



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, February 20, 2012**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
4. PUBLIC HEARINGS
 - a. Proposed Ordinance to amend the **Zoning District Map** to change the Zoning District Classification from PUD, Planned Unit Development District, to R-1A, Single-family Residential District, for the properties located at 731 Crist Road and 732 Newark Road (Christensen) First reading; suspend rules for second reading
Plan Commission recommendation for approval 4-0
 - b. Proposed Ordinance to amend the **Zoning District Map** to change the Zoning District Classification from DH, Development Holding District, to R-1A, Single-family Residential District, for the property located at 2357 Field Crest Road (Christensen)
First reading; suspend rules for second reading
Plan Commission recommendation for approval 4-0
5. CITIZENS' PARTICIPATION
6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

 - a. Approval of the **Minutes** of the Special and Regular meetings of February 6, 2012 (Houseman)
 - b. Resolution awarding Contract **C11-28**, Lean-to Shed Addition (Flesch)
 - c. Resolution authorizing the City Manager of the City of Beloit submit an Application to the Wisconsin Department of Natural Resources for a **Dam Removal Grant** (Flesch)
7. ORDINANCES
8. APPOINTMENTS
9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS
10. CITY MANAGER'S PRESENTATION
 - a. **Annual Community Update** Presentation (Arft)

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution authorizing a **Conditional Use Permit** to allow an Outdoor Seating area and Outdoor Sales, Possession, and Consumption of Alcohol in a C-3, Community Commercial District, for the property located at 65 Portland Avenue (Kline's Club 88) (Christensen) Plan Commission recommendation for approval 5-0

12. 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.

Dated: February 15, 2012
Rebecca S. Houseman
City of Beloit City Clerk
<http://www.ci.beloit.wi.us>

<p>You can watch this meeting live on Charter PEG channel 98 or digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m., Thursday at 8:30 a.m. and Friday at 1:00 p.m.</p>

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The zoning district classification of the following described land, also known as 731 Crist Road and 732 Newark Road, is hereby changed from Planned Unit Development (PUD) District to R-1A, Single-Family Residential District:

Part of the Northwest ¼ of the Northwest ¼ of Section 23; DESCRIBED AS FOLLOWS:
Lots 49, 50, 79 and 80 of Big Hill Manor Subdivision; all in Township 1 North, Range 12 East of the 4th P.M., City of Beloit, Rock County, Wisconsin. (a/k/a; 731 Crist Road and 732 Newark Road) Containing 1.63 acres of land, more or less.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 20th day of February, 2012.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Rebecca S. Houseman, City Clerk

Published this _____ day of February, 2012

Effective this _____ day of February, 2012

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITYCOUNCIL



Topic: Zoning Map Amendment Application for the properties located at 731 Crist Road and 732 Newark Road

Date: February 20, 2012

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The City of Beloit has submitted a Zoning Map Amendment Application requesting a change in the zoning district classification of the properties located at 731 Crist Road and 732 Newark Road from Planned Unit Development (PUD) District to R-1A, Single-Family Residential District.

Key Issues (maximum of 5):

- On March 7, 2005, the City Council approved an Ordinance amending the zoning districts of the subject properties from R-1A, Single-Family Residential District to Planned Unit Development District (PUD).
 - The corresponding PUD Master Land Use Plan, entitled "Crist Crossing," had proposed the construction of four (4) duplexes and two (2) single-family condominium buildings, for a total of ten (10) dwelling units on 1.63 acres of land.
 - The Neighborhood Planning Division approved the PUD-Final Site Plan for this development on March 7, 2007; however, the land has remained undeveloped. The ownership of the properties has since changed and is now owned by Whirling Wheel Enterprise, LLC (William H. Wieland, Registered Agent). Therefore, the previously approved PUD Master Land Use Plan has officially lapsed and is of no further force and effect. When this occurs, Section 2-404 of the Zoning Ordinance instructs the Plan Commission to remove the land from the PUD zoning district.
 - Staff sent the attached Public Notice to nearby property owners within three-hundred (300) feet of the site. The Neighborhood Planning Division has not received any comments on the rezoning.
 - The Plan Commission reviewed this item on February 8, 2012 and voted unanimously (4-0) to recommend approval of the Zoning Map Amendment.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #4.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels – N/A
 - Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
 - Reduce dependence on activities that harm life sustaining eco-systems – N/A
 - Meet the hierarchy of present and future human needs fairly and efficiently – N/A
-

Action required/Recommendation:

- City Council consideration and 1st and 2nd reading of the proposed Ordinance
-

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 8, 2012

Agenda Item: 5

File Number: ZMA-2012-02

Applicant: Neighborhood Planning
Division

Owner: City of Beloit

Location: 731Crist Road and 732
Newark Road

Existing Zoning: Planned Unit
Development (PUD)

Existing Land Use: Undeveloped

Parcel Size: 1.63 Acres

Request Overview/Background Information:

The City of Beloit has submitted a Zoning Map Amendment Application requesting a change in the zoning district classification of the properties located at 731 Crist Road and 732 Newark Road from Planned Unit Development District (PUD) to R-1A, Single Family Residential.

The attached **Location and Zoning Map** shows the location of this property. The adjacent zoning and land uses are as follows:

North: DH, Development Holding; R-1A, Single-Family Residential District
South: R-1A, Single-Family Residential District
East: R-1A, Single-Family Residential District
West: DH, Development Holding

Key Issues:

- On March 7, 2005, the City Council approved an Ordinance amending the zoning districts of the subject properties from R-1A, Single-Family Residential District to Planned Unit Development District (PUD).
- The corresponding PUD Master Land Use Plan, entitled "Crist Crossing," had proposed the construction of four (4) duplexes and two (2) single-family condominium buildings, for a total of ten (10) dwelling units.
- The Neighborhood Planning Division approved the PUD-Final Site Plan for this development on March 7, 2007, however, the land has remained undeveloped. The ownership of the properties has since changed and is now owned by Whirling Wheel Enterprise, LLC (William H. Wieland, Registered Agent). Therefore, the previously approved PUD Master Land Use Plan has officially lapsed and is of no further force and effect. When this occurs, Section 2-404 of the Zoning Ordinance instructs the Plan Commission to remove the land from the PUD zoning district.
- The current property owner submitted a request to the City Assessor's Office on December 7, 2011 to combine four lots into two lots. Lots 49 and 50 were combined and addressed as 731 Crist Road; and Lots 79 and 80 were combined and addressed as 732 Newark Road. The lots were combined in January of 2012.
- A letter informing the current property owner of the proposed Zoning Map Amendment was sent January 16, 2012. The property owner was given an option to object to the proposed Zoning Map Amendment by January 24, 2012. The property owner did not contact the Neighborhood Planning Division by that date to object to the proposed Zoning Map Amendment.
- Staff sent the attached Public Notice to nearby property owners within three-hundred (300) feet of the site. The Neighborhood Planning Division has not received any comments on the rezoning.
- Findings of Fact

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

- a. *The existing use of property within the general area of the subject property;*
 - The subject properties associated with the site are surrounded by a number of land uses that are residential, agricultural, and institutional. The main property uses to the North of the site are residential. The land uses to the East and South of the site are residential and the Town of Beloit Fire station is located to the West of the site.
- b. *The zoning classification of property within the general area of the subject property;*
 - The subject properties associated with the site are adjacent to two different zoning districts, which accommodate residential and agricultural uses. Adjacent to the northern boundary of the site, the dominant zoning districts are R-1A, Single-Family Residential and DH, Development Holding. The site's western boundary is adjacent to the DH, Development Holding zoning district. The southern and eastern boundaries of the site are adjacent to R-1A, Single-Family Residential zoning district.

- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - As described above, the existing zoning classification is null and void.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - In the past decade, the trend of zoning map amendments in the general area of the subject property has been to rezone to R-1A, Single-Family Residential District. The property at 2651 Afton Road, immediately north of the subject property, was rezoned from DH, Development Holding to R-1A in 2001. The property at 635 Crist Road, which is about 970 feet east of the subject property, was rezoned to R-1A after being annexed into the City of Beloit in 2005. Moreover, the predominant land use in the surrounding area is single-family residential.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates this site's future land use as appropriate for "Single-Family Residential" use, which includes single-family detached residences with a recommended zoning classification of R-1A, Single-Family Residential.

Consideration of this request supports City of Beloit Strategic Goal #4.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

Based on the above Findings of Fact, the Neighborhood Planning Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification of the properties located at 731 Crist Road and 732 Newark Road from Planned Unit Development (PUD) to R-1A, Single-Family Residential.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Public Notice, and Mailing List.

Location & Zoning Map

737 CRIST ROAD; 731 CRIST ROAD; 732 & 738 NEWARK ROAD

ZMA-2012-02



1 inch = 174 feet



Legend

- Zoning District
- Parcels

Map prepared by: Michael D. Lofton II
 Date: January 20, 2012
 For: City of Beloit, Neighborhood Planning
 Date of Aerial Photography: April 2011

NEIGHBORHOOD PLANNING DIVISION

CITY of BELOIT

NEIGHBORHOOD PLANNING 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-2012-01

1. Address of subject property: 737 Crist Road; 731 Crist Rd; 732 & 738 Newark Rd

2. Legal description: Lot: ⁴⁹⁶⁵⁶49656 Block: _____ Subdivision: Big Hill Manor
(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: 1.63 acres.

3. Tax Parcel Number(s): 1238-0110, 1238-0075

4. Owner of record: Whirling Wheel Enterprise, LLC Phone: _____

3307 Riverside Drive, Beloit Wisconsin 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: City of Beloit

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

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: PUD to: R7A

All existing uses on this property are: Vacant Land

7. All the proposed uses for this property are:

Principal use(s): N/A

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: _____
- Other, explain: _____

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.

 / L. V. ARFT / 1-13-12
(Signature of Applicant) (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 Neighborhood Planning 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>2/18/2012</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Michael D. Lofton II</u>		Date: <u>1/12/2012</u>
Date Notice Published: _____	Date Notice Mailed: _____	



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

NOTICE TO THE PUBLIC

January 25, 2012

To Whom It May Concern:

The Neighborhood Planning Division has submitted a Zoning Map Amendment Application requesting a change in the zoning district classification from Planned Unit Development (PUD) to R-1A, Single-Family Residential for the properties located at:

731 – 737 Crist Road and 732 – 738 Newark Road

On March 7, 2005, the City Council approved a Zoning Map Amendment to Planned Unit Development (PUD) to allow a development consisting of four (4) duplexes and two (2) single-family condominium buildings for a total of ten (10) dwelling units on the subject properties. To date, the property has remained undeveloped since its approval and the submittal of the PUD-Final Site Plan. Therefore, the previously approved PUD – Master Land Use Plan has officially lapsed and the PUD zoning classification will be changed to R-1A, Single-Family Residential. A Location and Zoning Map is attached to this notice.

The following public hearings will be held regarding this application:

City Planning Commission: Wednesday, February 8, 2012, 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 20, 2012, 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 Michael D. Lofton II in the Neighborhood Planning Division at (608) 364-6708 or loftonm@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

KEVIN R & NIKKOLE L
SCHOBBER
741 KELSEY RD
BELOIT, WI 53511

KRIEGER
713 KELSEY RD
BELOIT, WI 535112076

KRIEGER
713 KELSEY RD
BELOIT, WI 535112076

MICHAEL & ZOE KRIEGER
713 KELSEY RD
BELOIT, WI 535112076

DAVID & LYNNE MEDING
717 KELSEY RD
BELOIT, WI 535112076

LADISLAV & EVA ZELENKA
723 KELSEY RD
BELOIT, WI 535112076

MICHAEL & JOAN GLODOWSKI
735 KELSEY RD
BELOIT, WI 535112076

ROBERT & PAULA NOLL
729 KELSEY RD
BELOIT, WI 535112076

WILLIAM KEALEY
309 SHERMAN AVE
JANESVILLE, WI 53545

WILLIAM KEALEY
309 SHERMAN AVE
JANESVILLE, WI 53545

ANDREW L & VICKY A TRICE
748 CRIST RD
BELOIT, WI 53511

DEMETRIUS FOSTER
742 CRIST RD
BELOIT, WI 53511

MICHAEL & CHERIE MAUERMAN
712 CRIST RD
BELOIT, WI 535112077

DERRICK JAMES
718 CRIST RD
BELOIT, WI 53511

GARRY & CAROL HENDRIX
736 CRIST RD
BELOIT, WI 535112077

JAMES HARTWIG
724 CRIST RD
BELOIT, WI 53511

JOSEPH T & JEWEL E ENNIS
REVOCABLE TRUST 2006
710 CRIST RD
BELOIT, WI 535112065

THOMAS & HARRIET FUELLEMAN
713 CRIST RD
BELOIT, WI 535112078

TIMOTHY & KAY KRAMAR
719 CRIST RD
BELOIT, WI 535112078

REVOCABLE TRUST OF 2006
810 CRIST DR
BELOIT, WI 535112065

THOMAS & HARRIET FUELLEMAN
713 CRIST DR
BELOIT, WI 535112078

TIMOTHY & KAY KRAMAR
719 CRIST DR
BELOIT, WI 535112078

TIMOTHY & KAY KRAMAR
719 CRIST DR
BELOIT, WI 535112078

LARRY UFKEN
2601 AFTON RD
BELOIT, WI 53511

LARRY UFKEN
2601 AFTON RD
BELOIT, WI 53511

STATHIS FAMILY LIMITED
PARTNERSHIP
1501 GULF BLVD #804
CLEARWATER, FL 33767

WHIRLING WHEEL ENTERPRISE LLC
3307 RIVERSIDE DR
BELOIT, WI 53511

Karry DeVault, Town Clerk
Beloit Town Hall
Administrative Offices
2871 S. Afton Road
Beloit, Wisconsin 53511

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land, also known as 2357 Field Crest Road, is hereby changed from DH, Development Holding District to R-1A, Single-Family Residential District:

Lot 2 of a Certified Survey Map as recorded in Volume 34 on Pages 341-344 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 1.474 acres, more or less.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 20th day of February, 2012.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Rebecca S. Houseman, City Clerk

Published this ____ day of _____, 2012

Effective this ____ day of _____, 2012

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the property located at 2357 Field Crest Road

Date: February 20, 2012

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Don & Tara Tinder have submitted an application for a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District to R-1A, Single-Family Residential District, for the property located at 2357 Field Crest Road.

Key Issues (maximum of 5):

- In 2007, the applicants constructed a single-family dwelling in the northeastern corner of an approximately 30-acre agricultural parcel, which was permitted because one single-family dwelling is allowed on properties zoned DH.
 - In late 2011, the applicants commissioned a Certified Survey Map (CSM) to separate the house from the remainder of the agricultural land. On December 19, 2011, the City Council approved a CSM that created a 1.474-acre parcel for the house and a 28-acre parcel for the remaining agricultural land.
 - The DH District is a special purpose district that is intended for areas that are not yet suitable for urban or suburban intensity development. Because the subject property has been divided from the agricultural parcel and includes an existing single-family home, the DH zoning classification is no longer appropriate. The R-1A district is intended to accommodate single-family detached dwellings on moderate to large-sized lots, which is appropriate for this property.
 - Planning staff recommended rezoning the subject property to R-1A as a condition of CSM approval and the City Council imposed this rezoning as condition #1 on the attached Resolution, which approved the CSM.
 - The Plan Commission reviewed this item on February 8, 2012 and voted unanimously (4-0) to recommend approval of this Zoning Map Amendment.
-

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Planned Neighborhood uses for the subject property. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #4.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Action required/Recommendation:

- City Council consideration and 1st and 2nd readings of the proposed Ordinance
-

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: February 8, 2012

Agenda Item: 4

File Number: ZMA-2012-01

Applicant: Don & Tara Tinder

Owner: John & Patricia A. Dabson
Living Trust

Location: 2357 Field Crest Road

Current Zoning: DH, Development
Holding District

Existing Land Use: Single-Family
Dwelling

Parcel Size: 1.474 Acres

Proposed Zoning: R-1A, Single-Family
Residential District

Request Overview/Background Information:

Don & Tara Tinder have submitted an application for a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District to R-1A, Single-Family Residential District, for the property located at 2357 Field Crest Road.

The attached **Location & Zoning Map** shows the location of the subject property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R-1A, Single-Family Residential District; Single-Family Dwellings
- South: DH, Development Holding District; Agricultural & Vacant Land
- East: R-1A, Single-Family Residential District; Single-Family Dwellings
- West: DH, Development Holding District; Agricultural

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- In 2007, the applicants constructed a single-family dwelling in the northeastern corner of an approximately 30-acre agricultural parcel, which was permitted because one single-family dwelling is allowed on properties zoned DH.
- In late 2011, the applicants commissioned a Certified Survey Map (CSM) to separate the house from the remainder of the agricultural land.
- On December 19, 2011, the City Council approved a CSM that created a 1.474-acre parcel for the house and a 28-acre parcel for the remaining agricultural land.
- The DH District is a special purpose district that is intended for areas that are not yet suitable for urban or suburban intensity development. Because the subject property has been divided from the agricultural parcel and includes an existing single-family home, the DH zoning classification is no longer appropriate. The R-1A district is intended to accommodate single-family detached dwellings on moderate to large-sized lots, which is appropriate for this property.
- Planning staff recommended rezoning the subject property to R-1A as a condition of CSM approval and the City Council imposed this rezoning as condition #1 on the attached Resolution, which approved the CSM.
- The subject property has a private well but is served by the City's sanitary sewer system.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments or concerns regarding this application.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - The subject property is adjacent to an established single-family neighborhood. The applicants will continue to use the subject property as a single-family dwelling and have not proposed a change in land use.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The existing neighborhood to the northeast of the subject property is already zoned R-1A.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property is not suitable for the uses that are permitted in the DH district (e.g. agriculture). The subject property does not meet the minimum development standards in DH with respect to density, minimum lot area, and minimum lot width.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - There has been very little development activity in the general area during the past decade.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Planned Neighborhood uses for the subject property. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #4.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Neighborhood Planning Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District to R-1A, Single-Family Residential District, for the property located at 2357 Field Crest Road.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Resolution, Application, Public Notice, and Mailing List.

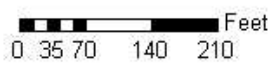
Location & Zoning Map

2357 Field Crest Road

ZMA-2012-01



1 inch = 177 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: January 2012
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: March 2011

NEIGHBORHOOD PLANNING DIVISION

FILE# 8521
DEC 19 2011
CITY OF БЕЛОIT
CITY CLERK

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
2357 & 2426 FIELD CREST ROAD**

WHEREAS, Section 12.05(1)(c) of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled "*Subdivision and Official Map Ordinance*" authorizes the City Council of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the City that involves the dedication of land to the public; and

WHEREAS, the attached two-lot Certified Survey Map for the properties located at 2357 & 2426 Field Crest Road, containing 29.6 acres, more or less, is located within the jurisdiction of the City of Beloit and involves the dedication of land to the public; and

WHEREAS, the Plan Commission of the City of Beloit has heretofore recommended approval of the attached two-lot Certified Survey Map, along with the dedication of land for a public street which pertains to the following described land:

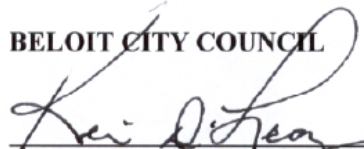
**OF PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND
PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 21,
T. 1 N., R. 13 E., OF THE FOURTH P.M., CITY OF БЕЛОIT,
ROCK COUNTY, WISCONSIN**

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Beloit does hereby approve the attached two-lot Certified Survey Map, subject to the following conditions:

1. The property owner shall apply to rezone proposed Lot 2 to R-1A, Single-Family Residential, by April 1, 2012.
2. The final CSM shall be recorded with the Rock County Register of Deeds, ideally by December 31, 2011.

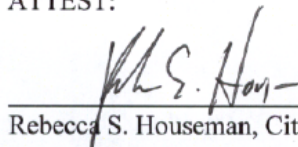
Adopted this 19th day of December, 2011.

BELOIT CITY COUNCIL



Kevin D. Leavy, Council President

ATTEST:



Rebecca S. Houseman, City Clerk

CSM-2011-09, 2357-2426 Field Crest Road, Council Report

CITY of BELOIT

NEIGHBORHOOD PLANNING 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.: ~~XXXXXXXXXX~~ ZMA-2012-01

1. Address of subject property: 2357 FIELD CREST ROAD

2. Legal description: Lot: _____ Block: _____ Subdivision: LOT 2 CSM DOC # 1935711
VOL 34 PGS 341-344
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = 64,184 square feet.

If more than two acres, give area in acres: 1.474 acres.

3. Tax Parcel Number(s): 22180010

4. Owner of record: DON & TARA TINDER Phone: (608) 751-2022
2357 FIELD CREST ROAD BELOIT WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: SAME
(Address) (City) (State) (Zip)
(608) 362-4228 / /
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:** P-1A
Change zoning district classification from: DH to: ~~R1A~~
All existing uses on this property are: SINGLE FAMILY RESIDENTIAL

7. All the proposed uses for this property are:
Principal use(s): SINGLE FAMILY RESIDENTIAL
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: _____
- Other, explain: _____

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

Name(s): DON & TARA TINDER Phone: (608) 751-2022
2357 FIELD CREST ROAD 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.

Tara J. Tinker TARA JEAN TINDER 1/13/2012
 (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 Neighborhood Planning 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: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>February 8, 2012</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Don Pennington</u>	Date: <u>1/13/12</u>	
Date Notice Published: _____	Date Notice Mailed: _____	



City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

January 26, 2012

To Whom It May Concern:

Don & Tara Tinder have submitted an application for a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District to R-1A, Single-Family Residential District, for the property located at:

2357 Field Crest Road.

The applicants recently obtained approval of a Certified Survey Map (CSM) that created a separate 1.474-acre parcel for the existing single-family dwelling on the subject property. Because the DH District is no longer appropriate for a developed single-family lot, this proposed Zoning Map Amendment was a condition of CSM approval. The single-family neighborhood to the northeast of the subject property is already zoned R-1A.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, February 8, 2012, 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 20, 2012, 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 Neighborhood Planning Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

ZMA-2012-01, 2357 Field Crest Road

LESLIE HALPERN
3497 FIELD CREST CT
BELOIT, WI 53511

MERLIN E & WILHELMINA M
KENITZER
3488 FIELD CREST CT
BELOIT, WI 53511

CAY MADOFF
3458 FIELDCREST CT
BELOIT, WI 53511

NEIL & MELODY WIRGAU
2414 FIELD CREST RD
BELOIT, WI 53511912

RANDY S & KRISTINE A MILLS
3461 FIELD CREST CT
BELOIT, WI 53511

ROLAND A & CAROLYN J
CONSIE TRUST
3494 FIELD CREST CT
BELOIT, WI 53511910

ERICA HAWKINS
3485 FIELD CREST CT
BELOIT, WI 53511

RICHARD A & LINDA
SWEDBERG LIVING TRUST
2404 FIELD CREST RD
BELOIT, WI 53511

DAVID T & JANE THREINEN
3473 FIELDCREST CT
BELOIT, WI 53511

KATHLEEN WICK
2424 FIELD CREST RD
BELOIT, WI 53511912

RICHARD L & BETSY DALE
3491 FIELD CREST CT
BELOIT, WI 53511910

KRISTINN P & SUSAN L
ARMANN
3470 FIELD CREST CT
BELOIT, WI 53511

MERLIN & MERLA BUSSAN
3479 FIELD CREST CT
BELOIT, WI 53511910

DENNIS & YVONE DIVINE
3467 FIELD CREST CT
BELOIT, WI 53511910



PROCEEDINGS OF THE BELOIT CITY COUNCIL
Special Meeting
February 6, 2012
5:30 p.m.

Presiding: Kevin D. Leavy
Present: Charles Haynes, David F. Luebke, Eric Newnham, Mark Spreitzer, and James E. Van De Bogart
Absent: Sheila De Forest

1. President Leavy called the meeting to order at 5:30 p.m. in the 4th Floor City Manager's Conference Room at City Hall. Roll called showed Councilors Haynes, Leavy, Luebke, Newnham, Spreitzer, and Van De Bogart present.
2. Councilor Van De Bogart moved to adjourn into closed session Pursuant to Wis. Stats. 19.85(1)(e) to update and discuss strategies related to **Collective Bargaining**. Councilor Luebke seconded. The motion carried, and the Council adjourned into closed session at 5:30 p.m.
3. Councilor Luebke moved to adjourn the meeting, and Councilor Spreitzer seconded. The motion carried, and the meeting adjourned at 6:35 p.m.

Rebecca S. Houseman
City Clerk

www.ci.beloit.wi.us

Date Approved by Council:



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, February 6, 2012

Presiding: Kevin D. Leavy
Present: Charles Haynes, David F. Luebke, Eric Newnham, Mark Spreitzer, and James Van De Bogart
Absent: Sheila De Forest

1. The meeting was called to order at 7:01 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Vice President Van De Bogart presented a proclamation recognizing the **Beloit International Film Festival**, to take place February 16 through February 19, 2012, to Nancy Heidt, Vice-President of the 2011-2012 BIFF Board of Directors. File 7148
 - b. President Leavy presented the 2012 **State of the City Address**. He said that the City is moving forward in a positive state. He listed some of the City's many accomplishments over the past year, and he indicated that we have to continue to progress in the areas of economic development, regionalization, business retention, and code enforcement. He challenged everyone in the City to continue to promote Beloit's positives while seeking ways to improve the City. File 7757
4. PUBLIC HEARINGS – none
5. CITIZENS' PARTICIPATION
 - a. Deanna Parish, 1600 Sun Valley Drive, said that she is in attendance to answer any questions about the parking regulation changes on Cleora Drive.
 - b. Don Parish, 1600 Sun Valley Drive, also said he is in attendance to answer questions about the parking regulation changes on Cleora Drive.
 - c. Mike Zoril, 1756 Carlyle Road, gave suggestions about how to use the "net win" revenue from the proposed casino if the project comes to fruition.
6. CONSENT AGENDA

Councilor Newnham requested that item 6.d. be removed from the Consent Agenda. Councilor Van De Bogart moved to adopt the Consent Agenda, which consists of items 6.a. through 6.c. and items 6.e. and 6.f. Councilor Luebke seconded, and the motion carried that the Consent Agenda, except item 6.d., be accepted, approved, adopted, or referred and acted upon as required by state and local codes by a vote of 6-0.

- a. **Minutes** of the Regular meeting of January 17 and Special meeting of January 24, 2012 were approved.
- b. The application for a **Zoning Map Amendment** to change the Zoning District Classification from DH, Development Holding District, to R-1A, Single-family Residential District, for the property located at 2357 Field Crest Road was referred to the Plan Commission. File 8526
- c. The application for a **Zoning Map Amendment** to change the Zoning District Classification from PUD, Planned Unit Development District, to R-1A, Single-family Residential District, for the

properties located at 731 and 737 Crist Road and 732 and 738 Newark Road was referred to the Plan Commission. File 6667

- e. The resolution authorizing the **Final Payment** of Public Works Contract C11-25, Renewable Energy Systems, was adopted File 8511
- f. The resolution approving the **2012 Paratransit Aids Contract** between the State of Wisconsin and the City of Beloit was adopted. File 8050

- d. Community Development Director Julie Christensen presented a resolution approving a one-lot **Certified Survey Map** for the properties located at 1800 Gateway Boulevard and 1751 Apex Drive. She indicated that this is associated with the proposed NorthStar development project and that a condition in the resolution was amended slightly from the version that was published in the Councilors' packets. Councilor Haynes moved to adopt the resolution, and Councilor Newnham seconded. The motion carried 6-0. File 8455

7. ORDINANCES

- a. Ms. Christensen presented a proposed Ordinance to amend the **Zoning District Map** to change the Zoning District Classification from PLI, Public Lands and Institutions District, to C-2, Neighborhood Commercial District, for the property located at 1872 Porter Avenue for a second reading. It was noted that the Plan Commission recommended approval 6-0. She indicated that if this zoning map amendment was approved, she would work with Hendricks Development, the owner of the adjacent property, to pursue a rezoning to assuage concerns regarding spot zoning. Councilor Luebke moved to enact the Ordinance, and Councilor Newnham seconded. The motion carried 6-0. File 8522 Ordinance 3456
- b. City Engineer Mike Flesch presented a proposed Ordinance to establish **No-Parking Regulations** on Cleora Drive for a first reading. It was noted that the Traffic Review Committee recommended approval 5-0. He indicated that staff sent out surveys to the neighborhood, and two people responded in opposition to the change and one person responded in favor. He also said that the original application was for no-parking on both sides of Cleora Drive; however, this Ordinance was born out of compromise between the business owners and the residential property owners in the area. Councilor Haynes said that if this change does not help the neighbors, the issue can be revisited. Councilor Newnham moved to suspend the rules for a second reading, and Councilor Van De Bogart seconded. The motion carried 6-0. On the merits of the Ordinance, Councilor Van De Bogart moved to enact, and Councilor Haynes seconded. The motion carried 6-0. File 7791 Ordinance 3457

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- a. Councilor Newnham asked staff to review and follow up with an approved landscaping plan at the Blackhawk Substation on Pleasant Street.
- b. Councilor Luebke said that it was great to see so many educators and students in the audience.
- c. Councilor Van De Bogart said that he enjoyed a Stateline Literacy Council event at the Eclipse Center and encouraged everyone to attend and support the Beloit International Film Festival.
- d. Councilor Leavy thanked the students in the audience for their attendance.

10. CITY MANAGER'S PRESENTATION

- a. City Manager Larry Arft and Ms. Christensen presented the **Community Development Reorganization**. Ms. Christensen indicated that, due to the recent resignation of a manager in the Community Development Department, she is proposing to reorganize the department and distribute the workload to current employees through promotions to save money. Councilor Leavy asked how many people will be taking on additional responsibilities, and Ms. Christensen indicated that three people, including Ms. Christensen, will be responsible for the additional work. She indicated that budget savings in the Community Development Block Grant fund and the general fund would be realized through this reorganization.

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Fire Chief Brad Liggett and Police Captain Bill Tyler presented a resolution authorizing the City Manager to apply for **Homeland Security WISCOM Upgrades** to local agencies Grant Program for the Fire Department. Councilor Van De Bogart asked how these upgrades would impact our relationship with South Beloit and Winnebago County, and Captain Tyler said that they would not be on the same system but we can still all communicate effectively. Councilor Luebke moved to adopt the resolution, and Councilor Newnham seconded. The motion carried 6-0. File 7947
- b. Chief Liggett and Captain Tyler presented a resolution authorizing the City Manager to apply for **Homeland Security WISCOM Upgrades** to local agencies Grant Program for the Police Department. Councilor Newnham moved to adopt the resolution, and Councilor Spreitzer seconded. The motion carried 6-0. File 7947
- c. Chief Liggett and Captain Tyler presented a resolution amending the **2012 Capital Improvement Budget** and Appropriating Funds for **Homeland Security WISCOM Upgrades** to Local Agencies Grant Program. Councilor Van De Bogart moved to adopt the resolution, and Councilor Haynes seconded. The motion carried 6-0. File 8514/7947

12. At 8:10 p.m., Councilor Haynes moved to adjourn the meeting, and Councilor Spreitzer seconded. The motion carried 6-0.

Rebecca S. Houseman, City Clerk

www.ci.beloit.wi.us

Date approved by Council:

**RESOLUTION
AWARDING CONTRACT C11-28
Lean-to Shed Addition**

WHEREAS, four competitive bids were received, the low bid being from Paulson Kimball Const., and,

WHEREAS, Paulson Kimball Const. is a qualified bidder, therefore,

IT IS RESOLVED, that Contract C11-28, Lean-to Shed Addition, be, and hereby is, awarded to Paulson Kimball Const., Janesville, WI, in the following amounts:

Paulson Kimball Const.
917 Todd Drive
Janesville, WI 53546

Base Bid	\$ 53,200.00
Allowance for Change Orders and/or Extra Work	<u>\$ 7,800.00</u>
TOTAL PROJECT COST	\$ 61,000.00

AND IT IS FURTHER RESOLVED, that the amount of \$61,000.00, be, and hereby is, funded as follows:

P2919559-5533-2009 Storage Bays (DPW)	\$42,440.49
P2903253-5514-2009 Rail Crossing Improvements	<u>\$18,559.51</u>
TOTAL	\$61,000.00

Dated at Beloit, Wisconsin this 20th day of February, 2012.

City Council of the City of Beloit

Kevin D. Leavy, President


ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Andy Hill, Project Engineer 

DATE: January 30, 2012

SUBJECT: Bid Results for Contract C11-28
Lean-to Shed Addition

Pursuant to advertisements placed January 11 and January 18, bids were received until 2:00 PM on January 26 for the Lean-to Shed Addition. A tabulation of bids is attached.

Four bid was received for this project as follows:

1. Paulson Kimball Const.,Janesville, WI	\$53,200.00	*Low Bid*
2. Gilbank Construction, Inc.,Clinton, WI	\$61,750.00	16.1%
Engineer's Estimate	\$84,500.00	
3. Engineered Buildings, Inc.,Milwaukee, WI	\$97,200.00	82.7%
4. Badgerland Buildings, Inc.,Black Creek, WI	\$116,700.00	119.4%

Upon review of the Contractor's Proof of Responsibility Statement, Paulson Kimball Const. is determined to be a responsible bidder.

I recommend that this low bid be accepted.

PROJECT INFORMATION

This project will add a 20' x 100' sheltered outdoor storage bay to the west wall of the salt shed at the Department of Public Works Operations Facility.

Tabulation of Bids

Contract C11-28

Lean-to Shed Addition

Bids Opened January 26, 2:00 PM

Item No.	Bid Item Description	Unit	Engineer's Estimate		Paulson Kimball Const. Janesville, WI		Gilbank Construction, Inc. Clinton, WI		Engineered Buildings, Inc. Milwaukee, WI		Badgerland Buildings, Inc. Black Creek, WI	
				Total Amount	Total Amount		Total Amount		Total Amount		Total Amount	
1	Base Bid: Design and Build a 100' x 20' lean-to bay addition on the west side of the existing City of Beloit Salt Storage building.	Lump Sum	\$84,500.00	\$84,500.00	\$53,200.00	\$53,200.00	\$61,750.00	\$61,750.00	\$97,200.00	\$97,200.00	\$116,700.00	\$116,700.00
2	Additive alternate: 4" thick asphalt floor as specified.	Lump Sum	\$10,940.00		\$10,940.00		\$15,540.00				\$8,700.00	
3	Additive alternate: Chain link fencing panels, 10' long x 8' high, complete with mounting details and hardware as shown on plans. Maximum of eighteen.	Each	\$1,495.00		\$1,495.00		\$850.00				\$1,400.00	
TOTAL PROPOSAL				\$84,500.00		\$53,200.00		\$61,750.00		\$97,200.00		\$116,700.00

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award of Contract C11-28, Lean-to Shed Addition

Date: February 20, 2012

Presenter(s): Michael F. Flesch P.E., City Engineer

Department(s): Public Works/ Engineering

Overview/Background Information:

This project will add a 20' x 100' sheltered outdoor storage bay to the west wall of the salt shed at the Department of Public Works Operations Facility..

Key Issues (maximum of 5):

1. Four bid was received for this project. The low bid of \$53,200.00 was from Paulson Kimball Const. and is -37.0% less than the engineer's estimate of \$84,500.00.
2. Paulson Kimball Const. is considered a responsible bidder for this project.
3. The costs for this project are as follows: \$53,200.00 for construction, \$ 7,800.00 for Change Orders or extra work, for a total of \$61,000.00.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project will protect construction materials, supplies, and equipment from the damaging effects of weather.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
n/a
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
n/a
- **Reduce dependence on activities that harm life sustaining eco-systems**
n/a
- **Meet the hierarchy of present and future human needs fairly and efficiently**
Protection of materials from rain and snow will facilitate their availability and preserve their storage life.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends awarding this Public Works Contract to Paulson Kimball Const. in the amount of \$53,200.00.

Fiscal Note/Budget Impact:

Adequate funding is available in the Capital Improvement Plan.

**RESOLUTION AUTHORIZING
THE CITY MANAGER OF THE
CITY OF БЕLOIT TO SUBMIT AN APPLICATION TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
FOR A DAM REMOVAL GRANT**

WHEREAS, the Wisconsin Department of Natural Resources Dam Removal Grant would allow for the removal of an old broken dam in Leeson Park and the restoration of the stream bed around the dam, and

WHEREAS, the grant covers 100% of eligible removal costs to a maximum of \$50,000, and

WHEREAS, the anticipated cost of removal and restoration is \$20,000 and is less than the grant cap,

NOW THEREFORE BE IT RESOLVED that the City Council does hereby authorize the City Manager or his designee to submit an application to the Wisconsin Department of Natural Resources for a Dam Removal Grant for the removal of an old dam in Leeson Park.

Adopted this 20th day of February, 2012.

Kevin D. Leavy
City Council President

ATTEST:

Rebecca S. Houseman
City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Wisconsin Department of Natural Resources Dam Removal Grant Application

Date: February 20, 2012

Presenter(s) Michael Flesch, City Engineer

Department(s): Public Works/Engineering

Overview/Background Information:

The City of Beloit was contacted by the Wisconsin Department of Natural Resources (WDNR) regarding the removal of the old dam on Spring Brook in Leeson Park. WDNR has recommended the dam be removed to restore the stream to its natural condition.

A WDNR Dam removal grant is available to reimburse the City for the expenses related to the dam removal and restoration.

Key Issues (maximum of 5):

1. Estimated cost to remove dam and restore the area is around \$20,000.
2. Estimated cost is less than the grant cap.
3. Eligible costs would be 100% reimbursed.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

Goal 1: This project will restore the stream to its natural state, thus protecting the natural environment.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
N/A
- Reduce dependence on activities that harm life sustaining eco-systems
N/A
- Meet the hierarchy of present and future human needs fairly and efficiently
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends authorizing the City Manager of the City of Beloit to submit an application to the Wisconsin Department of Natural Resources for a dam removal grant.

Fiscal Note/Budget Impact:

Funds are available in the 2012 CIP budget to cover the upfront cost. Grant reimbursement funds would replenish the CIP account. The account being utilized was scheduled for the dog park (P2910450). This project has been delayed until 2013. Therefore, the funds are available for use this year and will be reimbursed before needed.

NOTICE OF INTENT TO APPLY FOR EXTERNAL FUNDING

DEPARTMENT: Public Works – Engineering Division

DATE: February 7, 2012

FUNDING SOURCE:

NAME OF GRANT: Wisconsin Department of Natural Resources
Dam Removal Grant

AMOUNT OF PROPOSED GRANT: \$50,000

LOCAL MATCH REQUIREMENTS: \$0

PURPOSE OF GRANT: Hire a contractor to remove the dam from
Leeson Park and restore the stream bank around the dam.

ADDITIONAL INFORMATION CAN BE OBTAINED FROM:
Mike Flesch – City Engineer
Bill Frisbee – Storm Water Engineer

February 20, 2012

**APPOINTMENT REVIEW COMMITTEE
REPORT TO CITY COUNCIL
APPOINTMENT RECOMMENDATION**

The undersigned Kevin D. Leavy, duly elected President of the Beloit City Council, subject to confirmation by the Beloit City Council, does hereby appoint the following citizen members to the vacancies and terms indicated below, said appointments being pursuant to nominations made and approved by the Appointment Review Committee at the regular meeting held February 13, 2012:

Kevin D. Leavy, President
Beloit City Council

Appointments

Disabled Parking Enforcement Assistance Council

Sherri Lynn Bennington, 1761 Fayette Ave. (replacing Pearl Marzette) to a term ending October 31, 2014

Landmarks Commission

Ellen E. Joyce, 1134 Eaton Ave. (replacing Shari Carley) to a term ending October 31, 2014

Park, Recreation and Conservation Advisory Commission

Chad P. Larson, 1621 Emerson St. (replacing Terry Lee Wilson) to a term ending September 30, 2014

Plan Commission

Tom Seifarth, 2577 White Oaks Drive (replacing Deloyde Sanders) to a term ending April 30, 2012

PLEASE ANNOUNCE THE FOLLOWING VACANCIES

Appointment Review Committee (1 vacancy for resident)
Board of Ethics (1 vacancy for former City Councilor, 1 vacancy for resident)
Board of Review (1 vacancy [as Alternate] for resident)
Community Development Authority (1 vacancy for resident)
Disabled Parking Enforcement Assistance Council (2 vacancies for residents with disabled plates)
Municipal Golf Committee (1 vacancy for youth representative)
Park, Recreation & Conservation Advisory Commission (1 vacancy for youth)
Traffic Review (1 vacancy for resident)

RESOLUTION
AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW AN OUTDOOR SEATING AREA AND OUTDOOR SALES, POSSESSION, & CONSUMPTION OF ALCOHOL IN A C-3, COMMUNITY COMMERCIAL DISTRICT, FOR THE PROPERTY LOCATED AT 65 PORTLAND AVENUE

WHEREAS, the application of David Kline Sr. for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-3, Community Commercial District, for the property located at 65 Portland 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 an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-3, Community Commercial District, for the property located at 65 Portland Avenue in the City of Beloit, for the following described premises:

Lots 15, 17, and 18 of Block 8 of Merrill's Addition and Lots 2, 3, 6, and 7 and the right-of-way over Lots 4 and 6 of Daven's Subdivision of Block 8 of Merrill's Addition, except the perpetual right-of-way over Lot 6 to Lots 1, 2, 3, 4, and 5, in the City of Beloit, Rock County, Wisconsin (a/k/a 65 Portland Avenue, Parcel Number 1351-0525). Containing 0.4 acre, 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 Conditional Use Permit authorizes the 1,450 square-foot (25' x 58') outdoor seating area on the east side of the existing building shown in the application attachments and the extension of the sales, possession, & consumption of alcohol into said area, subject to all of the conditions of approval.
2. Prior to establishment of the conditional uses, the applicant shall amend the liquor license for the premises to include the outdoor seating area.
3. The outdoor seating area shall be surrounded by a **privacy fence that is eight (8) feet in height, as authorized by the Board of Appeals on February 7, 2012.** ~~fence. The applicant may only construct an 8-foot privacy fence if the Board of Appeals grants a variance to the height and opacity requirements in the Fence Ordinance.~~
4. Before construction begins, the applicant shall obtain an Architectural Review Certificate and a Building Permit.
5. The maximum capacity of the outdoor seating area shall be thirty-two (32) persons, except during previously authorized special events. This maximum capacity shall be posted inside the building and within the outdoor seating area. The door leading to the outdoor seating area shall be marked as an exit.

6. The outdoor seating area shall include an emergency exit door or gate that leads to the parking lot. The door or gate shall be at least three (3) feet wide and a clear exit path shall be maintained.
7. The applicant shall provide a visible and/or audible fire alarm within the outdoor seating area.
8. Music may not be played in the outdoor seating area after 10:00 PM.
9. The outdoor seating area shall include trash & recycling containers and all litter shall be disposed of daily.
10. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Community Development Director may approve minor changes administratively.

Adopted this 20th day of February, 2012.

BELOIT CITY COUNCIL

Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk



CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 65 Portland Avenue

Date: February 20, 2012

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

David Kline Sr., the owner of Kline's Club 88, has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-3, Community Commercial District, for the property located at 65 Portland Avenue. The applicant has proposed a 1,450 square-foot (25' x 58') outdoor seating area on the east side of the existing building.

Key Issues (maximum of 5):

- The proposed outdoor seating area consists of a covered bar area, an uncovered deck, an emergency exit, and ramps leading from the deck to the elevated bar area. According to the applicant, the proposed outdoor seating area includes 8 tables and 32 chairs.
 - The proposed design (including materials) will be reviewed during the Architectural Review process.
 - The proposed outdoor seating area is surrounded by a wood privacy fence that is 8 feet in height. On February 7, 2012, the Board of Appeals met and approved an Area Variance to allow a privacy fence that is 8 feet in height in the front setback area, as proposed by the applicant.
 - The Plan Commission reviewed this item on November 9, 2011 and voted unanimously (5-0) to recommend approval of the Conditional Use Permit, subject to the conditions recommended by the Neighborhood Planning Division. Planning staff has revised condition #3 on the attached Resolution to reflect the Board of Appeals' decision.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #4.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels – N/A
 - Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
 - Reduce dependence on activities that harm life sustaining eco-systems – N/A
 - Meet the hierarchy of present and future human needs fairly and efficiently – N/A
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: November 9, 2011

Agenda Item: 3

File Number: CU-2011-04

Applicant: David Kline Sr.

Owner: David Kline Sr. & Glenda Kline

Location: 65 Portland Avenue

Existing Zoning: C-3, Community Commercial District

Existing Land Use: Tavern

Parcel Size: 0.4 Acre

Request Overview/Background Information:

David Kline Sr., the owner of Kline's Club 88, has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-3, Community Commercial District, for the property located at 65 Portland Avenue. The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

North: R-3, Low-Density Multifamily Residential District; Single-Family Dwelling

South: PLI, Public Lands & Institutions District; Parkland

East: C-3, Community Commercial District and PLI; Vacant Land

West: C-3, Community Commercial District; Used Car Lot and Multifamily Dwellings

Key Issues:

- The applicant has proposed a 1,450 square-foot (25' x 58') outdoor seating area on the east side of the existing building. The proposed outdoor seating area consists of a covered bar area, an uncovered deck, an emergency exit, and ramps leading from the deck to the elevated bar area.
- According to the applicant, the proposed outdoor seating area includes 8 tables and 32 chairs.
- The proposed outdoor seating area is surrounded by a wood privacy fence that is 8 feet in height. The proposed fence does not comply with the City's fence regulations, and it may only be installed if the applicant obtains a variance to the applicable fence regulations (height and opacity).
- Section 4-804 of the Zoning Ordinance states that outdoor seating areas for bars are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.
- This application does not include the 6' x 28' outdoor seating area near the Portland Avenue entrance (shown on the sketches), which is not allowed because it would encroach into the public right-of-way.
- The proposed design (including materials) will be reviewed during the Architectural Review process.
- The off-street parking requirements contained in the Zoning Ordinance require taverns to provide off-street parking stalls in an amount equal to 50 percent of capacity.
- According to the applicant, there will be 35 parking stalls remaining in the parking lot following construction of the outdoor seating area. The seating capacity of the proposed outdoor seating area is 32, which translates into 16 required parking stalls. The seating capacity of the existing tavern is 30, which translates into 15 required parking stalls. With a total of 31 required parking stalls and 35 stalls in the parking lot, the property will comply with the off-street parking requirements contained in the Zoning Ordinance.
- The City's Review Agents have reviewed this application and have not submitted any comments or concerns.
- The attached Public Notice was sent to nine (9) nearby property owners. As of this writing, one nearby owner has expressed opposition to the proposed outdoor seating area.
- **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Subject to certain conditions of approval, the proposed outdoor seating area will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The proposed outdoor seating area is adjacent to the existing tavern building, so noise and lights generated by the outdoor seating area are not expected to negatively impact the use of nearby properties. In addition, the subject property is a part of a large C-3, Community Commercial District that runs along Fourth Street.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood*

- of the subject property;*
- The proposed uses will not diminish or impair property values within the neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
- Not Applicable.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
- Staff will review the architectural design and materials to ensure that they are compatible with development in the neighborhood.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
- Adequate facilities and infrastructure are available to serve the conditional uses.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
- The subject property includes adequate off-street parking and the proposed use is not expected to cause traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The conditional uses will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Planned Mixed Use for the subject property and the surrounding area. This recommendation is intended to guide the future redevelopment of the surrounding area, although the plan notes that the C-3 zoning district is appropriate. Consideration of this request supports City of Beloit Strategic Goal #4.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Neighborhood Planning Division recommends **approval** of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-3, Community Commercial District, for the property located at 65 Portland Avenue, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the 1,450 square-foot (25' x 58') outdoor seating area on the east side of the existing building shown in the application attachments and the extension of the sales, possession, & consumption of alcohol into said area, subject to all of the conditions of approval.
2. Prior to establishment of the conditional uses, the applicant shall amend the liquor license for the premises to include the outdoor seating area.
3. The outdoor seating area shall be surrounded by a fence. The applicant may only construct an 8-foot privacy fence if the Board of Appeals grants a variance to the height and opacity requirements in the Fence Ordinance.
4. Before construction begins, the applicant shall obtain an Architectural Review Certificate and a Building Permit.
5. The maximum capacity of the outdoor seating area shall be thirty-two (32) persons, except during previously authorized special events. This maximum capacity shall be posted inside the building and within the outdoor seating area. The door leading to the outdoor seating area shall be marked as an exit.
6. The outdoor seating area shall include an emergency exit door or gate that leads to the parking lot. The door or gate shall be at least three (3) feet wide and a clear exit path shall be maintained.
7. The applicant shall provide a visible and/or audible fire alarm within the outdoor seating area.
8. Music may not be played in the outdoor seating area after 10:00 PM.
9. The outdoor seating area shall include trash & recycling containers and all litter shall be disposed of daily.
10. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Community Development Director may approve minor changes administratively.

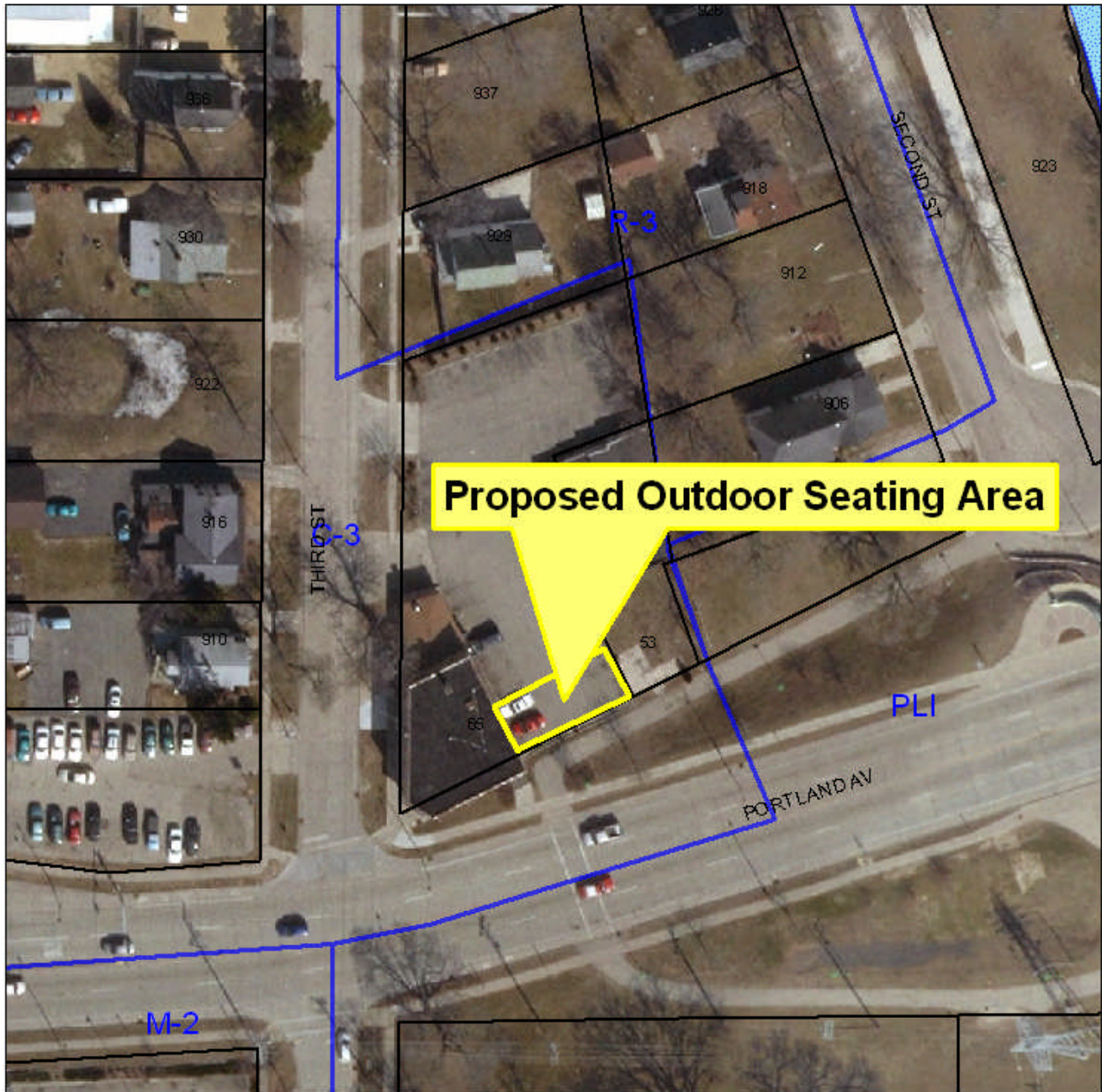
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Site Photos, Application, Sketches, Public Notice, and Mailing List.

Location & Zoning Map

65 Portland Avenue

CU-2011-04



1 inch = 67 feet
0 15 30 60 90 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: October 2011
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: March 2011

NEIGHBORHOOD PLANNING DIVISION

Note: Ladder is approximately 7 ½ feet in height



CITY of BELOIT
Neighborhood Planning Division

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

Conditional Use Permit Application

(Please Type or Print) File Number: CU-2011-04

1. Address of subject property: 65 Portland Ave.

2. Legal description: Kline's Club 88, Inc.

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): 13510525

4. Owner of record: David L. Kline Sr. Phone: 1008 362-4275

1948 Sun Valley Dr. Beloit WI 53511

(Address) (City) (State) (Zip)

5. Applicant's Name: David L. Kline Sr.

1948 Sun Valley Dr. Beloit WI 53511

(Address) (City) (State) (Zip)

1008 362-1440 1008 931-7549 roadwayspub@att.net

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

6. All existing use(s) on this property are: Bar & restaurant

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

A Conditional Use Permit for: Outside seating

in a(n) C-3 Zoning District.

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

Principal use: Beer garden and smoking area

Secondary use: Outside events being pig roast and parties

Accessory use: During warmer weather extra seating

for eating.

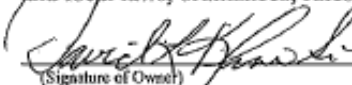
9. Project timetable: Start date: Dec 1 2011 Completion date: _____

10. 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.

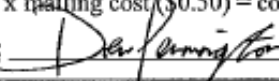
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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


 _____ / David K. Kline Sr. / 10/3/2011
(Signature of Owner) (Print name) (Date)

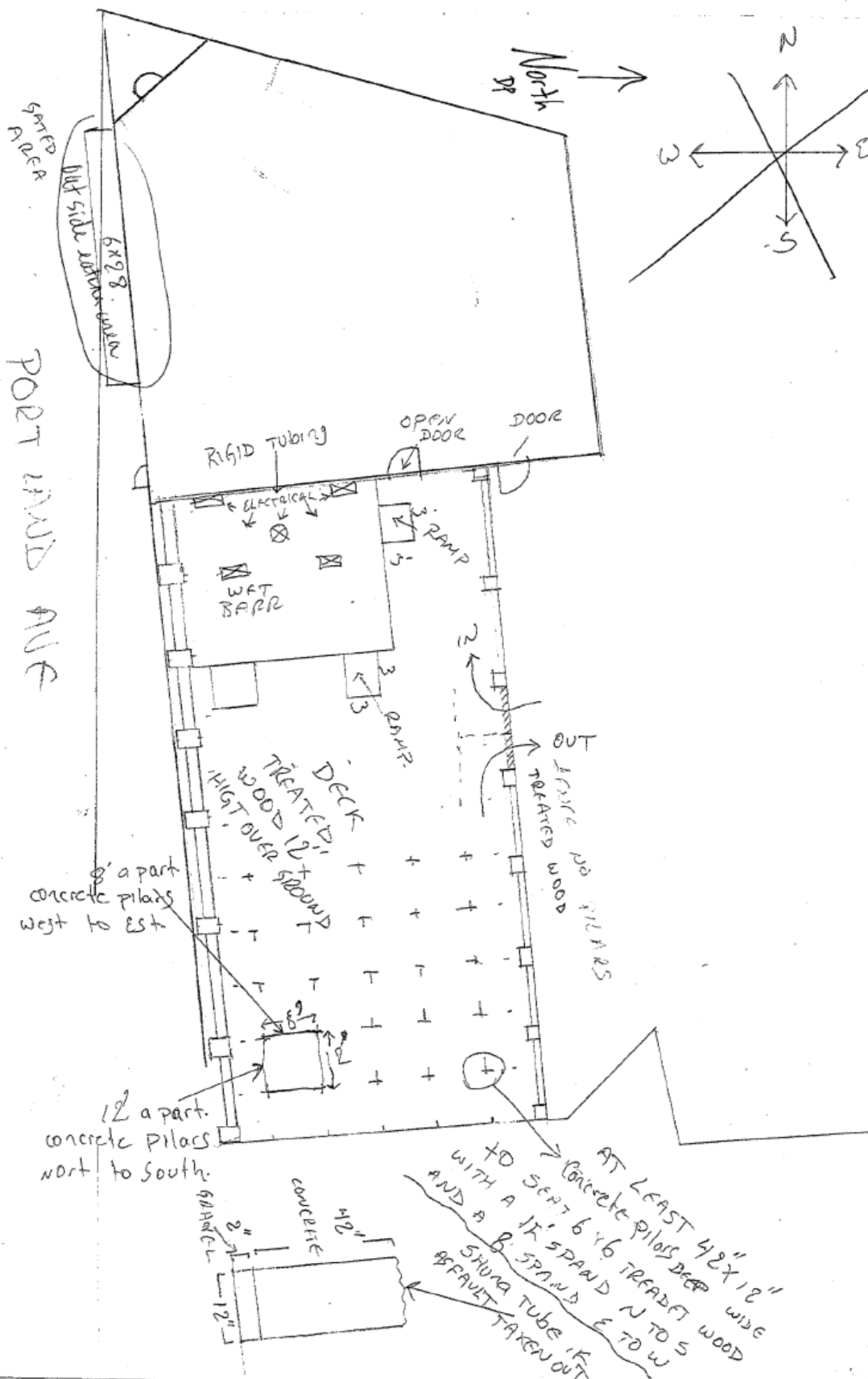
_____ / _____ / _____
(Signature of Applicant, if different) (Print name) (Date)

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 Neighborhood Planning Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

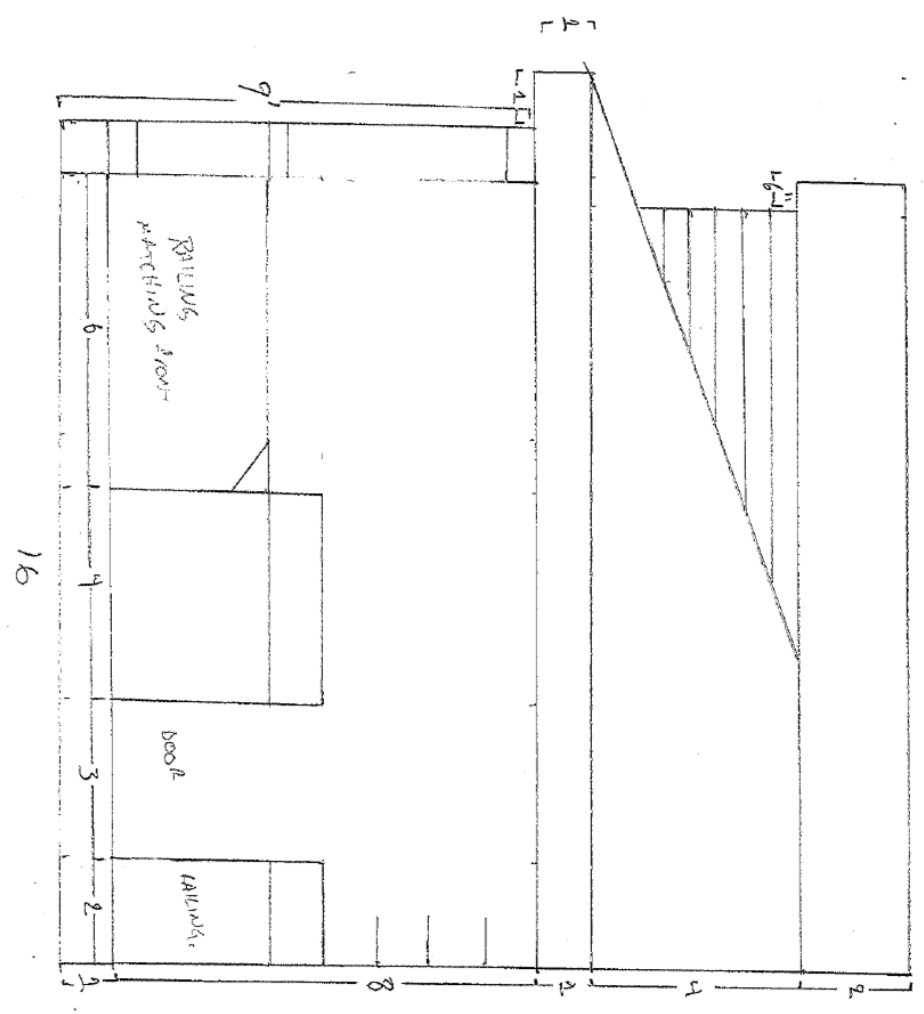
This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <u>\$275.00</u>	Amount paid: <u>\$275.⁰⁰</u>	Meeting date: <u>November 9, 2011</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: 	Date: <u>10/7/11</u>	

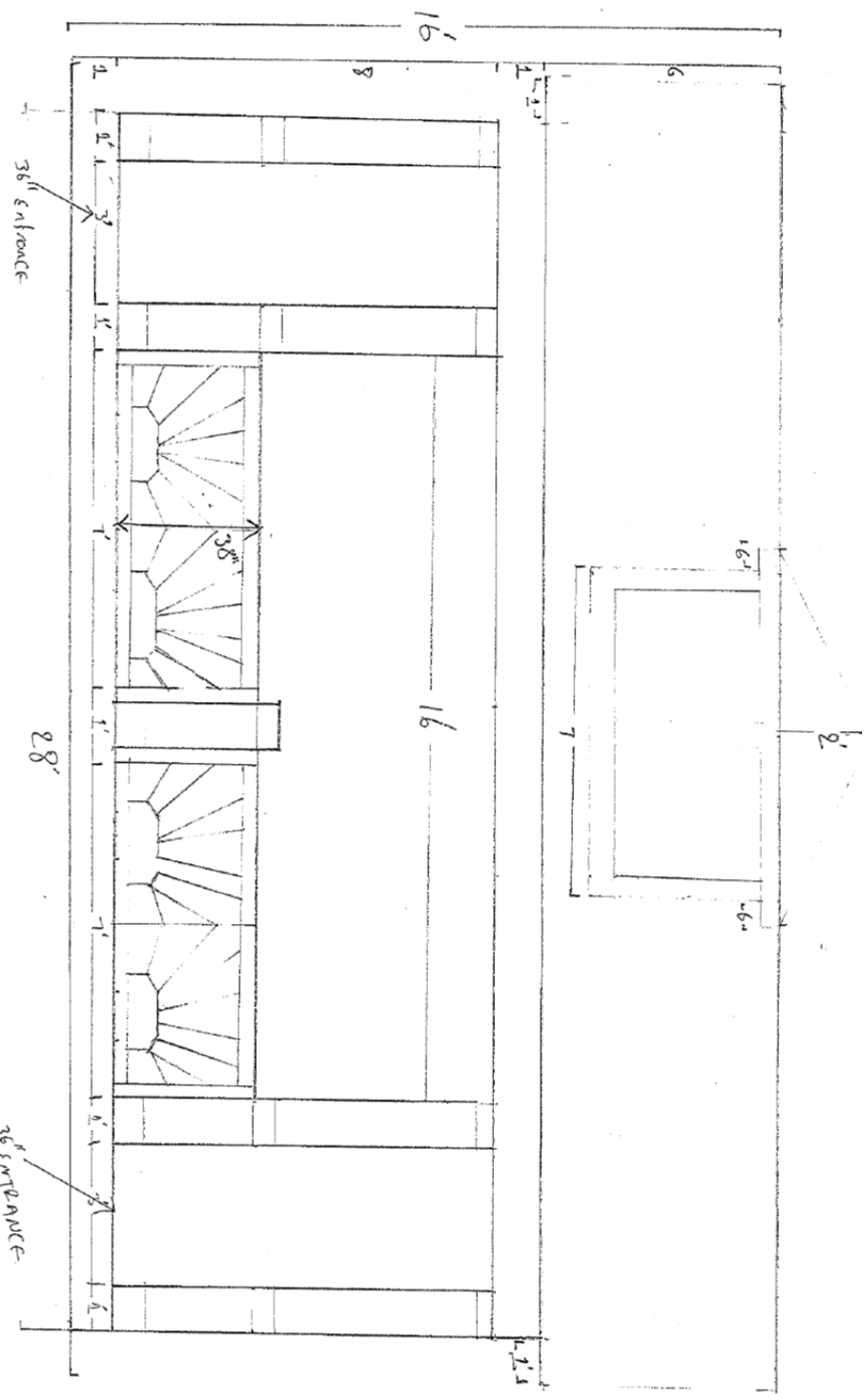
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— SIDE OF WET BARR
 — PRE MADE RAFTERS WITH OPEN
 CEILING

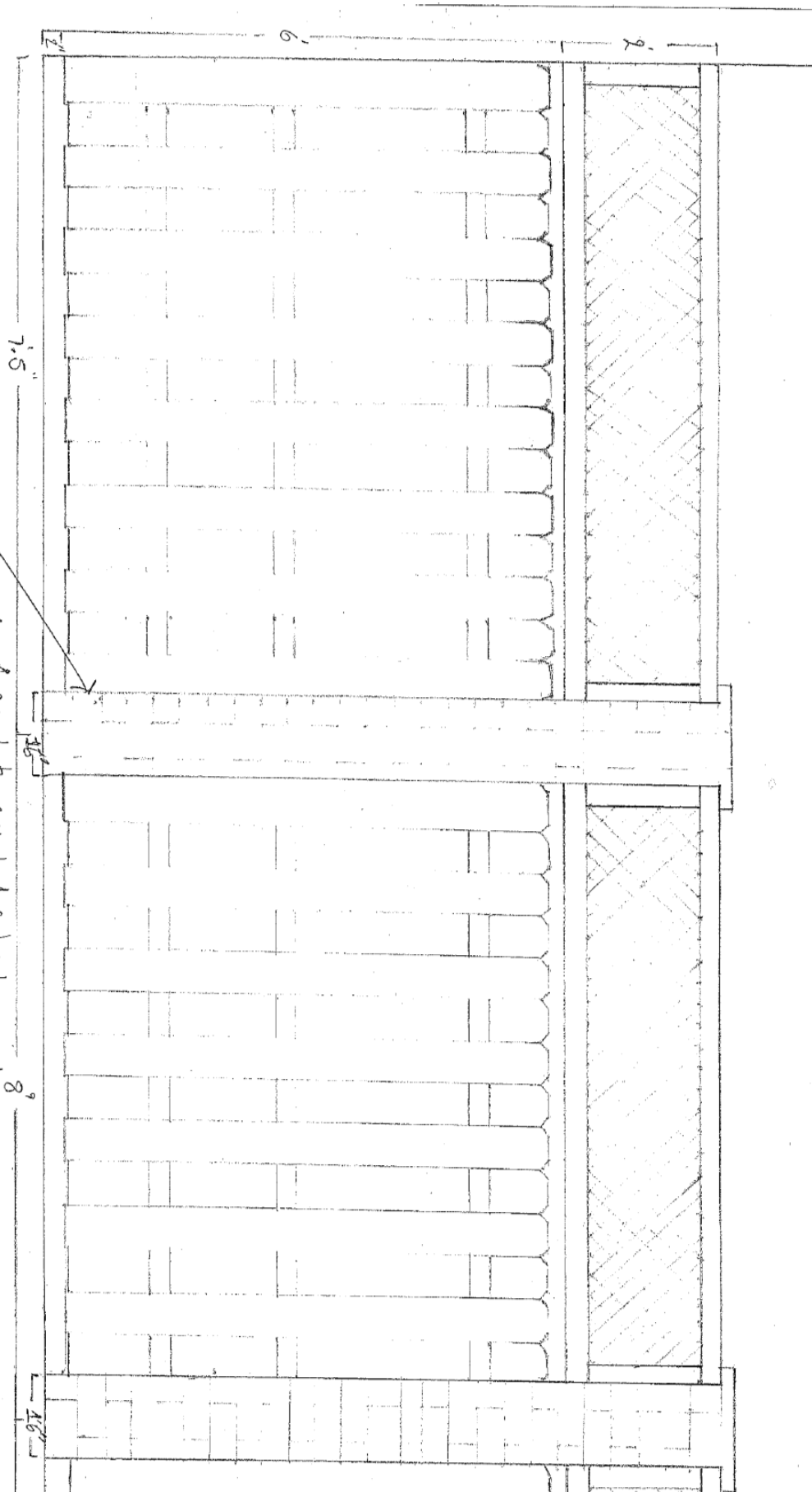


CURT BORD



ABOUT FENCE
BRICK PILLARS MATCHED TO BUILDING

BRICK PILLARS
16" X 16" X 8"
& APPROX 8' EXCEPT THIS HOODING BUILDING





City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

October 26, 2011

To Whom It May Concern:

David Kline Sr., the owner of Kline's Club 88, has filed an application for a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcohol in a C-3, Community Commercial District, for the property located at:

65 Portland Avenue.

The applicant has proposed a 25' x 58' outdoor seating area on the east side of the existing building.

The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, November 9, 2011, 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, November 21, 2011, 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 Neighborhood Planning Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

CU-2011-04, David Kline Sr., 65 Portland Avenue

HI PROPERTY ILLC
P O BOX 6614
LONGMONT, CO 80504

RAMIRO & NORMA BAUTISTA
1315 CENTER ST
SOUTH BELOIT, IL 610800041

JAMES JACOT
8837 N CONGRESS AVE APT 722
KANSAS CITY, MO 64153

BEVERLY MULLIGAN
4344 E WOOD TRL
BELOIT, WI 53511

DUANE & SUSAN DREVDAHL
953 FOURTH ST
BELOIT, WI 53511

DUANE E & SUSAN E
DREVDAHL
7435 S JOHNSON RD
BELOIT, WI 53511

VINCENT G & DELORES O
STANKEWITZ REVOCABLE TR
2360 S MADISON RD
BELOIT, WI 53511

PAUL & ELIZABETH
SLAYMAKER
5679 KUTZKE PKWY
SOUTH BELOIT, IL 61080

PASCUAL & MARIA GOMEZ
1601 EIGHTH ST
BELOIT, WI 53511