



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, April 17, 2024**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the March 6 and 20, 2024 Plan Commission meetings  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of an exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 324 State Street  
[Attachment](#)
  - 3.b. Consideration of an amendment to a Planned Unit Development Master Land Use Plan to allow flashing projecting sign on the property located at 625 Third Street, the proposed Henry Dorrbacker's development  
[Attachment](#)
  - 3.c. Consideration of an exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 825 Liberty Avenue  
[Attachment](#)
4. REPORTS

*There are no reports for Plan Commission consideration.*
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

*Zoning Map Amendment – 2211 Prairie Avenue  
Extraterritorial Final Plat – Riverstone Plat 2  
Comprehensive Plan Amendment – 2149 St. Lawrence Avenue  
Zoning Map Amendment – 2149 St. Lawrence Avenue  
Zoning Map Amendment – 1151 E. Grand Avenue  
Zoning Map Amendment – 510 and 830 E Froebel Drive  
PUD Amendment – Beloit Meals on Wheels*
6. FUTURE AGENDA ITEMS

*Annexation - 2221 Milwaukee Road*

7. 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.

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, March 6, 2024**

**1. CALL TO ORDER AND ROLL CALL**

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca, Jacobsen, Janke, Anderson, Elliott, and Councilor Day were present. Commissioner Flesch was absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the February 7, 2023 Plan Commission meeting**

Commissioner Anderson moved to approve the minutes, seconded by Commissioner Abarca. Motion prevailed, voice vote (6-0).

**3. REPORTS**

**3.a. Consideration of Resolution 2024-004 approving a two-lot Extraterritorial Certified Survey Map for the property located on the 1900-2000 block of Walters Road in the Town of Beloit**

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

Commissioner Janke moved to approve Resolution 2024-004, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

**3.b. Consideration of Resolution 2024-005 recommending approval/denial of an amendment to the City of Beloit Comprehensive Plan for the property located at 2149 St. Lawrence Avenue**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Janke moved to approve Resolution 2024-005, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

**3.c. Consideration of Resolution 2024-007 supporting and recommending approval of renaming Summit Park to “Regina Dunkin Park”**

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

Chairperson Ramsden asked if it would be a possibility for Plan Commission to lay the item over until after April. Ms. Christensen said it is on the agenda for action, and the only reason to lay it over an item is if the Commission needs additional information or wants the applicant to modify the application.

Commissioner Jacobsen said she read the guidelines for naming parks, and the information would fall into the guidelines of 3d (outstanding time and effort) for the community. She said she is uncomfortable with moving the item so quickly. Most of community parks have been named after previous descendants of the city. Commissioner Jacobsen said even with the guidelines, she is not sure why Plan Commission is taking action on renaming the park.

Commissioner Elliott thinks that Plan Commission can act on this item now, and does not see a need to lay the item over. Commissioner Abarca said he agrees with Commissioner Elliott and it does not seem like this is that big of a deal.

Commissioner Janke wanted to know a little about how the park got named Summit Park. Ms. Christensen explained that she looked into the history of the name itself and looked at the plats of the neighborhood, and she didn't find any reference to a person named Summit. It appears that the Summit name was based on the street name "Summit" which existed in the early 1900s. Commissioner Anderson said that he supports the name change to "Regina Dunkin Park", but thinks the timing is problematic.

Chairperson Ramsden opened the item for public comment.

Reverend Normalee Gallimore, Wesley CME, representing her church, indicated that she hoped that the Plan Commission would move forward in renaming the park. Ms. Gallimore said that renaming the park after her would give an incentive to the community; if you work hard, and do good work as a citizen then, it could be rewarded.

Chairperson Ramsden closed the public comment period.

Commissioner Abarca moved to approve with no delays to renaming Summit Park to "Regina Dunkin Park", seconded by Commissioner Elliott. Motion prevailed, roll call vote (4-1-1). Commissioner Anderson voted no, and Commissioner Jacobsen abstained from voting.

**4. PUBLIC HEARINGS**

**4.a. Consideration of an amendment to a Planned Unit Development Master Land Use Plan to allow food trucks for the property located at 1534 Shore Drive**

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

Chairperson Ramsden opened the public hearing.

Ellen Wiegand, Executive Director, Meals on Wheels, said that they are partnering for a taco Tuesday event, and the food truck will be parked on east of the parking lot. They will have a volunteer pick-up area. There will be donation jar for Meals on Wheels with tables and chairs for people to enjoy at lunch. This will be a weeklong volunteer event, and last year had a great turnout of volunteers. Ms. Wiegand said that it would be a cost savings for this event, and to put money into the food truck business as well.

Chairperson Ramsden closed the public hearing.

Commissioner Abarca moved to approve the amendment to the PUD Master Land Use Plan, seconded by Commissioner Elliott. Motion prevailed, voice vote (6-0).

**4.b. Consideration of Ordinance No 3829 amending the Zoning District Map of the City of Beloit for the property located at 2149 St Lawrence Avenue**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Janke moved to approve Ordinance No. 3829, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (6-0).

**5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

There was no report.

**6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. She notified the Commission that the next meeting will be scheduled on March 20, 2024.

**7. ADJOURNMENT**

Commissioner Janke made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:43PM. Motion carried, voice vote (6-0).

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Mike Ramsden, Chairperson

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, March 20, 2024**

**1. CALL TO ORDER AND ROLL CALL**

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Jacobsen, Flesch, Janke, Anderson, and Councilor Day were present. Commissioner Elliott was absent. Commissioner Abarca arrived at 7:01PM.

**2. MINUTES**

There were no minutes to consider.

**3. PUBLIC HEARINGS**

**3.a. Consideration of Resolution 2024-008 approving a Conditional Use Permit to allow a drive-through use on the property located at 1450 Fourth Street**

Julie Christensen, Community Development Director, presented the staff report and recommendation. She also explained that there was a public comment received from the School District of Beloit.

Chairperson Ramsden opened the public hearing.

A representative from Excel Engineering was in attendance and stated that he was there to answer any questions that the Commissioners may have. He explained that regarding the public comment, outdoor waste receptacles can be provided near the right-of-way to collect any waste in addition to the proposed dumpster enclosure shown on the plans.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve Resolution 2024-008, seconded by Commissioner Abarca. Motion prevailed, voice vote (6-0).

**3.b. Consideration of Ordinance No. 3831 amending the Zoning District Map of the City of Beloit for the properties located at 510 and 830 Froebel Drive**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Abarca moved to approve Ordinance No. 3831, seconded by Commissioner Janke. Motion prevailed, voice vote (6-0).

3.c. **Consideration of Ordinance No. 3830 amending the Zoning District Map of the City of Beloit for the property located at 1151 East Grand Avenue**

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

Chairperson Ramsden asked if a parcel is blocking the road. Ms. Christensen said that there is a parcel in the right-of-way, according to the Sidwell map. Commissioner Flesch stated that it could be a contaminated property.

Chairperson Ramsden opened the public hearing.

Kevin Leavy, Beloit, Wisconsin, Deacon for Emmanuel Baptist Church, said that the church has been in the community for over a hundred years. Mr. Leavy stated they are doing some new things to the church, such as new signage and some remodeling. Mr. Leavy appreciates the Plan Commissioner's support.

Chairperson Ramsden closed the public hearing.

Commissioner Jacobsen moved to approve Ordinance No. 3830, seconded by Commissioner Janke. Motion prevailed, voice vote (6-0).

4. **REPORTS**

4.a. **Consideration of an Extraterritorial Final Plat of Riverstone Subdivision Plat 2 in the Town of Beloit**

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

Commissioner Jacobsen was curious about the comments that were made on the water department being notified, and if it was in the 208 district or is it in the Town of Beloit. Ms. Christensen said that the sewer is going to our plant, but the Town of Beloit is responsible for maintenance of the sewer. The City of Beloit is in charge of the water utility. There are water agreements with the jurisdictions. Typically, engineering has

provided that comment. Perhaps they have had some issues with notification from other subdivisions.

Commissioner Anderson moved to approve the Extraterritorial Final Plat of Riverstone Subdivision Plat 2, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

4.b. **Consideration of Resolution 2024-009 approving a one-lot Extraterritorial Certified Survey Map on 800 block of East Club Lane in the Town of Beloit**

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

Chairperson Ramsden asked if the setbacks in the Town of Beloit are the same in the City of Beloit. Ms. Christensen said she is not sure. Chairperson Ramsden said that it seems like they are trying to jam a house onto the lot.

Commissioner Flesch moved to approve Resolution 2024-009, seconded by Commissioner Abarca. Motion prevailed, voice vote (6-0).

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen updated the Plan Commission on actions taken by City Council related to items previously reviewed by Plan Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. She notified the Commission that the April 3 meeting will be cancelled, so the next meeting is scheduled for April 17, 2024.

7. **ADJOURNMENT**

Commissioner Abarca made a motion to adjourn the meeting, seconded by Commissioner Flesch at 7:25PM. Motion carried, voice vote (6-0).

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Mike Ramsden, Chairperson



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 17, 2024

**Agenda Item:** 3.a.

**File Number:** ARC/EXP-2024-02

### **General Information**

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**Applicant:** David Siekierski

**Owner:** Siekierski Revocable Trust

**Address/Location:** 324 State Street

**Applicant's Request/Proposal:** David Siekierski on behalf of Siekierski Revocable Trust has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow metal siding on more than 25 percent of the exterior surface of any wall on a non-industrial building for the property located at 324 State Street in the City of Beloit.

### **Staff Analysis**

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**Project Background:** The subject property is a three-story mixed-use building located in the Downtown Business Improvement District (BID) near the intersection of State Street and E. Grand Avenue. Bagels and More occupies the ground floor. Because the building is deemed to be a non-industrial building, metal may only be used as an accent material on exterior walls. No more than 25 percent of the exterior surface of any wall may be metal material unless an exception is granted. The applicant has proposed the use of metal panels on the south side of the building in the featured color Red (24) as shown on the attached brochure. The Downtown Beloit Association is currently working on a mural program and suggested the south façade be an opportunity to enhance the appearance and support the arts.

**Surrounding Land Use and Zoning:** The subject property is zoned CBD, Central Business District, and WPO, Wellhead Protection District. Bushel and Peck's is to the north, The Cash Store to the east, Jewelry by Christopher to the south, and the Mill Street Parking Lot is to the west. All properties are zoned CBD, Central Business District, and WPO, Wellhead Protection District.

**Applicant's Hardship Argument:**

According to the applicant, the proposed metal siding is the only cost-effective way to address the deteriorating south wall of the building.

**Findings of Fact** – Section 34.22(5) of the Architectural Review and Landscape Code states that

the City Council may grant exceptions to the regulations contained in this chapter when:

**(a) *Such exceptions are in harmony with the general purpose and intent of this chapter;***

The metal exterior limitation intends to discourage the use of metal siding products in commercial areas and to encourage the use of higher quality exterior finishes. The Downtown BID has Design Guidelines in addition to the Architectural and Landscape Code which states metal siding shall not be used, and that building materials shall be consistent on all sides of a structure that are open to public view. The goal is to retain and preserve historic building materials and choose materials that are historically accurate or that complement adjacent buildings. Allowing the proposed material to be installed conflicts with the intent of the ordinance and design guidelines.

**(b) *The City Council finds that special circumstances exist involving the size, shape, topography, location or surroundings of the property referred to in the application;***

The subject property is relatively small, measuring 0.10 acres, but does not have any unique topographical constraints. While the metal siding won't be visible from the front elevation on State Street, it will be noticeable from the rear side of the building from Broad Street and the Mill Street Parking Lot.

**(c) *Denial of the exception will cause unreasonable or unnecessary hardship;***

If the application is denied, the applicant would need to explore alternative solutions. The property's location within the BID offers opportunities to apply for financial assistance specifically aimed at enhancing secondary facades.

**(d) *Granting the exception will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the general welfare of the neighborhood or the public.***

Granting the exception will not result in significant harm to the value of neighboring properties or have adverse effects on the overall well-being of the neighborhood or the public. However, approving the exception does establish a precedent for permitting the use of metal siding on the side or rear building elevations within the Central Business District.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **denial** of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow metal siding on more than 25 percent of the exterior surface of any wall on a non-industrial building for the property located at 324 State Street, based upon the standards for granting an exception.

**ATTACHMENTS:** Location Map, Elevations, Photos, Siding Brochure, and Application.

Location Map





CLOUDED WALL ONLY  
shall receive wall panels  
to hide coated brick wall











**Bright White (39)**  
PBR / Image II™ / CR / PPII



**White (30)**  
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**Light Stone (63)**  
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**Ash Grey (25)**  
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**Taupe (74)**  
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**Charcoal (17)**  
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**Brown (12)**  
Image II™



**Burnished Slate (49)**  
PBR / Image II™ / CR / PPII



**Forest Green (26)**  
PBR / Image II™ / CR / PPII



**Fern Green (07) Low Gloss**  
Image II™



**Red (24)**  
PBR / Image II™ / CR / PPII



**Patriot Red (73)\***  
Image II™



**Burgundy (15)**  
Image II™



**Ocean Blue (35)**  
Image II™



**Native Copper (190)\***  
Image II™

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**Black (06)**  
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**Galvalume® (41)**  
Non-Painted - 25 Year Warranty  
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**\*Premium Color - Upcharge will apply**



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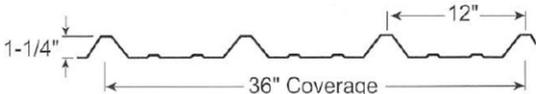
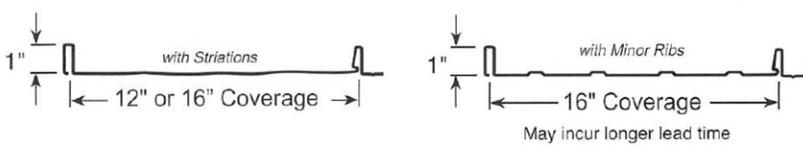


8111 29th Street West  
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800.747.1206 Toll Free  
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**26**  
GAUGE

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<p><b>PRO-PANEL II®</b></p>	
<p><b>CLASSIC RIB®</b></p>	
<p><b>IMAGE II™</b></p>	

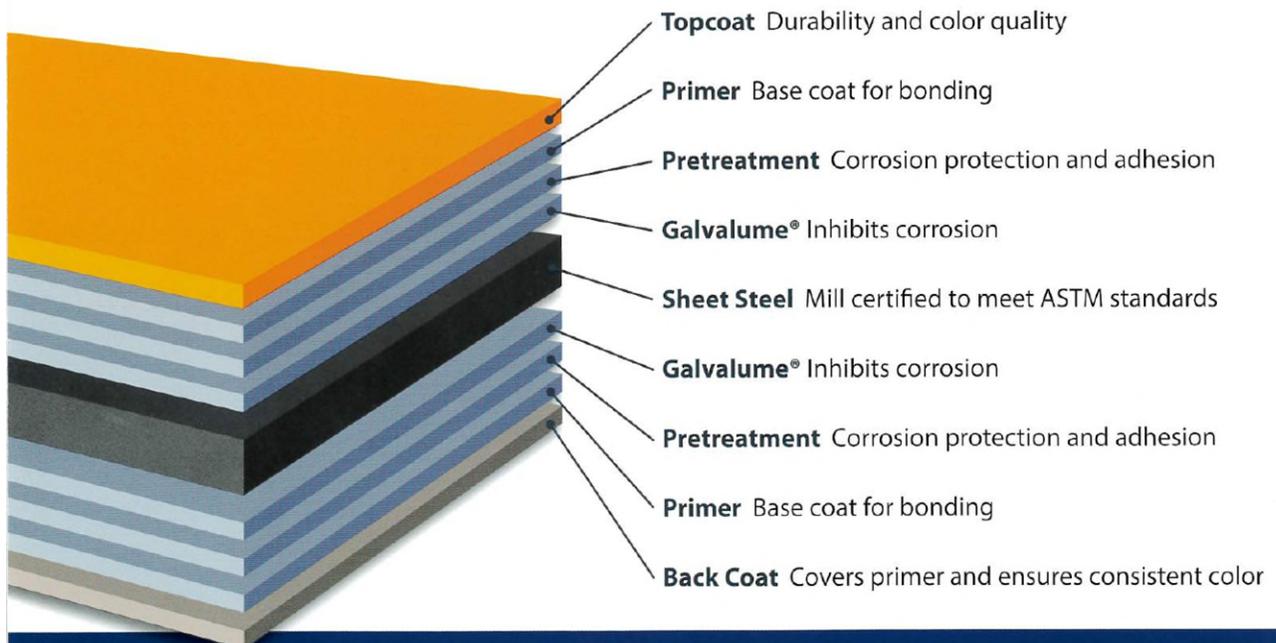
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 Energy Star® "Cool" Colors • Virtually Maintenance-Free • 100% Recyclable Steel

\*For non-combustible assemblies

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### Multiple Layers of Protection

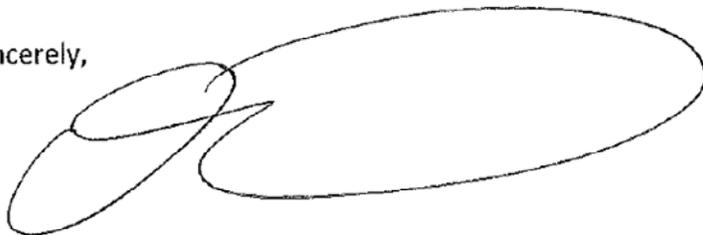


To whom it may concern,

The south wall of 324 State Street is badly in need of repair. Loose material is falling off causing significant damage to the roof. The wall is beyond repair. The only cost effective way is by adding steel siding. The current situation is shredding the roof due to falling debris and is causing significant damage to the interior and \$30,000 roof. Please see pictures. The owners of Bagels and More in the last 28 years have removed 3 drop ceilings to expose the original tin ceiling and have taken plaster off of an interior south wall to expose the original brick. We also removed the stucco façade out front to expose the original brick and windows. We also tuck-pointed the brick on the north and west ends of the building. As you can see from the examples I have given, we have taken exceptional care in maintaining the historical elements of this property. We are looking for this variance due to the fact we have no other options. Please note that I could put in here several downtown locations that presently have metal siding that have been done in the last 10 years. I can get you the addresses of these properties but I'm sure you already know which ones they are.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Siekierski', written over a large, light-colored oval shape that serves as a background for the signature.

David Siekierski

**CITY of BELOIT**  
**Planning & Building Services Division**

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

**Architectural Review Exception Application Form**

(Please Type or Print)

File number: \_\_\_\_\_

1. Name of applicant: DAVID SIEKIERSKI Phone #: 608 751-9595  
324 STATE BELOIT WI 53511  
(Address) (City) (State) (Zip)

2. Address of subject property: 324 STATE BELOIT

3. Tax Parcel Number(s): \_\_\_\_\_

4. Legal description: \_\_\_\_\_

5. Present zoning: \_\_\_\_\_ Present use: RESTAURANT

6. Proposed use (if different): \_\_\_\_\_

7. Owner of record: DAVID & JOAN SIEKIERSKI Phone: 608 751 9595  
1632 GARFIELD BELOIT  
(Address) (City) (State) (Zip)

8. Code from which relief is sought or exception is taken:  
 Architectural Review      ( ) Landscape Regulations

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. State specific hardship experienced by the applicant: (Use separate sheet if necessary)  
THE SOUTH WALL OF 324 STATE IS IN  
POOR REPAIR AND LOOSE MATERIAL IS  
FALLING OFF AND CAUSING SIGNIFICANT  
DAMAGE TO THE ROOF AT 324 STATE

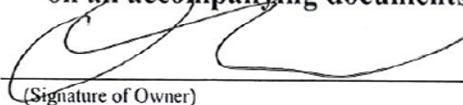
(Continued on back)

SEE ATTACHED

~~AND THE WALL ON 324 STW IS BEYOND REPAIR IT IS IN NEED OF NEW BRICKS AND WOULD BE COST PROHIBITIVE.~~

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

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

 (Signature of Owner),      DAVID SIERKIERSKI,      3/10/2024  
 (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.

<b>To be completed by Planning staff</b>	
Filing fee: <b>\$100.00</b> Amount paid: _____	Meeting date: _____
Application accepted by: _____ Date: _____	
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Date Notice Published: _____ Date Notice Mailed: _____	



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 17, 2024

**Agenda Item:** 3.b.

**File Number:** PUD-2024-02

### **General Information**

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**Applicant:** Angus-Young and Associates

**Owner:** Hendricks Commercial Properties LLC

**Address/Location:** 625 Third Street (Ironworks Campus)

**Applicant's Request/Proposal:** On November 23, 2023, City Council approved a Planned Unit Development Master Land Use Plan for the Henry Dorrbacker entertainment venue at 625 Third Street. Then, on December 4, 2023, City Council approved the Zoning Map Amendment from M-2, General Manufacturing, to PUD, Planned Unit Development District for the same property. The applicant would now like to amend the approved PUD Master Land Use Plan to allow a flashing sign to be attached to, and project from the building near the southeast entrance. The Outdoor Sign Regulations explicitly prohibit flashing signs; however, similarly to the approved roof sign, a flashing sign can be allowed if approved as part of the PUD Master Land Use Plan. Therefore, Angus-Young Associates, on behalf of Hendricks Commercial Properties, has applied for review and consideration of a PUD - Master Land Use Plan amendment to allow a flashing sign for the subject property located at 625 Third Street.

**Planned Unit Development (PUD) Process:** A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans; no rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan, Rezoning to PUD district, and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan. In this case, because the parcel is already zoned PUD, no zoning amendment is needed.

### **Staff Analysis**

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**Project Summary:** The applicant is requesting the addition of a 121.33 square-foot double-sided (242.66 square feet total) flashing sign to be attached to, and project from the exterior of the building. All previous conditions of City Council approval from November 23, 2023 remain the same.

**Surrounding Zoning and Land Use:**

To the north is Beloit Box Board and Stainless Tank and Equipment zoned M-2, General Manufacturing. To the east is the Rock River. To the south is the Stateline Family YMCA zoned M-2, General Manufacturing. To the west is a city-owned parking lot zoned CBD-1, Central Business District-Core.

**Public Notice and Comments Received:** All property owners within 150 feet of the property were notified by mail the dates of the public hearing for the proposed Planned Unit Development. An additional notice was mailed out to the property owners on the east side of the Rock River. See the attached mailing list, no comments have been received.

**Review Agent Comments:** The proposed Planned Unit Development (PUD) was sent to the City of Beloit staff and utility contacts. The DBA Design Committee supports the addition of the flashing sign and thinks it will be an attractive addition to the Downtown.

**PUD Master Land Use Plan Review Criteria:** Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The plan includes a use and a design that would not be allowed through strict application of conventional zoning standards. The proposed flashing sign may not align with strict adherence to conventional ordinance standards, in this case Outdoor Sign Regulations, but within the project's unique context warrants consideration. A specific flashing sign with appropriate standards approved as part of a PUD could be an attractive and retro addition to the project. The confined visibility resulting from surrounding structures and location at the east end of the Spine Road, mitigate concerns regarding placement of the flashing sign.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

The PUD Master Land Use Plan for Henry Dorrbacker's has already been approved. If approved, the proposed sign is still subject to 30.07 – General Design, Construction and Maintenance Standards, as well as other applicable requirements of the Outdoor Sign Regulations.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

As a redevelopment site, the property already has the necessary utilities and facilities. The addition of a new sign does not require additional public services.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The proposed development is consistent with the Comprehensive Plan's goals to support adaptive reuse of vacant structures as a preferred alternative to demolition.

The sign's presence along a private road is poised to enhance the ambiance and contribute positively to the overall character of the area.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

The proposed sign will contribute to the unique entertainment use that engages the riverfront and downtown as a destination for residents and tourists.

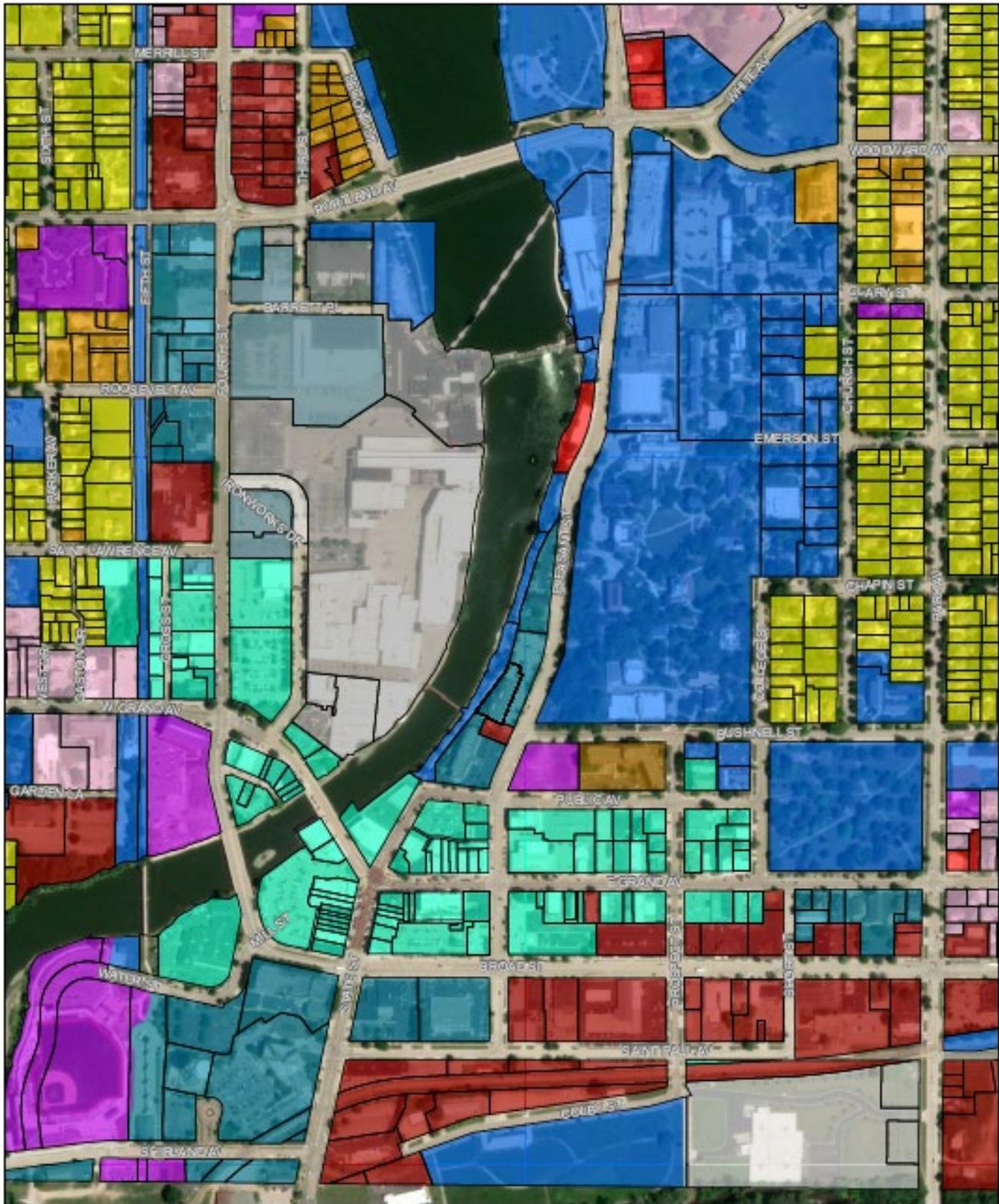
**STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:**

The Planning and Building Services Division recommends **approval** of an amendment to the PUD – Master Land Use Plan for the property located at 625 Third Street, subject to the following amended condition number 5. All other conditions (1-4 and 6-12) of Council Resolution 2023-160 approved on November 23, 2023 remain in effect.

5. A total of ~~four~~ five signs including a roof mounted sign and one flashing sign are permitted as proposed in the PUD Master Land Use Plan. On-site signage cannot exceed ~~1,170~~ 1,420 square feet, ~~and flashing~~ and EVM signs are prohibited. Section 30.07 General Design, Construction and Maintenance Standards will still apply.

**ATTACHMENTS:** Location Map, PUD - Master Plan, Renderings, Developer Statement, Application, Public Notice, and Mailing List, and Public Comments.

# City of Beloit Zoning Map



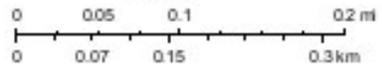
9/27/2023

Zoning Districts

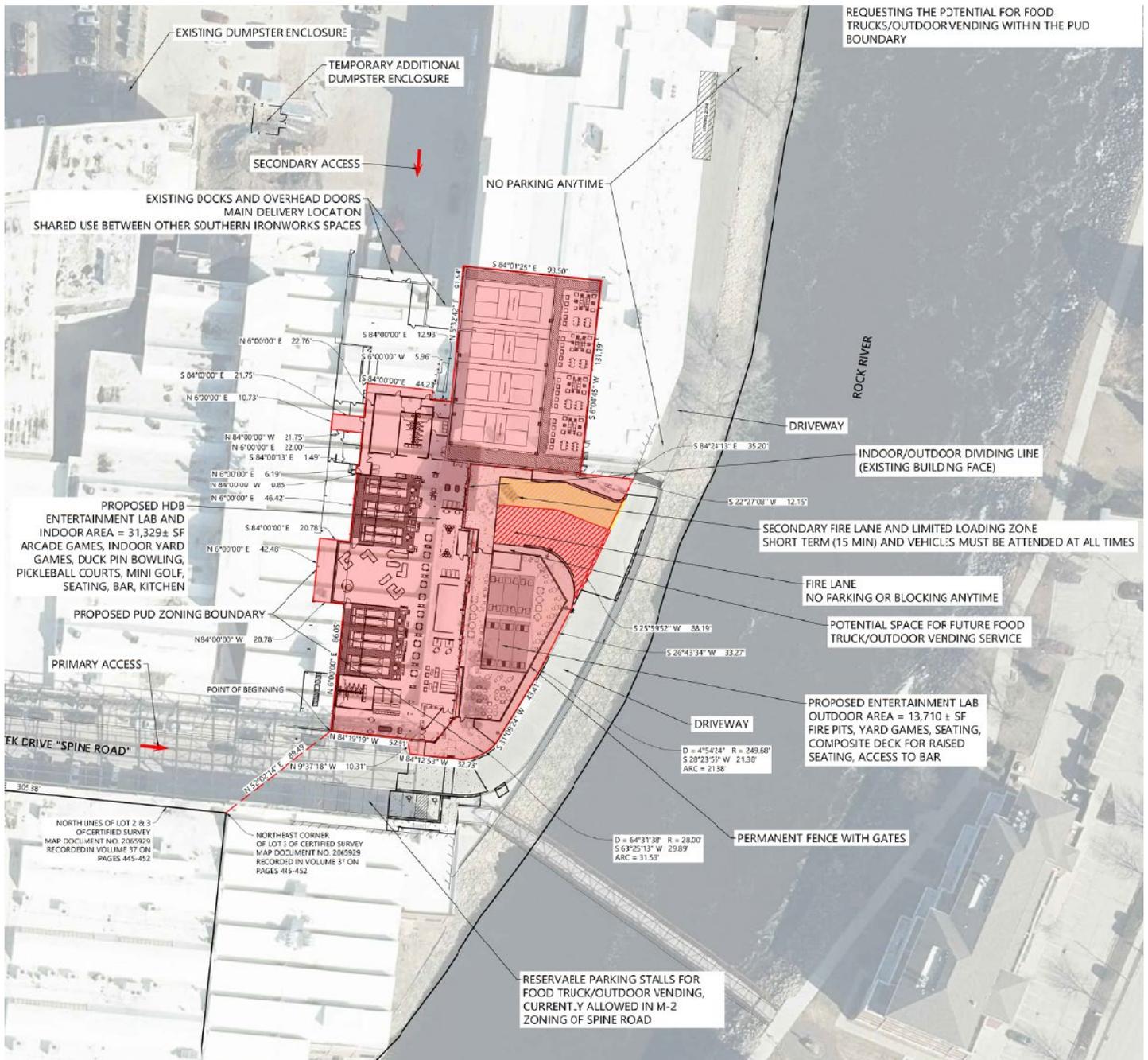
- C-1
- C-2
- C-3
- CBD-1
- CBD-2
- M-1
- M-2
- PL1
- PUD
- R-1B
- R-2
- R-3
- R-4

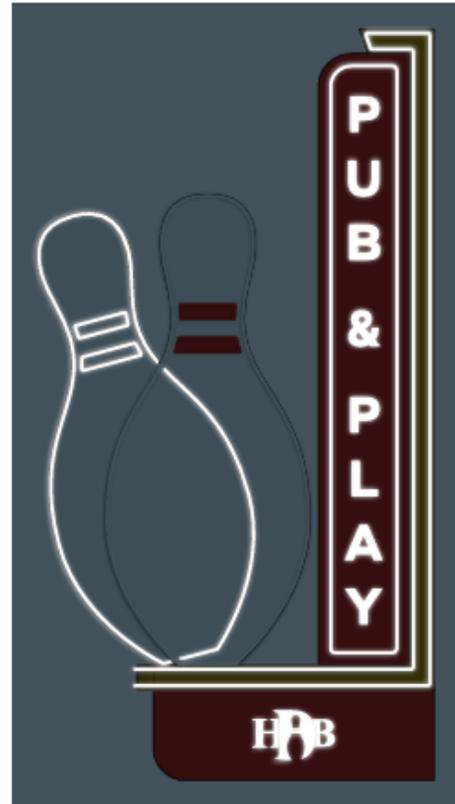
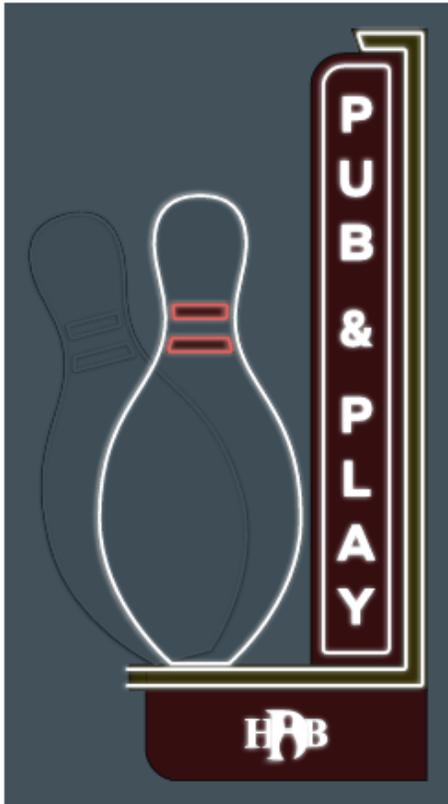
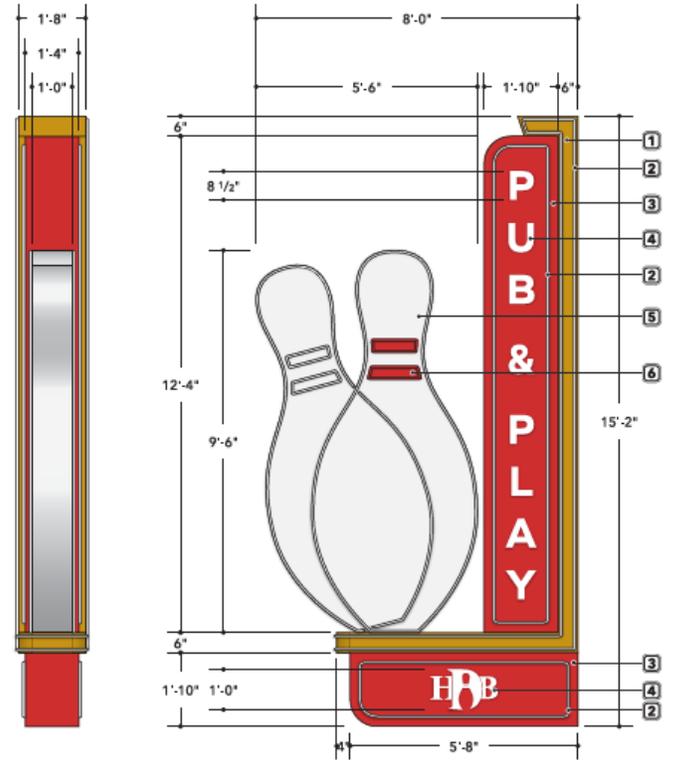
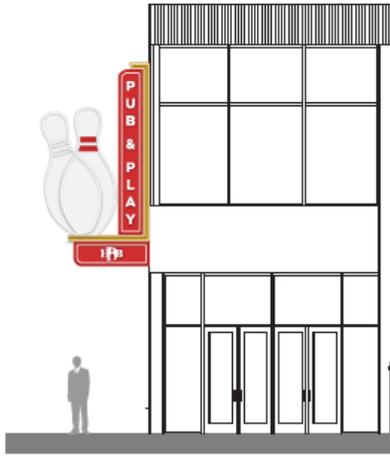
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

1:6,206



# PUD MASTER PLAN





**3** Lighting Detail



# CITY of BELOIT

## Planning & Building Services Division

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

### PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: \_\_\_\_\_

1. Address of subject property: 625 3rd Street, To Be Determined, Beloit, WI 53511

2. Legal description: See Attached  
If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 21,300 sf

4. Tax Parcel Number(s): 13530710

5. Owner of record: Hendricks Commercial Properties LLC Phone: 608-362-8981  
525 3rd St Beloit WI 53511  
(Address) (City) (State) (Zip)

6. Applicant's Name: Joe Stadelman  
555 S River St Janesville WI 53548  
(Address) (City) (State) (Zip)  
608-756-2326 / 608-751-1546 / j.stadelman@angusyoung.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: PUD

8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**  
**Master Land Use Plan: in a(n) PUD Zoning District.**

9. A Preapplication Conference was held on: \_\_\_\_\_.

10. All the proposed use(s) for this property will be:

Principal use(s): Entertainment Venue / Bar

Secondary use(s): Arcade/Games

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. Original approval of the PUD specifically prohibited flashing signs. We are requesting an amendment to the original PUD to allow flashing banner sign at entrance. All other aspects of the original PUD will remain as originally approved, including roof sign.

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. \_\_\_\_\_

We are requesting the banner sign for Dorrbackers become a flashing sign to animate a bowling pin tipping over. This is in keeping with the Dorrbaker's gaming theme. The flashing sign will occur at 2 second intervals, where the attached .GIF image file shows it flashing faster than reality.

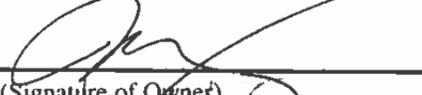
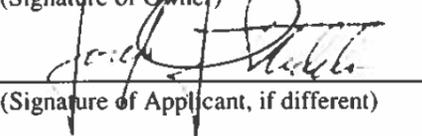
13. Project timetable: Start date: March 2023 Completion date: December 2023

14. 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: \_\_\_\_\_

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.

	JOSH MORY	3/13/2024
(Signature of Owner)	(Print name)	(Date)
	Joseph J. Stadelman	03/12/2024
(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 Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 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 these costs are typically between \$5.00 and \$15.00.

<b>To be completed by Planning Staff</b>	
Filing fee: <b>\$275.00</b>	Amount paid: _____ Meeting date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

April 5, 2024

To Whom It May Concern:

Angus-Young Architects, on behalf of Hendricks Commercial Properties, has filed an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan amendment for the property located at **625 Third Street**. A copy of the amendment is attached.

This request is related to requesting the addition of a flashing projecting sign. The following public meetings will be held regarding this proposed amendment:

**City Plan Commission:** Wednesday, April 17, 2024, 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, May 20, 2024, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.**

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins.**

You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone.

HERITAGE VIEW LLC  
525 3RD ST STE 300  
BELOIT WI 53511-6225

JOSEPH K KITTAH  
604 PLEASANT ST APT 350  
BELOIT WI 53511-6264

TIM MONAHAN REVOCABLE TRUST  
604 PLEASANT ST APT 200  
BELOIT WI 53511-6274

KAREN KNOX  
604 PLEASANT ST APT 360  
BELOIT WI 53511-6274

DANIEL B BUCHOLTZ  
DEANNE S BUCHOLTZ  
604 PLEASANT ST APT 230  
BELOIT WI 53511-6264

LINDSAY A PEARMAN  
604 PLEASANT ST APT 370  
BELOIT WI 53511-6274

PAMELA M PIER  
604 PLEASANT ST APT 240  
BELOIT WI 53511-6264

BELOIT COLLEGE  
BOARD OF TRUSTEE  
700 COLLEGE ST  
BELOIT WI 53511-5509

RICHARD W DEXTER  
REVOCABLE TRUST  
604 PLEASANT ST APT 250  
BELOIT WI 53511-6264

BELOIT CONVENTION  
AND VISITORS' BUREAU, INC  
656 PLEASANT ST  
BELOIT WI 53511

JENNI HOPKINS  
MATTHEW W HOPKINS  
604 PLEASANT ST APT 260  
BELOIT WI 53511-6274

MARY JO PATCH  
TRUST AGREEMENT  
604 PLEASANT ST APT 310  
BELOIT WI 53511-6265

MARIANNA T PORTER  
604 PLEASANT ST APT 270  
BELOIT WI 53511-6274

Beloit Box Board Co  
PO Box 386  
Beloit, WI 53512-0386

DENNIS L MORRIS  
KAREN H MORRIS  
604 PLEASANT ST APT 320  
BELOIT WI 53511-6265

First American Credit Union  
1982 Cranston Rd  
Beloit, WI 53511

JUDITH A WARNER  
161 FLAMINGO DR  
BELLEAIR FL 33756-1903

P & E Enterprises, LLC  
PO Box 875  
Beloit, WI 53512

ALAN J REHBEIN  
CYNTHIA J REHBEIN  
604 PLEASANT ST APT 340  
BELOIT WI 53511-6264

Stateline Family Young  
Men's Christian Association Inc  
501 Third St  
Beloit, WI 53511



**RESOLUTION 2023-160**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD)  
MASTER LAND USE PLAN FOR THE PROPERTY LOCATED AT 625 THIRD STREET**

**WHEREAS**, the application of Angus-Young & Associates, on behalf Hendricks Commercial Properties, for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at 625 Third Street, 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 the attached PUD - Master Land Use Plan for the following described premises:

Part of Lot 1 of Certified Survey Map Document No. 2065929, recorded in Volume 37 on Pages 445-452 of Certified Survey Maps, being part of Government Lots 2 and 3 of Section 35, Town 1 North, Range 12 East, of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Lot 2 of aforesaid Certified Survey Map Document No. 2065929; thence South 84°14'42" East along the North lines of Lot 2 and Lot 3 of aforesaid Certified Survey Map Document No. 2065929 a distance of 305.38 feet to the Northeast corner of Lot 3 of aforesaid Certified Survey Map No. 2065929; thence North 52°02'14" East a distance of 89.49 feet to the point of beginning; thence North 6°00'00" East a distance of 86.05 feet; thence North Part of Lot 1 of Certified Survey Map Document No. 2065929, recorded in Volume 37 on Pages 445-452 of Certified Survey Maps, being part of Government Lots 2 and 3 of Section 35, Town 1 North, Range 12 East, of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Lot 2 of aforesaid Certified Survey Map Document No. 2065929; thence South 84°14'42" East along the North lines of Lot 2 and Lot 3 of aforesaid Certified Survey Map Document No. 2065929 a distance of 305.38 feet to the Northeast corner of Lot 3 of aforesaid Certified Survey Map No. 2065929; thence North 52°02'14" East a distance of 89.49 feet to the point of beginning; thence North 6°00'00" East a distance of 86.05 feet; thence North 84°00'00" West a distance of 20.78 feet; thence North 6°00'00" East a distance of 42.48 feet; thence South 84°00'00" East a distance of 20.78 feet; thence North 6°00'00" East a distance of 46.42 feet; thence North 84°00'00" West a distance of 0.85 feet; thence North 6°00'00" East a distance of 6.19 feet; thence South 84°00'00" East a distance of 1.49 feet; thence North 6°00'00" East a distance of 22.00 feet; thence North 84°00'00" West a distance of 21.75 feet; thence North 6°00'00" East a distance of 10.73 feet; thence South 84°00'00" East a

distance of 21.75 feet; thence North 6°00'00" East a distance of 22.76 feet; thence South 84°00'00" East a distance of 44.23 feet; thence South 6°00'00" West a distance of 5.96 feet; thence South 84°00'00" East a distance of 12.93 feet; thence North 5°32'42" East a distance of 91.54 feet; thence South 84°01'25" East a distance of 93.50 feet; thence South 6°04'45" West a distance of 131.19 feet; thence South 84°24'13" East a distance of 35.20 feet; thence South 22°27'08" West a distance of 12.15 feet; thence South 25°59'52" West a distance of 88.19 feet; thence South 26°43'34" West a distance of 33.27 feet; thence 21.38 feet along the arc of a curve to the right having a radius of 249.68 feet and a chord which bears South 28°23'55" West a distance of 21.38 feet; thence South 31°09'24" West a distance of 43.41 feet; thence 31.53 feet along the arc of a curve to the right having a radius of 28.00 feet and a chord which bears South 63°25'13" West a distance of 29.89 feet; thence North 84°12'53" West a distance of 32.73 feet; thence North 9°37'18" West a distance of 10.31 feet; thence North 84°19'19" West a distance of 52.91 feet to the point of beginning. Containing 45,039 square feet of land, more or less. (a/k/a 625 THIRD STREET)

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 an entertainment-oriented use with the sales, possession, and consumption of liquor, outdoor vending, an outdoor seating area as shown on the PUD – Master Land Use Plan, and temporary storage use in the future pickleball area. Any changes to the uses listed above require City Council approval.
2. The applicant shall obtain all applicable liquor licenses before establishing the sales, possession, and consumption of alcohol on-site. In addition, the application shall retain them as long as alcohol is served on-site.
3. Two access points are required to the PUD area.
4. A total of one building that maintains the existing property lines and shall not exceed two stories in height is permitted. The maximum building coverage may not exceed 19,000 square feet of the 32,236 square-foot PUD area.
5. A total of four signs including a roof mounted sign are permitted. On site signage cannot exceed 1,170 square feet and flashing and EVM signs are prohibited. Section 30.07 General Design, Construction and Maintenance Standards will still apply.
6. Onsite, off-street parking and loading spaces are not required.
7. The PUD must maintain 15 percent of the gross land area as open space.
8. The maximum capacity of the outdoor seating area shall be determined by the Building Official prior to issuance of a Certificate of Occupancy for the building, and shall be posted accordingly.
9. Full compliance with building and life safety code is required due to the change in use of this area of the building.
10. The applicant shall maintain the existing level of storm water control provided by their

bioretention basin. As part of the PUD Final Plan approval process, the applicant shall submit plans and drainage calculations to ensure that they will be maintaining the existing level of stormwater control.

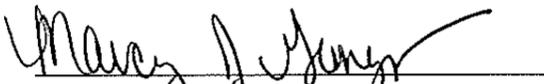
11. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.
12. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Community Development Director 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.

Adopted this 20<sup>th</sup> day of November, 2023.

CITY COUNCIL OF THE CITY OF БЕЛОIT

  
\_\_\_\_\_  
Regina Durkin, Council President

ATTEST:

  
\_\_\_\_\_  
Marcy Granger, City Clerk-Treasurer





## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** April 17, 2024

**Agenda Item:** 3.c.

**File Number:** ARC/EXP-2024-01

### **General Information**

---

**Applicant:** Brandon Leeder, Angus-Young Associates

**Owner:** Family Services of Southern Wisconsin and Northern Illinois

**Address/Location:** 825 Liberty Avenue

**Applicant's Request/Proposal:** Brandon Leeder with Angus-Young Associates has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal.

### **Staff Analysis**

---

**Project Background:** The subject property is the site of the former Royce School at 825 Liberty Avenue, which will be renovated by Family Services of Southern Wisconsin and Northern Illinois into 20 residential dwelling units, a daycare center, and community service uses that support residents.

According to Section 34.15(1) of the Architectural Review and Landscape Code, "Metal shall only be used as an accent material on exterior walls and other exterior components of non-industrial buildings. No more than 25 percent of the exterior surface of any wall on a non-industrial building shall be metal" Section 34.15(4) of the Architectural Review and Landscape Code clarifies that "The following items may have a metal surface if the surface has a corrosion resistant painted finish:

- Fascias.
- Soffits.
- Column enclosures.
- Trim.
- Other accoutrements approved by the Community Development Director

The applicant has proposed the use of vertical metal siding panels as shown on the attached renderings and elevations on the entirety of several exterior wall surfaces.

**Surrounding Land Use and Zoning:** The subject property was zoned PUD, Planned Unit Development District on December 5, 2022, along with approval of a PUD Master Land Use Plan to allow 20 residential dwelling units, a daycare center, and community service uses. The property is completely surrounded by residential properties zoned R-1B, Single Family Residential District. The subject property is situated between Ninth Street and Tenth Street just north of Liberty Avenue.

**Applicant’s Hardship Argument:**

Below is the specific hardship experienced by the applicant according to the application.

*“The referenced ordinance limits the use of metal panel as an architectural cladding material as a proportion to any single wall surface area. Due to the constraints of adding to the existing building on site, incorporating multiple different building uses with different forms, and achieving occupancy and fire separation from structures on a single, constrained site with little green space, the design of the proposed building has a multitude of differing exterior wall surfaces.*

*The application of metal panel as an accent material is therefore related to cladding specific sections of entire wall surfaces within the project. This method of applying cladding materials to entire portions of walls within a project with overall varied wall surface area is a different strategy than that used to apply multiple materials to fewer, larger wall surface areas. For example, multiple materials on small sections of wall area, throughout many wall surface areas in a project with multiple walls at different orientations, would lead toward a violation of the ordinance stating that materials should not change arbitrarily.*

*Furthermore, the metal panel provided encases a portion of the building facing an interior courtyard (not visible from the street) and is consistent as a class fire-resistant exterior material separating an egress stair from the exterior windows of residential units. A non-combustible exterior cladding material is recommended in the is application.*

*In general, the use of metal panel as an accent in the proposed project is compatible with the size, scale, function and aesthetics of the design.”*

**Findings of Fact** – Section 34.22(5) of the Architectural Review and Landscape Code states that the City Council may grant exceptions to the regulations contained in this chapter when:

(a) **Such exceptions are in harmony with the general purpose and intent of this chapter;**

The Architectural Review regulations have several purposes, including the following that specifically relate to the proposed exception:

- Serve the aesthetic needs and requirements of the City;
- Promote greater interest in the appearance, development and redevelopment of all properties as it relates to each specific project, its surroundings and the community by giving encouragement, guidance and direction;
- Protect property owners, residents and tenants against improper development as it relates to appearance; to encourage and promote attractiveness,

cohesiveness and compatibility of buildings and sites in order to achieve harmonious appearance and function; and

- Maintain property values.

Other than where walls or windows are located, three north-facing wall surfaces, three west-facing wall surfaces, two south-facing wall surfaces and one small inset wall on the east side of the building are proposed for metal siding. The ordinance does not differentiate between several walls that make up a collective side of a building, but rather each separate wall surface. Section 34.14 of the Architectural Review and Landscape Code further requires that buildings have the same materials, or those which are architecturally harmonious, used for all building walls, and that arbitrary change of building materials on exterior surfaces will not be allowed. The applicant's contention that "*multiple materials on small sections of wall area, throughout many wall surface areas in a project with multiple walls at different orientations, would lead toward a violation of the ordinance stating that materials should not change arbitrarily*" is not solved only by using metal panel vertical siding. Nothing requires multiple materials on small sections of any given wall surface. Any approved material such as the proposed brick veneer or engineered wood LP panel board siding used on other wall sections would achieve the same result of the metal siding but comply with code. Arguably, transitioning between metal siding, masonry veneer, engineered wood panel board siding, and engineered wood horizontal lap siding could be considered arbitrary composition or change of building materials on exterior surfaces which is not allowed.

Lastly, the approved PUD Master Land Use Plan did not include this metal material, nor did the renderings depict it. While specific materials did not need to be determined during the PUD process, and would be determined during Architectural Review, the plans presented during the PUD process appear to have included materials that comply with code.

Ultimately, building design can be subjective, and so to allow metal siding to cover entire wall surfaces as a design element in one case, makes it difficult to apply the same ordinance in a different case where the result might be less desirable. Applying the same standard differently to different properties would not only be arbitrary, it would render the ordinance ineffective.

- (b) ***The City Council finds that special circumstances exist involving the size, shape, topography, location or surroundings of the property referred to in the application;*** The subject property is not unique in a way that requires metal siding. While the proposed building renovation has multiple wall surfaces facing multiple directions, other code compliant materials would work in place of metal.
- (c) ***Denial of the exception will cause unreasonable or unnecessary hardship;*** Denial of the application would require the applicant to use exterior materials similar to others proposed for other individual wall sections on the building. There is no hardship that

necessitates metal over another approved material, including those used elsewhere on the building exterior.

**(d) *Granting the exception will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the general welfare of the neighborhood or the public.***

Granting the exception may not cause substantial injury to the value of nearby properties since much of the proposed metal is internal to the site on the proposed building addition. However, the metal siding will not be completely obscured from public view, or all surrounding residences. Also, allowing metal siding in this instance will set precedence for future projects to be granted a similar exception, which could have a detrimental effect on other properties in the vicinity, and cumulatively on the City as a whole.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **denial** of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 825 Liberty Avenue, based upon the standards for granting an exception.

**ATTACHMENTS:** Location and Zoning Map, Proposed Metal Material, Proposed Color (Patina Green), Building Renderings, Layout Plan with Metal Walls Highlighted, Elevations with Metal Walls Highlighted, Public Notice, Application and Resolutions.

# Location and Zoning Map

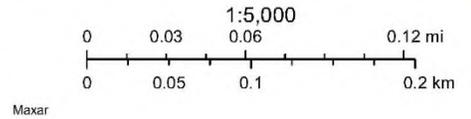


4/10/2024

- Zoning Districts
- C-1
  - C-2
  - PUD
  - R-1B

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

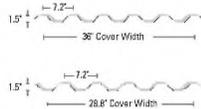
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



# Proposed Metal Material

## Mega-Rib

Mega-Rib is a 1/2 panel that provides optimum strength and spanning capabilities. Mega-Rib is equally well suited for industrial and commercial applications.



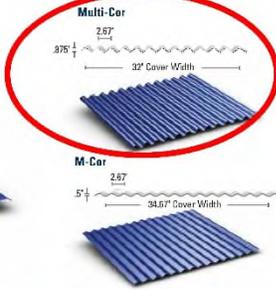
Note: Mega-Rib is also available with a 24 gauge coating which is standard for 28 gauge panels. Please specify if 24 gauge coating is required.



## Multi-Cor & M-Cor

McElroy's corrugated panels were designed and engineered with greater-than-normal spans and load-carrying characteristics in mind. And, they quickly communicate their high-strength performance capabilities. McElroy's Multi-Cor and M-Cor are similar in design, with M-Cor offering a more subtle rib height and configuration.

Note: When used as a roof panel, Multi-Cor and M-Cor panels require a double layer of insulation which creates a double air space. For more information, please contact your sales representative.



**Details**

- Multi-Cor min. slope: 1:12
- M-Cor min. slope: 1:12
- Taps Sealant required on all slopes
- Multi-Cor and M-Cor can be used for more solid deck or open from top
- Multi-Cor and M-Cor are produced in Bossier City, LA

### Panel Options

- Coating: Kynar 500® (PVDF)
- Substrate:
  - Standard 24 gauge Galvalume®
  - Optional 22 gauge Galvalume
  - Optional 20 gauge Galvalume (minimum cover only)
  - Optional 22 gauge Galvalume full coverage (Substrates only)

### Testing Data

- Wind Rating: Class A
- Uplift: Test: UL580 Class 90 (Multi-Cor only)
- Class 4 Impact Resistance: UL 2218
- Florida State Approval: H0300 (Multi-Cor only)
- Texas Department of Insurance Approval: Equal to RECUS (Multi-Cor only)
- For any additional Test Data, please visit our Low-Bias section at [www.mcelroy.com](http://www.mcelroy.com)

### Substrates

- Standard 24 gauge Galvalume
- Multi-Cor is also available in 24 and 22 gauge Galvalume
- M-Cor is also available in 24 and 24 gauge Galvalume

### Details

- M-Rib min. slope: 1:12
- Taps sealant required on all slopes
- Adds to standard coverage for 24 gauge Galvalume
- All other locations, standard 24 gauge coverage is 39" R spacing at 36" coverage is required
- Can be installed vertically or horizontally

### Panel Options

- Coating: Kynar 500® (PVDF)
- Substrate:
  - Standard 24 gauge Galvalume®
  - Optional 22 gauge Galvalume
  - Optional 20 gauge Galvalume (minimum cover only)
  - Optional 22 gauge Galvalume full coverage (Substrates only)

Optional 18 and 20 gauge Galvalume (Substrates only)

**Testing Data**

- Wind Rating: Class A
- Uplift Test: UL580 Class 90
- Air Infiltration: ASTM E1820
- Water Infiltration: ASTM E1049
- Class 4 Impact Resistance: UL 2218
- Florida State Approval: H0328, H0349
- Texas Department of Insurance Approval: Equal to RECUS
- For any additional Test Data, please visit our Low-Bias section at [www.mcelroy.com](http://www.mcelroy.com)

**Panel Options**

- Coating: Kynar 500® (PVDF)
- Substrate:
  - Standard 24 gauge Galvalume
  - Optional 22 gauge Galvalume
  - Optional 20 gauge Galvalume (minimum cover only)
  - Optional 22 gauge Galvalume full coverage (Substrates only)

# Proposed Color (Patina Green)



## PAC-CLAD COLOR CHART

▲ Carnival Red	▲ Colonial Red	Burgundy	▲ Terra Cotta	▲ Sierra Tan	▲ Manorad Brown
▲ Stone White	▲ Granite	▲ Sandstone	▲ Almond	▲ Medium Bronze	▲ Dark Bronze
▲ Slate Gray	▲ Bone White	▲ Musket Gray	▲ Charcoal	▲ Patina Green	▲ Multi-Black
▲ Clyscapa	▲ Interstate Blue	▲ Hamlock Green	▲ Arancia Green	▲ Hunter Green	▲ Evergreen
▲ Military Blue	▲ Award Blue	▲ Tud	▲ Hartford Green	▲ Forest Green	▲ Evergreen
▲ Barkfire Blue	▲ Slate Blue				

● Denotes PAC-CLAD Metallic Colors  
▲ Denotes PAC-CLAD Cool Colors  
★ Denotes Energy Star® Colors

Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for roofing, curtainwall and storefront applications.

### PAC-CLAD Metallic Colors

● Zinc	● Silver	● Copper Penny	● Aged Copper	● Champagne	● Weathered Zinc

### PETERSEN ALUMINUM CORPORATION

HQ: 1905 Turrett Road Ft. Worth, Texas, TX 76107 P: 800-PAC-CLAD F: 800-722-7156	9066 Junction Drive Annapolis Junction, MD 20701 P: 800-314-1100 F: 301-483-7877	10611 PAC Road Tyler, TX 75707 P: 800-344-9861 F: 803-881-6552	390 73rd Ave., NE, Ste 1 Ft. Worth, TX 76152 P: 817-571-2253 F: 866-561-2635	102 Northport Parkway, Bldg 1, Ste 100 Auburn, GA 30302 P: 800-722-4455 F: 770-429-2633
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# Building Renderings

## FAMILY SERVICES NEXT STEPS TRANSITIONAL LIVING AND CHILDCARE

FAMILY SERVICES

Former Royce Elementary School  
Beloit, WI 53511





AY PROJECT NUMBER: 73740








**SHEET INDEX:**

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1.02 FOUNDATION PLAN

1.03 FLOOR PLAN

1.04 WALL SECTION

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1.12 SECTION

1.13 DETAIL

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PERMITTED GLAZING

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PERMITTED FLOORING

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PERMITTED EXTERIORS

PERMITTED LANDSCAPE

**LOCATION MAP:**



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/20/2024
2	REVISED PER PERMITTING	08/20/2024
3	REVISED PER PERMITTING	08/20/2024
4	REVISED PER PERMITTING	08/20/2024
5	REVISED PER PERMITTING	08/20/2024
6	REVISED PER PERMITTING	08/20/2024
7	REVISED PER PERMITTING	08/20/2024
8	REVISED PER PERMITTING	08/20/2024
9	REVISED PER PERMITTING	08/20/2024
10	REVISED PER PERMITTING	08/20/2024

PRELIMINARY  
NOT FOR CONSTRUCTION



PROJECT TEAM	
OWNER	ANGUS-YOUNG ARCHITECTS/ENGINEERS
ARCHITECT	ANGUS-YOUNG ARCHITECTS/ENGINEERS
ENGINEER	ANGUS-YOUNG ARCHITECTS/ENGINEERS
PLUMBER	ANGUS-YOUNG ARCHITECTS/ENGINEERS
ELECTRICIAN	ANGUS-YOUNG ARCHITECTS/ENGINEERS
MECHANICAL	ANGUS-YOUNG ARCHITECTS/ENGINEERS
LANDSCAPE ARCHITECT	ANGUS-YOUNG ARCHITECTS/ENGINEERS
CONTRACTOR	ANGUS-YOUNG ARCHITECTS/ENGINEERS
GENERAL CONTRACTOR	ANGUS-YOUNG ARCHITECTS/ENGINEERS
MECHANICAL CONTRACTOR	ANGUS-YOUNG ARCHITECTS/ENGINEERS
ELECTRICAL CONTRACTOR	ANGUS-YOUNG ARCHITECTS/ENGINEERS
LANDSCAPE CONTRACTOR	ANGUS-YOUNG ARCHITECTS/ENGINEERS
CONSTRUCTION MANAGER	ANGUS-YOUNG ARCHITECTS/ENGINEERS





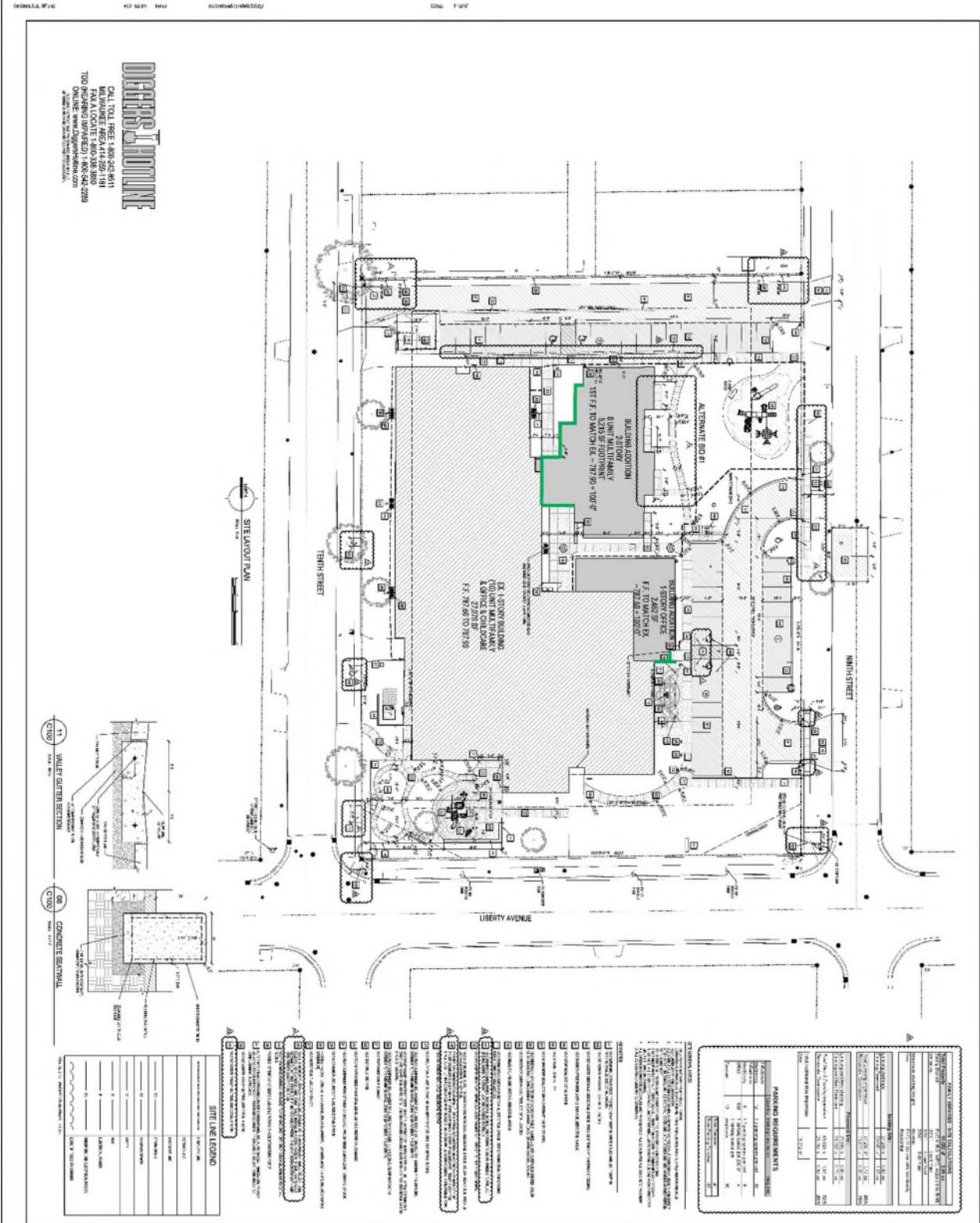
FAMILY SERVICES OF BELOIT  
TRANSITIONAL HOUSING AND CHILDCARE



FAMILY SERVICES OF BELOIT  
TRANSITIONAL HOUSING AND CHILDCARE



# Layout Plan with Metal Walls Highlighted



**ANCUS-YOUNG**  
 ARCHITECTS/ENGINEERS  
 Architects • Engineers

**Family Services**

NEXT STEPS  
 TRANSITIONAL  
 LIVING AND  
 CHILD CARE  
 800-242-8611





CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

April 1, 2024

To Whom It May Concern:

Brandon Leeder of Angus-Young Associates on behalf of Family Services has submitted an application for an exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25% of the exterior surface of any wall on a non-industrial building for property located at **825 Liberty Avenue**.

The following public hearings will be held regarding the application:

**City Plan Commission:** Wednesday, April 17, 2024 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, May 20, 2024 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of TJ Nee at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.**

# CITY of BELOIT

## Planning & Building Services Division

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

### Architectural Review Exception Application Form

(Please Type or Print)

File number: \_\_\_\_\_

1. **Name of applicant:** Angus-Young Associates - Brandon Leeder Phone #: 608.756.2326

555 South River Street Janesville WI 53548  
(Address) (City) (State) (Zip)

2. **Address of subject property:** 825 Liberty Avenue Beloit, WI 53511

3. **Tax Parcel Number(s):** 12650250

4. **Legal description:** \_\_\_\_\_

5. **Present zoning:** PUD **Present use:** Vacated school

6. **Proposed use (if different):** Offices, childcare, transitional housing, community room

7. **Owner of record:** Family Services of Southern WI & Northern IL Phone: 608.365.1244

416 College Street Beloit WI 53511-6310  
(Address) (City) (State) (Zip)

8. **Code from which relief is sought or exception is taken:**

**Architectural Review**                       **Landscape Regulations**

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

34.15 - BUILDING MATERIAL FOR NON-INDUSTRIAL BUILDINGS. (Am. #3205)  
Metal shall only be used as an accent material on exterior walls and other exterior components of non-industrial buildings. No more than 25 percent of the exterior surface of any wall on a non-industrial building shall be metal.

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

The referenced ordinance limits the use of metal panel as an architectural cladding material as a proportion to any single wall surface area. Due to the constraints of adding to the existing building on site, incorporating multiple different building uses with different forms, and achieving occupancy and fire separation from structures on a single, constrained site with little green space, the design of the proposed building has a multitude of differing exterior wall surfaces.

The application of metal panel as an accent material is therefore related to cladding specific sections of entire wall surfaces within the project. This method of applying cladding materials to entire portions of walls within a project with overall varied wall surface area is a different strategy than that used to apply multiple materials to fewer, larger wall surface areas. For example, multiple materials on small sections of wall area, throughout many wall surface areas in a project with multiple walls at different orientations, would lead toward a violation of the ordinance stating that materials should not change arbitrarily.

Furthermore, the metal panel provided encases a portion of the building facing an interior courtyard (not visible from the street) and is consistent as a class fire-resistant exterior material separating an egress stair from the exterior windows of residential units. A non-combustible exterior cladding material is recommended in this application.

In general, the use of metal panel as an accent in the proposed project is compatible with the size, scale, function, and aesthetics of the design.

**11. 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.**

<i>Kelsey Hood-Christenson</i>	/	Kelsey Hood-Christenson	/	2024-02-28
(Signature of Owner)		(Print name)		(Date)
<i>Brandon Leeder</i>	/	Brandon Leeder	/	2024-03-04
(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.

<b>To be completed by Planning staff</b>	
Filing fee: <b>\$100.00</b>	Amount paid: _____ Meeting date: _____
Application accepted by: _____	Date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Date Notice Published: _____	Date Notice Mailed: _____

**RESOLUTION 2024-051**

**RESOLUTION DENYING AN EXCEPTION TO THE  
ARCHITECTURAL REVIEW AND LANDSCAPE CODE  
FOR THE PROPERTY LOCATED AT 825 LIBERTY AVENUE**

**WHEREAS**, the application of Brandon Leeder for Angus-Young Associates on behalf of Family Services of Southern Wisconsin and Northern Illinois for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 825 Liberty Avenue, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose.

**NOW, THEREFORE, IT IS HEREBY RESOLVED THAT**, the City Council of the City of Beloit, Rock County, Wisconsin does hereby deny an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 825 Liberty Avenue, for the following described premises:

LOTS 1, 2, 11, AND 12, BLOCK 8, ROCKWELL'S ADDITION AND LOTS 6, 7, 8, 17, 18, AND 19, BULLOCK'S SUBDIVISION, AND THE VACATED ALLEYS LYING ADJACENT TO SAID LOTS, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. A/K/A 825 LIBERTY AVENUE. SAID PARCEL CONTAINS 2.091 ACRES MORE OR LESS.

Adopted this 20<sup>th</sup> day of May, 2024.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

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Regina Dunkin, President

ATTEST:

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Marcy Granger, City Clerk-Treasurer

**RESOLUTION 2024-051**

**RESOLUTION AUTHORIZING AN EXCEPTION TO THE  
ARCHITECTURAL REVIEW AND LANDSCAPE CODE  
FOR THE PROPERTY LOCATED AT 825 LIBERTY AVENUE**

**WHEREAS**, the application of Brandon Leeder for Angus-Young Associates on behalf of Family Services of Southern Wisconsin and Northern Illinois for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 825 Liberty Avenue, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose.

**NOW, THEREFORE, IT IS HEREBY RESOLVED THAT**, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of any wall on a non-industrial building to be metal for the property located at 825 Liberty Avenue, for the following described premises:

LOTS 1, 2, 11, AND 12, BLOCK 8, ROCKWELL'S ADDITION AND LOTS 6, 7, 8, 17, 18, AND 19, BULLOCK'S SUBDIVISION, AND THE VACATED ALLEYS LYING ADJACENT TO SAID LOTS, CITY OF BELOIT, ROCK COUNTY, WISCONSIN. A/K/A 825 LIBERTY AVENUE. SAID PARCEL CONTAINS 2.091 ACRES MORE OR LESS.

Adopted this 20<sup>th</sup> day of May, 2024.

**CITY COUNCIL OF THE CITY OF BELOIT**

---

Regina Dunkin, President

ATTEST:

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Marcy Granger, City Clerk-Treasurer