www.avresassociates.com
 PROFESSIONAL SEAL

City of Beloit
 WI
 Design By: SR
 Checked By: JB
 File: 10/24/2018
 Issued For: 10/24/2018
 Date: 10/24/2018
 Project No. 52-0853.00
 Sheet Title: Master Plan





Example of open air shelter



Opinion of Probable Cost for Construction

Project: Turtle Creek Park (Park only, does not include Bathhouse renovations)
 Ayres #: 52-0636.00
 Status: Preliminary

11/8/2018

		OPINION OF COST			
	Item	Qty.	Unit	Unit Cost	Item Total
PHASE 1					
1	SITE PREP/EROSION CONTROL	1	LS	\$ 5,000.00	\$ 5,000
2	EARTHWORK	2213	CY	\$ 8.50	\$ 18,814
3	NEW SHELTER	960	SF	\$ 80.00	\$ 76,800
4	ELECTRICAL (NO C.C.T.V.)	1	LS	\$ 10,000.00	\$ 10,000
5	TURF	1250	SY	\$ 8.00	\$ 10,000
6	ASPHALT PAVEMENT	241	TN	\$ 70.00	\$ 16,856
7	AGGREGATE BASE	673	TN	\$ 20.00	\$ 13,459
8	CURB & GUTTER	206	LF	\$ 20.00	\$ 4,120
9	CONCRETE PAVEMENT	2199	SF	\$ 7.50	\$ 16,493
10	PAVEMENT STRIPING 4"	212	LF	\$ 2.00	\$ 424
11	HANDICAP STRIPING 4"	168	SF	\$ 0.80	\$ 134
12	PAVEMENT SYMBOL	2	EA	\$ 200.00	\$ 400
13	REGULATORY SIGN	3	EA	\$ 350.00	\$ 1,050
				SUBTOTAL	\$ 173,550
				MOBILIZATION	\$ 13,884
				25% DESIGN & CONTINGENCY	\$ 46,859
				SUBTOTAL	\$ 234,293
PHASE 2					
14	SITE PREP/EROSION CONTROL	1	LS	\$ 5,250.00	\$ 5,250
15	BUILDING DEMOLITION	1	LS	\$ 15,750.00	\$ 15,750
16	REST ROOMS	575	SF	\$ 341.25	\$ 196,219
17	ELECTRICAL	1	LS	\$ 10,000.00	\$ 10,000
18	UTILITIES (WATER, SEWER)	1	LS	\$ 12,600.00	\$ 12,600
19	EARTHWORK	1246	CY	\$ 8.93	\$ 11,118
20	BIKE RACK	1	EA	\$ 1,575.00	\$ 1,575
21	ENTRY SIGN	1	LS	\$ 8,400.00	\$ 8,400
22	UNITY COLUMNS	6	EA	\$ 17,850.00	\$ 107,100
23	PICNIC TABLE (Phase1 shelter)	5	EA	\$ 3,150.00	\$ 15,750
24	GRILLS	2	EA	\$ 787.50	\$ 1,575
25	WASTE RECEPTACLE	4	EA	\$ 1,575.00	\$ 6,300
26	KIOSK	1	EA	\$ 15,750.00	\$ 15,750
27	TURF	1156	SY	\$ 8.40	\$ 9,710
28	ASPHALT PAVEMENT	104	TN	\$ 73.50	\$ 7,661
29	AGGREGATE BASE	495	TN	\$ 21.00	\$ 10,388
30	CURB & GUTTER	50	LF	\$ 21.00	\$ 1,050
31	CONCRETE PAVEMENT	6500	SF	\$ 7.88	\$ 51,188
32	PAVEMENT STRIPING 4"	180	LF	\$ 2.10	\$ 378
33	BIKE OASIS	1	LS	\$ 7,350.00	\$ 7,350
				SUBTOTAL	\$ 495,111
				MOBILIZATION	\$ 39,609
				25% DESIGN & CONTINGENCY	\$ 133,680
				SUBTOTAL	\$ 668,400