



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, January 8, 2014 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the December 18, 2013 Meeting**
3. **Zoning Ordinance Amendment Related to the Public Lands and Institutions District**
Public hearing, review and consideration of an Ordinance to create Section 5-102(a)(15) and to amend Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to the Public Lands & Institutions (PLI) district uses and standards
4. **Certified Survey Map – 801 Bushnell Street – First Congregational Church**
Review and consideration of a two-lot Certified Survey Map for the property located at 801 Bushnell Street in the City of Beloit
5. **Certified Survey Map – 4003 S. Walters Road**
Review and consideration of a one-lot Certified Survey Map for the property located at 4003 S. Walters Road in the Town of Beloit
6. **Zoning Map Amendment – Various Properties Located on North and Sixth Street near the Beloit Memorial High School campus**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1B, Single Family Residential District, and R-2, Two-Family Residential District, to PLI, Public Lands & Institutions District for the properties located at 219 and 225 North Street; and 1203, 1233, 1249, 1253, 1257, 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349 and 1353 Sixth Street
7. **Zoning Ordinance Amendment Relating to Nonconforming Uses and Structures**
Public hearing, review and consideration of an Ordinance to repeal and recreate Sections 9.1.1 and 9.1.2 and to amend Sections 9.1.4, 9.2.1(A) and 9.2.2.(E) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to nonconforming uses and structures

**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

8. **Conditional Use Permit – 1029 Fourth Street – Vehicle Repair**

Public hearing, review and consideration of a Conditional Use Permit to allow vehicle repair in a C-3, Community Commercial District, for the property located at 1029 Fourth Street

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

10. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: January 3, 2014

Approved: Julie Christensen, Community
Development Director

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, December 18, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

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

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelly, Nee, Ruster, and Kincaid.

2. **Approval of the Minutes of the December 4, 2013 Meeting**

Commissioner Nee moved and Commissioner Kelly seconded approval of the Minutes of the December 4, 2013 meeting. The Minutes were approved (6-0).

3. **Conditional Use Permit - 601, 605, 645, 655, and 701 Third Street - Ironworks**

Public hearing, review and consideration of a Conditional Use Permit to allow Office and Health Club uses at the Ironworks location in a M-2, General Manufacturing District, for the properties located at 601, 605, 645, 655, and 701 Third Street

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Mark Membrino, Hendricks Commercial Properties LLC, was present for questions.

Mr. Membrino discussed and reviewed details of the project in response to Plan Commissioners questions.

Chairperson Faragher closed the Public Hearing.

Commissioner Ruster moved to approve the Conditional Use Permit and Commissioner Kelly seconded the motion. The motion carried (6-0).

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

Ms. Christensen commented that the Comprehensive Plan Amendment and the Zoning Map Amendment for the final house on the Gaston School site was approved.

The Conditional Use Permit for Domino's Pizza was approved.

The PUD for Burton Street will be revisited and an informational meeting is scheduled for January 7, 2014.

5. **Adjournment**

The meeting adjourned at 7:33 PM.

Respectfully submitted,
Gail Riddle

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 8, 2014

Agenda Item: 3

File Number: ZTA-2014-02

Request Overview/Background Information:

Planning staff has drafted and the City Attorney has reviewed an Ordinance to create Section 5-102(a)(15) and to amend Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to Public Lands & Institutions (PLI) district uses and standards.

Key Issues:

- The PLI district is a special purpose district that is intended to accommodate major public and quasipublic uses (e.g. parks, churches, colleges, schools, etc.).
 - Planning staff drafted the attached Ordinance in response to an emerging trend in the community involving the closure and/or consolidation of church buildings. Many of these church buildings or portions thereof remain vacant and underutilized. The attached Ordinance also legalizes all of the existing Day Care Centers and Community Services that are operated or sponsored by existing church congregations.
 - Section 1 of the attached Ordinance adds Day Care Centers and Community Services to the list of uses that are permitted by-right in PLI districts. Planning staff has been contacted by different entities that would like to purchase or lease vacant space in church buildings to operate these compatible uses, which are currently prohibited under the existing PLI standards. Community Services are defined as “uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community, whether publicly or privately owned.” Examples include senior centers, community centers, youth clubs, and vocational training centers.
 - Section 2 of the attached Ordinance simplifies the development standards in PLI districts by adopting the standards that are applicable in the most restrictive adjacent zoning district. Since PLI districts are intended to be part of the fabric of a given neighborhood, it is logical to adopt the neighborhood’s development standards. The most significant changes in Section 2 involve replacing the current minimum lot area and lot width standards, which are one acre and 100 feet, respectively. These standards are ill-equipped to deal with the subdivision of existing PLI lots, which are often smaller than one acre. Section 2 of the attached Ordinance adopts the minimum lot area and lot width standards in the most restrictive adjacent zoning district, which will ensure compatibility with the neighborhood.
-

Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #5.
-

Sustainability:

- **Reduce dependence upon fossil fuels** – The attached Ordinance may reduce dependence upon fossil fuels by encouraging the adaptive reuse of existing institutional buildings, thereby capitalizing on the embodied energy in these structures and increasing the land use mix within existing neighborhoods.
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Ordinance to create Section 5-102(a)(15) and to amend Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to Public Lands & Institutions (PLI) district uses and standards.

Fiscal Note/Budget Impact: N/A

Attachments: Public Notice and Proposed Ordinance



NOTICE TO THE PUBLIC

December 18, 2013

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to create Section 5-102(a)(15) and to amend Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to Public Lands & Institutions (PLI) District Uses and Standards.

The PLI district is a special purpose district that is intended to accommodate major public and quasipublic uses. The proposed Ordinance adds Day Care Centers and Community Services to the list of uses that are permitted by-right in the PLI district. The proposed Ordinance also amends the development standards in the PLI district to match those in the most restrictive adjacent zoning district.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, January 8, 2014, 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: Tuesday, January 21, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

ZTA-2014-02, PLI Uses and Standards

ORDINANCE NO. _____

AN ORDINANCE TO CREATE SECTION 5-102(a)(15) AND TO AMEND SECTION 5-103 OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO PUBLIC LANDS AND INSTITUTIONS (PLI) DISTRICT USES AND STANDARDS

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

Section 1. Section 5-102(a)(15) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created as follows:

5-102 ALLOWED USES.

a. Uses Permitted By-Right.

15. Day Care Centers and Community Services

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Section 2. Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

5-103 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS. Development in the PLI district shall be subject to the ~~following~~ Density/Intensity and Dimensional Standards: applicable in the most restrictive adjacent district.

DEVELOPMENT STANDARD	PLI
Maximum Density (units/acre)	25.00
Minimum Lot Area (square feet)	43,560
Minimum Lot Width (feet)	100
Front Setback (feet)	Same as most restrictive adjacent district
Interior Side Setback (feet)	10 or at least 1/2 height of principal structure, whichever is greater
Street Side Setback (feet)	Same as most restrictive adjacent district
Rear Setback (feet)	30 or at least 1/2 height of principal structure, whichever is greater
Maximum Height (stories/feet)	7/80

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Section 3. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this _____ day of January, 2014.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, Council President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: January 8, 2014

Agenda Item: 4

File Number: CSM-2014-02

Applicant: R.H. Batterman & Co., Inc.

Owner: First Congregational Church

Location: 801 Bushnell Street

Existing Zoning: PLI, Public Lands & Institutions District & Wellhead Overlay

Existing Land Use: Church & Vacant Structure

Total Area: 1.496 Acres

Request Overview/Background Information:

R.H. Batterman & Co., Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 801 Bushnell Street. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

Key Issues:

- The intent of the proposed CSM is to separate the existing, vacant church-owned building addressed as 627 Church Street from the remainder of the parcel in order to convey this parcel to a day care operator. The structure located at 627 Church Street was once on a separate parcel, but was combined with the church campus at some point. The structure was most recently used as the church's resale shop, but has been vacant for many years.
 - Proposed Lot 1 is 9,210 square feet in area and includes 66.41 feet of frontage on Church Street, and will be formally reassigned the 627 Church Street address. Proposed Lot 2 is 55,971 square feet in area and includes the remainder of the church campus, with frontage on Church Street, Bushnell Street, and Park Avenue.
 - Planning staff has proposed changes to the permitted use, minimum lot area, and minimum lot width standards in PLI districts that will allow the proposed CSM to be signed and recorded. If staff's proposed changes are adopted by the City Council, this existing PLI district will be subject to the minimum lot area and lot width standards applicable in the adjacent R-1B, Single-Family Residential District (8,750 square feet and 50 feet, respectively). Both proposed lots meet these standards. Planning staff is recommending a condition of approval stipulating that approval of this land division is contingent upon City Council approval of the proposed changes to PLI district uses and standards.
 - The structure located at 627 Church Street is a contributing structure in the College Park Historic District. Planning staff opposed the church's 2010 request to demolish the structure, and urged the church to commission a CSM and to convey the structure for rehabilitation as an alternative to demolition. If the proposed CSM is approved, Lot 1 will remain in the historic district and Lot 2 will remain an Individual Historic Landmark.
 - The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Single-Family Residential, including supportive institutional uses, for the subject property. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures.
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 801 Bushnell Street in the City of Beloit, subject to the following conditions:

1. Lot 1 shall be assigned the address of 627 Church Street.
 2. Planning staff may not sign the attached CSM until the City Council approves revised PLI uses & standards.
 3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.
-

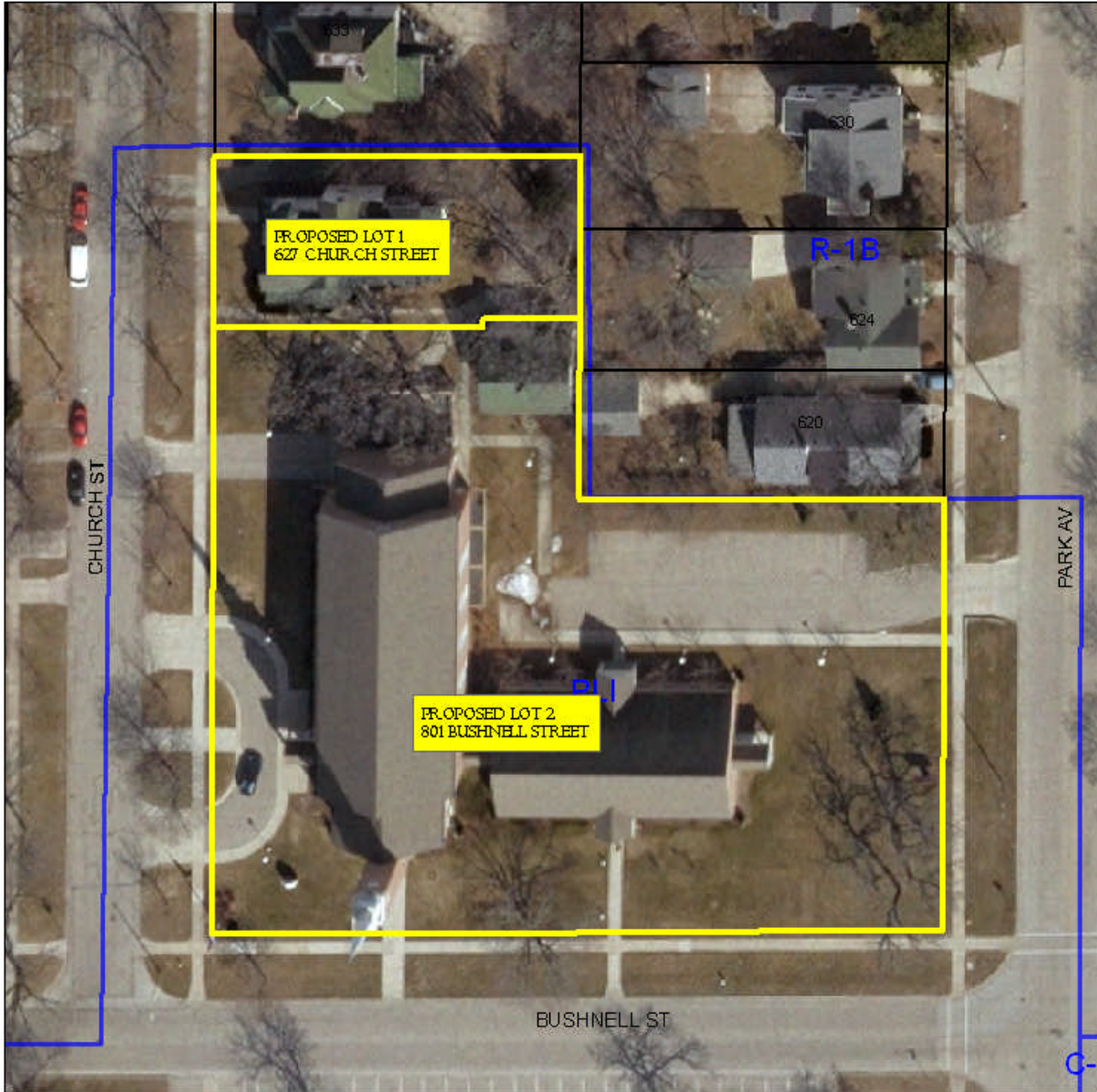
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, CSM, Application, and Resolution.

Location & Zoning Map

801 Bushnell Street

CSM-2014-02



1 inch = 55 feet
0 10 20 40 60 Feet

Legend

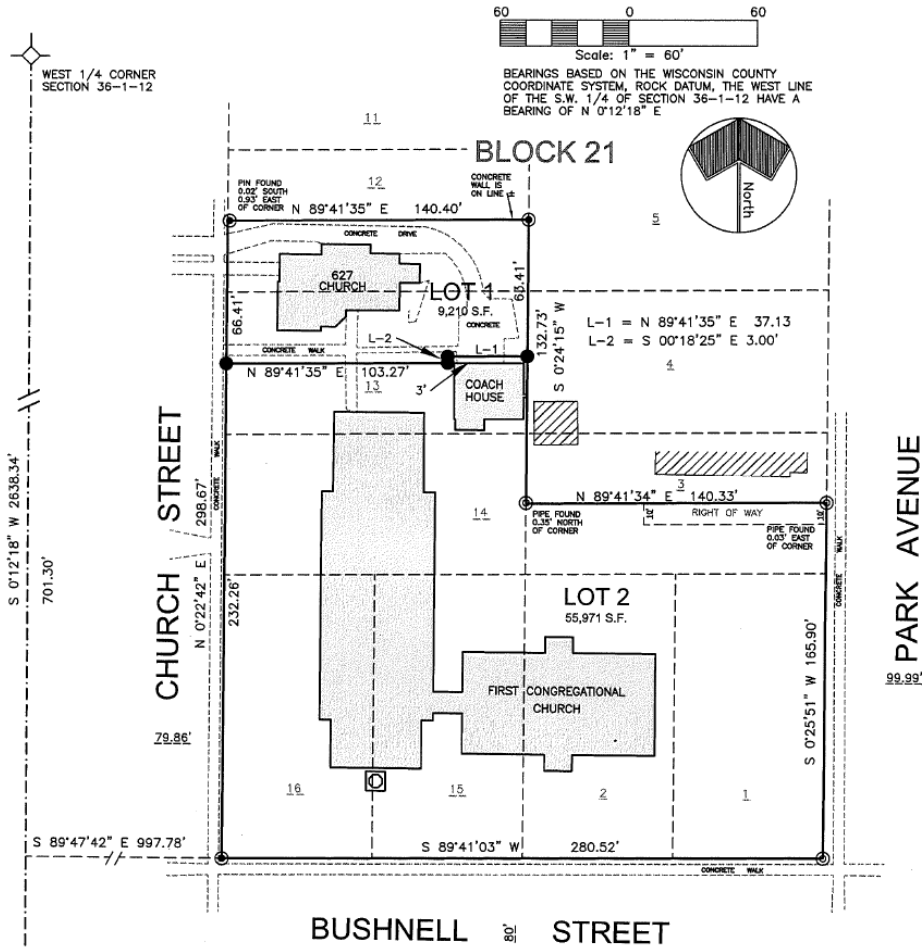
- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: December 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP OF

LOTS 1, 2, 13, 14, 15, 16 AND PART OF LOTS 3 AND 12 OF BLOCK 21 OF THE ORIGINAL PLAT OF THE CITY OF БЕЛОIT MADE BY JOHN HOPKINS, BEING ALL A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



ORDER NO. 31741
 BOOK xxx PAGE xx
 DATE DECEMBER 18, 2013
 FOR FIRST CONGREGATIONAL CHURCH
 SHEET 1 OF 3
 File Name: J:\31700-31750\31741 FIRST CONG\31741.dwg

Batterman
 engineers surveyors planners

2857 Bartells Drive
 608.365.4464

Beloit, Wisconsin 53511
 www.rhbatterman.com

CERTIFIED SURVEY MAP OF

LOTS 1, 2, 13, 14, 15, 16 AND PART OF LOTS 3 AND 12 OF BLOCK 21 OF THE ORIGINAL PLAT OF THE CITY OF БЕЛОIT MADE BY JOHN HOPKINS, BEING ALL A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE OF DEDICATION

First Congregational Church of Beloit, as Owner, does hereby certify that said church caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

First Congregational Church of Beloit further certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: The Planning Commission of the City of Beloit.

IN WITNESS WHEREOF, First Congregational Church of Beloit has caused these presents to be signed by Charles P. McCleary, Moderator, this _____ day of _____, 2013.

Charles P. McCleary, Moderator

State of Wisconsin) Personally came before me, this _____ day of _____, 2013,
County of Rock) ss. Charles P. McCleary of the above-named church, to me known to be the person who executed the foregoing instrument, and to me known to be such officer of said church, and acknowledged that he executed the foregoing instrument as such officer as the deed of such church, by its authority.

Notary Public, Rock County, Wisconsin

My Commission Expires: _____

ORDER NO. 31741
DATE: DECEMBER 18, 2013
FOR: FIRST CONGREGATIONAL CHURCH
SHEET 2 OF 3



CERTIFIED SURVEY MAP OF

LOTS 1, 2, 13, 14, 15, 16 AND PART OF LOTS 3 AND 12 OF BLOCK 21 OF THE ORIGINAL PLAT OF THE CITY OF БЕЛОИТ MADE BY JOHN HOPKINS, BEING ALL A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert Leuenberger, a Registered Land Surveyor, do hereby certify that I
County of Rock) ss. have surveyed and mapped lots 1, 2, 13, 14, 15, 16 and part of lots 3, and 12 of block 21 of the Original Plat of the City of Beloit made by John Hopkins, being all a part of the N.W. 1/4 of the S.W. 1/4 of Section 36, T. 1 N., R. 12 E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 corner of Section 36, aforesaid; thence South 0°12'18" West 701.30 feet along the West line of said S.W. 1/4; thence South 89°47'42" East 997.78 feet to the Southwest corner of said Block 21 and the point of beginning; thence North 0°22'42" East 298.67 feet along the West line of said Block 21; thence North 89°41'35" East 140.40 feet; thence South 0°24'15" West 1321.73 feet; thence North 89°41'24" East 140.33 feet; thence South 0°25'51" West 165.90 feet to the Southeast corner of said Block 21; thence South 89°41'03" West 280.52 feet to the place of beginning. Containing 65,181 square feet of land more or less.

Subject to any easements, agreements, covenants or restrictions recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Given under my hand and seal, this 18th day of December, 2013 at Beloit, Wisconsin.

Approved by the Planning Commission of the City of Beloit, this ____ day of _____, 2013.

By: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of _____, 2013.

By: _____
Rock County Treasurer

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D. 2013
AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 31741
DATE: DECEMBER 18, 2013
FOR: FIRST CONGREGATIONAL CHURCH
SHEET 3 OF 3



City of Beloit

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2014-02

1. Address of property: 627 Church^{Street} and 801 Bushnell^{Street}
2. Tax Parcel Number(s): 1366-0410
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 36, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: First Congregational Church / Pat McCleary Phone: 815-525-3525
801 Bushnell Street BELOIT WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 65,181 SF
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: PLI / WPO
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; pre-application meeting was held on 12/5/13 with City of Beloit Staff.
 - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

[Signature] / RH BATTERMAN CO. / 12/16/13
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$170.00</u>
Scheduled meeting date: <u>Jan. 8, 2014</u>	
Application accepted by: <u>Drew Perington</u>	Date: <u>12/16/13</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 801 BUSHNELL STREET**

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

WHEREAS, the attached two-lot Certified Survey Map for the property located at 801 Bushnell Street, containing 1.496 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

Lots 1, 2, 13, 14, 15, 16 and part of Lots 3 and 12 of Block 21 of the Original Plat of the City of Beloit made by John Hopkins, being all a part of the N.W. ¼ of the S.W. ¼ of Section 36, T. 1 N., R. 12 E. of the Fourth P.M., City of Beloit, Rock County, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 801 Bushnell Street, subject to the following conditions:

1. Lot 1 shall be assigned the address of 627 Church Street.
2. Planning staff may not sign the attached CSM until the City Council approves revised PLI uses & standards.
3. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.

Adopted this 8th day of January, 2014.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 8, 2014

Agenda Item: 5

File Number: CSM-2014-01

Applicant: RH Batterman

Owner: Wisconsin Power & Light Co.

Location: 4003 S. Walters Road, Town of Beloit

Existing Zoning: I-1, Light Industrial District (Town Zoning)

Existing Land Use: Vacant

CSM Area: 3.565 Acres

Request Overview/Background Information:

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and one-lot Certified Survey Map (CSM) for the property located at 4003 S. Walters Road in the Town of Beloit within the City's Extraterritorial Jurisdiction. The attached Location & Zoning Map shows the location of the property involved in this application.

Key Issues:

- The proposed CSM will create Proposed Lot 1. The current owner intends to sell this lot to a neighboring business owner.
- Proposed Lot 1 is 3.565 acres in area and is located on Townline Road east of the intersection with S. Walters Road. It includes approximately 310-feet of frontage on Townline Road. The parent parcel will retain 103 acres of land once the property has been subdivided.
- The City's Review Agents have not submitted any comments, concerns, or recommendations.

Consistency with Comprehensive Plan and Strategic Plan:

The property is outside the boundaries of the Future Land Use Map. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 4003 S. Walters Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.

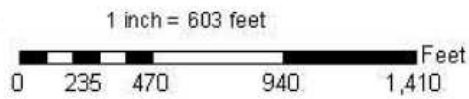
Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Application, CSM, and Resolution.

Location Map

4003 S. Walters Road

CSM-2014-01



Map prepared by: Stephanie Hummel
Date: January 2014
For: City of Beloit, Planning and Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION

City of Beloit

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2014-01

1. Address of property: 4003 S. Walters Road
2. Tax Parcel Number(s): 6-2-15.3
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit Rock or LaPrairie
In the NE Quarter of Section 2, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: Wisconsin Power & Light Co. Phone: 608-458-3845
4902 N. Biltmore Lane Madison WI 53718
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 3.5 Acres
8. Total area of land remaining in parent parcel: 103 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: I-1
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
- Pre-application meeting; pre-application meeting was held on 11/26/13
with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

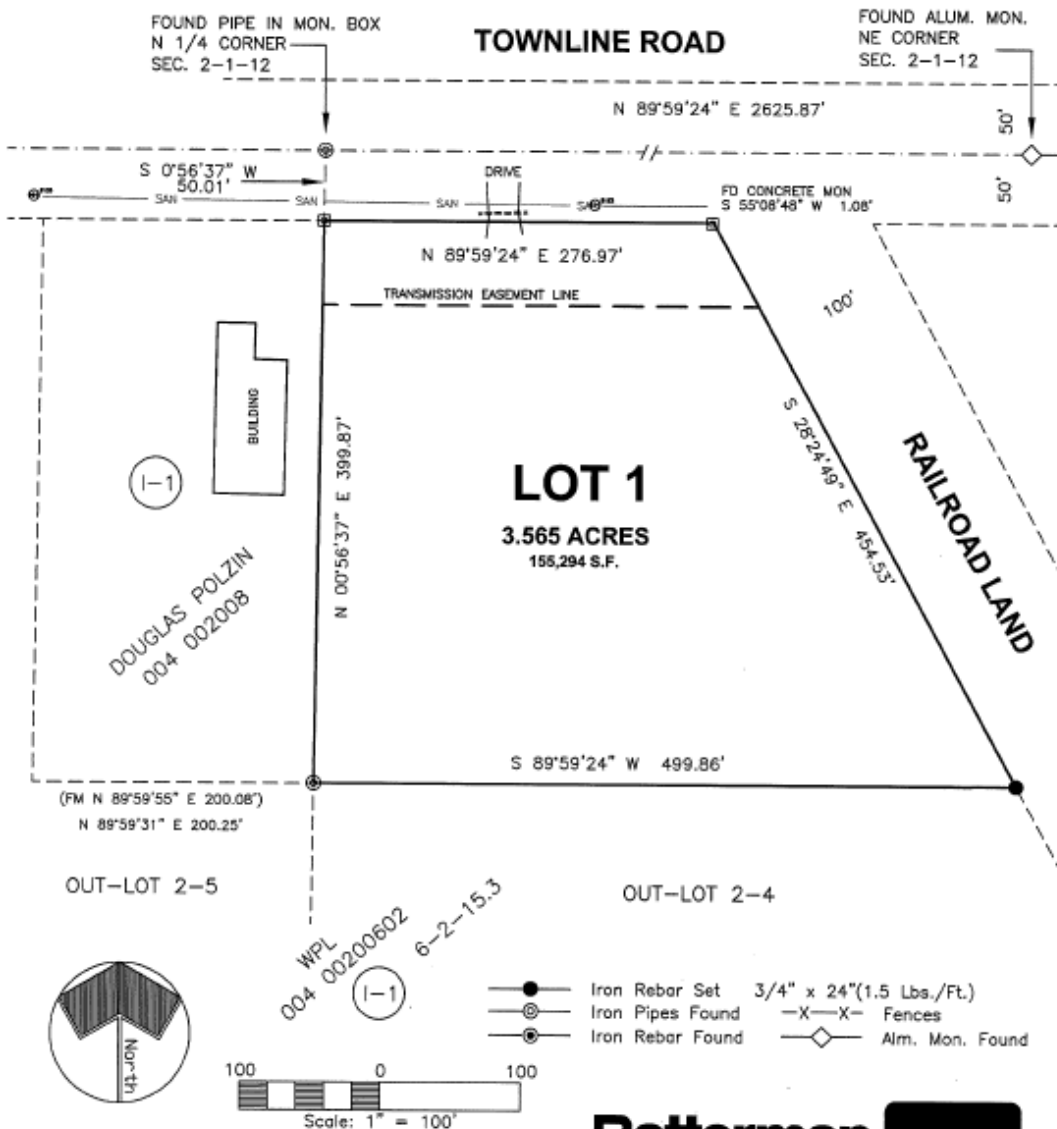
[Signature] / RH BATTERMAN CO / 12/16/13
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount Paid: <u>\$145.00</u>
Scheduled meeting date: <u>1/8/14</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>12/16/13</u>

CERTIFIED SURVEY MAP OF

PART OF OUT LOT 2-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AS SITUATED IN THE N.W. 1/4 OF THE N.E. 1/4 SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



ORDER NO. 31727
BOOK xxx PAGE xx
DATE DECEMBER 13, 2013
FOR SCOTT POLZIN
SHEET 1 OF 3

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK DATUM, THE NORTH LINE OF THE N.E. 1/4 OF SECTION 2-1-12 HAVING A BEARING OF N89°59'24"E

File Name: J:\31700-31750\31727 POLZIN\31727.dwg

Batterman
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com

CERTIFIED SURVEY MAP OF

PART OF OUT LOT 2-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AS SITUATED IN THE N.W. 1/4 OF THE N.E. 1/4 SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Robert H. Leuenberger, a Registered Land Surveyor, do hereby certify that I
County of Rock)^{ss.} have surveyed and mapped part of Out-Lot 2-4 of the Assessor's Plat of
Beloit Township as situated in the N.W. 1/4 of the N.E. 1/4 of Section 2, T. 1 N., R. 12 E. of the 4th P.M.,
Town of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the North Quarter corner of Section 2, aforesaid; thence South 0°56'37" West 50.00 feet to the place of beginning; thence North 89°59'24" East 276.97 feet; thence South 28°24'49" East 454.53 feet; thence South 89°59'24" West 499.86 feet; thence North 0°56'37" East 399.87 feet to the place of beginning. Containing 3.565 acres.

That I have made such survey and map by the direction of the Owner of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. Given under my hand and seal, this 13th day of December, 2013 at Beloit, Wisconsin.

Approved by the Town Board of the Town of Beloit,
this _____ day of _____, 2013.

By: _____

Approved by the Planning Commission of the City of
Beloit, this _____ day of _____, 2013.

By: _____

I hereby certify that the property taxes on the parent
parcel are current and have been paid as of
_____, 2013.

By: _____
Rock County Treasurer

This Final Land Division No. 2013 xxx is approved
this _____ day of _____, 2013.

By: _____
Rock County Planning, Economic and
Community Development

ORDER NO. 31727
DATE: DECEMBER 13, 2013
FOR SCOTT POLZIN

SHEET 2 OF 3

Batterman
engineers surveyors planners



2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com

CERTIFIED SURVEY MAP OF

PART OF OUT LOT 2-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AS SITUATED IN THE N.W.
1/4 OF THE N.E. 1/4 SECTION 2, T. 1 N., R. 12 E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY,
WISCONSIN

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Wisconsin Power and Light Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Wisconsin Power and Light Company does further certify that this plat is required by Sections 236.10 or 236.12 of the Wisconsin Statutes to be submitted to the Town Board of the Town of Beloit, Rock County Planning, Economic and Community Development and the Planning Commission of the City of Beloit.

WITNESS the hand and seal of said Administrator, this _____ day of _____, 2014.

F.J. Buri, Corporate Secretary

State of Wisconsin) Personally came before me, this _____ day of _____, 2014,
County of Rock)^{ss.} F.J. Buri of the above-named corporation, to me known to be the person
who executed the foregoing certificate, and to me known to be such Secretary of
said corporation, and acknowledge that he executed the foregoing certificate as such officer as the deed of such
corporation, by its authority.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS _____ DAY OF _____ A.D. 2014
AT _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

ORDER NO. 31727
DATE: DECEMBER 13, 2013
FOR SCOTT POLZIN

SHEET 3 OF 3



**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 4003 S WALTERS ROAD
IN THE TOWN OF BELOIT**

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

WHEREAS, the attached one-lot Certified Survey Map for the property located at 4003 S. Walters Road in the Town of Beloit is located within the extraterritorial jurisdiction of the City; and

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

PART OF OUT-LOT 4-2 OF THE ASSESSORS PLAT OF BELOIT TOWNSHIP AS
SITUATED IN THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 2, T.1 N., R.12 E. OF
THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN (A/K/A 4003 S
Walters Road) Containing 3.565 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED THAT the City Plan Commission of the City of Beloit does hereby approve the attached one-lot Certified Survey Map for the property located at 4003 S. Walters Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2014.

Adopted this 8th day of January, 2014.

James Faragher, Plan Commission Chairperson

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 8, 2014

Agenda Item: 6

File Number: ZMA-2013-10

Applicant: School District of Beloit

Owner: School District of Beloit

Location: 219 & 225 North Street;
1203, 1233, 1249, 1253, 1257, 1313,
1317, 1323, 1327, 1333, 1339, 1343,
1349 & 1353 Sixth Street

Current Zoning: R-2, Two-Family Residential & R-1B, SF Residential

Existing Land Use: Vacant & Residential
Total Area: 3.0975 Acres

Proposed Zoning: PLI, Public Lands & Institutions District

Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, and R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at 225 & 219 North Street and 1203, 1233, 1249, 1253, 1257, 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street.

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

- North: R-1B, Single-Family Residential District; Residential
- South: R-2, Two-Family Residential District; Residential
- East: PLI, Public Lands & Institutions District; Beloit Memorial High School parking and recreation facilities
- West: R-1B & R-2; Residential

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:

- This request is related to the proposed expansion of sports facilities at Beloit Memorial High School. On March 4, 2013, the City Council adopted an Ordinance amending the Future Land Use Map of the City's Comprehensive Plan to recommend Institutional & Community Services for the subject properties.
- The properties located at 1203, 1233, 1249, 1253, & 1257 Sixth Street are currently zoned R-2 and the properties located at 219 & 225 North Street and 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street are currently zoned R-1B. All of the subject properties must be rezoned to PLI before the school grounds may be expanded as planned.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, no comments have been received.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **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;*
 - There are residential uses surrounding this property. The proposed expanded PLI district is compatible with these existing uses and the proposed school grounds expansion is expected to have a positive impact upon the neighborhood.
 - b. *The zoning classification of property within the general area of the subject property;*
 - This request involves a proposed expansion of an existing PLI district, and will establish Sixth Street as the new western boundary of the district. While the 1200 block of Sixth Street is not fully occupied by the applicant, their goal is the gain ownership of these properties in the future. At that time, additional Zoning Map Amendments will be needed.

- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
- The subject properties are suitable for the uses permitted in the existing zoning classifications.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The subject properties are located within an established neighborhood that has experienced very little redevelopment activity during the past decade. However, Beloit Memorial High School has expanded their pool and is building new tennis courts.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Institutional & Community Service uses and a zoning district classification of PLI for the subject properties. 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 #5.

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 Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, and R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 219 & 225 North Street and 1203, 1233, 1249, 1253, 1257, 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street.

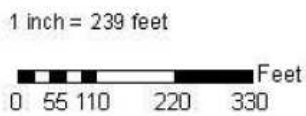
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

Various Properties

ZMA-2013-10



Legend	
	COB Parcels
	Zoning District

Map prepared by: Stephanie Hummel
 Date: December 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

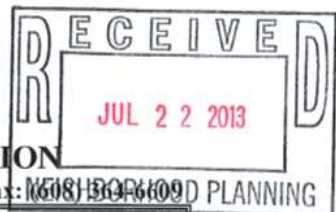
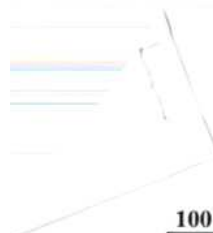
PLANNING & BUILDING SERVICES DIVISION



1300 Block of Sixth Street



View from current sports fields on Fourth Street looking west towards Sixth Street



CITY of BELOIT
PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6109

Zoning Map Amendment Application Form

(Please Type or Print) File No.: ZMA-2013-10

1. Address of subject property: 1203, 1233, 1249, 1253, 1257 Sixth
219, 225 North St, 1313, 1317, 1323, 1327, 1333, 1339
2. Legal description: Lot: _____ Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)
Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ acres.
3. Tax Parcel Number(s): 12630105, 12630110, 12640535, 12640615, 12640600,
12640598, 12640590, 12630190, 12630195, 12630200,
12630205, 12630210, 12630215, 12630220, 12630230,
4. Owner of record: School District of Beloit Phone: 608-361-4015
1633 Keeler Ave Beloit WI 53511

5. Applicant's Name: Janelle Maratz, Exec Dir of Business
1633 Keeler Ave Beloit WI 53511
608-361-4015 / jmaratz@sdbokl.wi.us

6. **THE FOLLOWING ACTION IS REQUESTED:**
Change zoning district classification from Single Family R to: Two Family Townhouse Institutional & Community
All existing uses on this property are: School Campus - Athletic Use

7. All the proposed uses for this property are:
Principal use(s): Athletic Use

Secondary use(s): School Campus Expansion

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): Janelle Marotz Phone: 608-361-4015
1633 Keeler Ave 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.

Janelle Marotz / Janelle Marotz / 1-11-13
(Signature of Owner) (Print name) (Date)

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

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

To be completed by Planning Staff		
Filing Fee: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>Jan. 8, 2014</u>
Number of notices: <u>17</u>	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	Sept. 4, 2013
Application accepted by: <u>D. Draper</u>	Date: <u>7/22/10</u>	Aug. 21, 2013
Date Notice Published: _____	Date Notice Mailed: _____	



NOTICE TO THE PUBLIC

December 20, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, and R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at:

225 & 219 North Street and 1203, 1233, 1249, 1253, 1257, 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street.

This request is related to the proposed expansion of sports facilities at Beloit Memorial High School. The properties located at 1203, 1233, 1249, 1253, & 1257 Sixth Street are currently zoned R-2 and the properties located at 225 & 219 North Street and 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street are currently zoned R-1B. All of the subject properties must be rezoned to PLI before the school grounds may be expanded as planned.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, January 8, 2014, 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: Tuesday, January 21, 2014, 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 Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

TOMAS BARTLE
2032 FOREST AVE
BELOIT, WI 535114359

FLOYD & MARY SANDLIN
1145 BLUFF ST
BELOIT, WI 535114355

VOSS INVESTMENTS LLC
2566 RIVERSIDE DR
BELOIT, WI 53511

ROBERT LARKIN
1143 FIFTH ST
BELOIT, WI 53511

ALLYN CARLSON
N 7201 CHAPEL DR
WHITEWATER, WI 53190

EMIL E & SHELLEY M HEFTI
1149 SIXTH ST
BELOIT, WI 53511

TAD STORY
P O BOX 207
ROCKTON, IL 61072

JAMES R & DOROTHY R LOFTON
1215 CHAPIN ST
BELOIT, WI 53511

GATEWAY REDEVELOPMENT LLC
P O BOX 41
BELOIT, WI 53512

CLANCY SMITH
204 MIDDLE ST
BELOIT, WI 53511

JANET RODRIGUEZ
5933 LONGEST DR
SOUTH BELOIT, IL 61080

SANDRA MANNING BROWN
1127 RIDGEWAY ST
BELOIT, WI 53511

PAUL & RUTH GREENBERG
9751 W CTY RD H
BELOIT, WI 535118119

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

GERARDO NAVA
2365 N RUTHERFORD
CHICAGO, IL 60707

SANTOS MARTINEZ PACHECO
259 MIDDLE ST
BELOIT, WI 53511

JONAHTON PALAZZOLO
1239 LA SALLE ST
BELOIT, WI 535114719

ANNA MAY GROVER
249 MIDDLE ST
BELOIT, WI 53511

JASON REBOUT
P O BOX 840
JANESVILLE, WI 53547

RJK PROPERTIES LLC
P O BOX 33
BELOIT, WI 535120033

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 535121317

MARIA MARQUEZ
1217 SIXTH ST # B
BELOIT, WI 53511

DAVID & NANCY HEPLER
2150 MERRILL ST
BELOIT, WI 535114822

ELIAS & CELIA CARRANZA
7016 E CTY RD J
CLINTON, WI 53525

SHARON BRUUN
2210 E RIDGE RD
BELOIT, WI 53511

DICK WINGER
1044 OAK ST
BELOIT, WI 53511

JAMES FAUST
1229 SIXTH ST
BELOIT, WI 535114369

SHARON WILKINSON
1235 BLUFF ST
BELOIT, WI 535114361

HOSEY & NINA NICHOLS
914 HILLSIDE AVE #1
ANTIOCH, IL 60002

JOSEFA & JORGE MARQUEZ
1238 SIXTH ST
BELOIT, WI 53511

ELIAS RENTAL PROPERTIES LLC
7016 E CTY RD J
CLINTON, WI 53525

BIK WAN YUE
1841 GARFIELD AVE
BELOIT, WI 53511

DAVID HAY
246 NORTH ST
BELOIT, WI 535114271

BOUTELLE PROPERTIES LLC
703 PARK AVE
BELOIT, WI 53511

EDDIE W & KELLY JO JONES
1313 BLUFF ST
BELOIT, WI 535114201

KATHERINE OLMSTEAD
1318 SIXTH ST
BELOIT, WI 53511

BEVERLY MILLER
1327 BLUFF ST
BELOIT, WI 535114201

CURTIS & GLENDA KNIGHT
1337 BLUFF ST
BELOIT, WI 535114201

RUBEN RODRIGUEZ
1114 TENTH ST
BELOIT, WI 53511

KAUFMANN PROPERTIES LLC
601 ARTHUR AVE
RACINE, WI 53405

GONZALO OLIVARES CERVANTES
1241 BLUFF ST
BELOIT, WI 535110701

CHAD M & MALINDA A STEFFA
1253 BLUFF ST
BELOIT, WI 53511

JOSEPH & JEANETTE HANSEN
2516 CLIFCORN DR
BELOIT, WI 535115341

GENE BALIS
1307 BLUFF ST
BELOIT, WI 535114201

BA DUONG
1314 SIXTH ST
BELOIT, WI 53511

JODY FRAUTSCHY
1323 BLUFF ST
BELOIT, WI 53511

Q & S PROPERTIES LLC
9027 N KLUG RD
MILTON, WI 53563

DAVID LAMB
4321 W EAU CLAIRE RD
JANESVILLE, WI 535459712

JOSHUA R & KALEENA M KIRKPATRICK
264 OLYMPIAN BLVD
BELOIT, WI 53511

SALVADOR VELAZQUEZ
239 OLYMPIAN BLVD
BELOIT, WI 53511

SCOTT COHEN
5722 N WAYNE AVE
CHICAGO, IL 60660

CHARLES L & LORENE A MYERS
1257 BLUFF ST
BELOIT, WI 535114361

JOSEPH GERBER
2247 PARK AVE
BELOIT, WI 53511

STEVEN EARLE
12039 GALLOWAY LN
CALEDONIA, IL 610119105

CHERYL TERRILL
1317 BLUFF ST
BELOIT, WI 53511

CATHY WELLS
1324 SIXTH ST
BELOIT, WI 535114255

OCWEN LOAN SERVICING LLC
1100 VIRGINIA DR STE175
FORT WASHINGTON, PA 19034

LIZZIE GOLDEN
1343 BLUFF ST
BELOIT, WI 535114201

JAAS REAL ESTATE MANAGEMENT CO
P O BOX 1183
BELOIT, WI 535121183

GARY THURSTON
4739 E COLLEY RD
BELOIT, WI 53511

GREATER NEW HOPE BAPTIST CHRCH
207 OLYMPIAN BLVD
BELOIT, WI 535114252

JOAN RICE
923 WILLIAM ST
BELOIT, WI 53511

RODNEY & ELIZABETH NELSON
3515 WOODHALL DR
JANESVILLE, WI 535461811

PATRICIA HODGES
1421 SIXTH ST
BELOIT, WI 535114256

GILBERTO & ADELINA BUGARIN
2044 GLEN AVE
BELOIT, WI 53511

DONALD M & DEANNA M COLLINS
1121 BITTEL ST
BELOIT, WI 53511

GERALDINE DAVIS
1940 THOMAS ST
BELOIT, WI 53511

JUAN CARLOS DESALAS
210 TRUSH CT
BELOIT, WI 535114260

MARIE ERICKSON
204 TRUSH CT
BELOIT, WI 535114260

WILLIE BROWN
1426 SIXTH ST
BELOIT, WI 535114257

JOSEPH P & CATHY L SCHLUETER
1427 SIXTH ST
BELOIT, WI 53511

LOWELL HANSON
1305 POYDRAS ST
BELOIT, WI 53511

VALENTINA HOPP
7127 E CTY RD X
CLINTON, WI 53525

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

JEAN A & PHILLIP L SR VAN LANDINGHAM
205 TRUSH CT
BELOIT, WI 53511

CABIN FEVER ENTERPRISE LLC
P O BOX 861
BELOIT, WI 535120861

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 8, 2014

Agenda Item: 7

File Number: ZTA-2014-01

Request Overview/Background Information:

Planning staff has drafted and the City Attorney has reviewed an Ordinance to repeal and recreate Sections 9.1.1 and 9.1.2 and to amend Sections 9.1.4, 9.2.1(A), and 9.2.2(E) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to nonconforming uses and structures.

Key Issues:

- The attached Ordinance is a direct result of recent changes to the Wisconsin Statutes pertaining to nonconforming uses and structures.
 - Sections 1 – 4 of the attached Ordinance will bring the Zoning Ordinance into compliance with the revised state statutes and eliminate redundancy by replacing and revising key definitions.
 - Section 5 of the attached Ordinance includes the most substantive change, based upon 2011 Wisconsin Act 170. This change deals with legal nonconforming structures or “grandfathered” structures, which are existing structures that do not comply with development standards (e.g. setbacks, height, etc.). Prior to 2011 Wisconsin Act 170, the Zoning Ordinance limited the cost of repairs to a damaged nonconforming structure to 50% of its value, or 80% for historic structures. Accordingly, if the cost of repairs exceeded these limits, the structure could not be reconstructed on the same footprint, and would have to comply with current development standards. 2011 Wisconsin Act 170 effectively prohibited municipalities from imposing these limits. The attached Ordinance removes all of the limitations upon restoration and repair of a legal nonconforming structure.
 - The attached Ordinance is being considered in accordance with the Zoning Text Amendment procedures contained in the Zoning Ordinance.
-

Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #5.
-

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

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Ordinance to repeal and recreate Sections 9.1.1 and 9.1.2 and to amend Sections 9.1.4, 9.2.1(A), and 9.2.2(E) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to nonconforming uses and structures.

Fiscal Note/Budget Impact: N/A

Attachments: Public Notice and Proposed Ordinance



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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

www.ci.beloit.wi.us

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NOTICE TO THE PUBLIC

December 18, 2013

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to repeal and recreate Sections 9.1.1 and 9.1.2 and to amend Sections 9.1.4, 9.2.1(A), and 9.2.2(E) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to nonconforming uses and structures.

The proposed Ordinance is a direct result of recent changes to the Wisconsin Statutes pertaining to nonconforming uses and structures. The proposed Ordinance eliminates redundancy by replacing and revising key definitions and removes all of the limitations upon restoration and repair of a legal nonconforming structure.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, January 8, 2014, 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: Tuesday, January 21, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 9.1.1 AND 9.1.2 AND TO AMEND SECTIONS 9.1.4, 9.2.1(A), AND 9.2.2(E) OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO NONCONFORMING USES AND STRUCTURES.

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

Section 1. Section 9.1.1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed and recreated as follows:

9.1.1 NONCONFORMING USE. A use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with the use restrictions in the current ordinance.

Section 2. Section 9.1.2 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed and recreated as follows:

9.1.2 NONCONFORMING STRUCTURE. A dwelling or other building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with one or more of the development regulations in the current zoning ordinance. Development regulations include setback, height, lot coverage, and side yard.

Section 3. Section 9.1.4 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

9.1.4 LEGAL NONCONFORMING USE. A nonconforming use ~~of land or a structure~~ that is permitted by law to continue after the adoption of a zoning ordinance prohibiting such use.

Section 4. Section 9.2.1(a) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

9.2.1 LEGAL NONCONFORMING USES.

- (a) *State Statute Adopted.* Section 62.23(7)(h), Wis. Stats., regulating legal nonconforming uses is hereby adopted and incorporated herein by reference. No legal nonconforming use may be extended or continued except as provided in §62.23(7)(h), Wis. Stats.

Historic Note: Section 62.23(7)(h) of the Wisconsin Statutes currently reads as follows:

"Nonconforming uses. The continued lawful use of a building, or premises, structure, or fixture existing at the time of the adoption or amendment of a zoning ordinance may not be continued ~~prohibited~~ although ~~such~~the use does not conform with the provisions of the ordinance. ~~Such~~The nonconforming use may not be extended. The total structural repairs or alterations in such a nonconforming building, premises, structure, or fixture shall not during its life exceed 50 per-cent of the assessed value of the building, premises, structure, or fixture unless permanently changed to a conforming use. If ~~such~~the nonconforming use is discontinued for a period of 12 months, any future use of the building, and premises, structure, or fixture shall conform to the ordinance."

Section 5. Section 9.2.2(e) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

9.2.2 LEGAL NONCONFORMING STRUCTURES.

(e) *Alteration, Restoration and Repair.* If a legal nonconforming structure is damaged by fire, natural disaster or other cause, the structure may be restored or repaired ~~if:~~

~~1. The structure conforms with all applicable provisions of the Zoning Code; or~~

~~2. The cost of restoration or repair does not exceed:~~

~~(a) In the case of a historic building, 80 percent of the assessed value of the nonconforming structure; or~~

~~(b) In the case of other nonconforming structures, 50 percent of the assessed value of the nonconforming structure.~~

~~If the cost of repairing the damage is less than 81 percent of the assessed value of an historic building or less than 51 percent of the assessed value of any other nonconforming structure, the structure may be restored to the condition that existed before the damage occurred, provided that the restoration is completed within 12 months of the date when the damage occurred. If the restoration work is not started within 3 months after the date that the damage occurred, the structure shall be removed.~~

~~The cost of normal maintenance and incidental repairs shall not be included in determining the cost of repairing damage to a legal noneonforming structure. Incidental repairs include repairs to plumbing, wiring, fixtures and walls, other than structural repairs to load bearing walls.~~

~~In this section, "historical building" has the meaning prescribed by §32.02 of the Code of General Ordinances of the City of Beloit.~~

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Section 6. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this _____ day of January, 2014.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, Council President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231-

Tdh/ord/9.1.1, 9.1.2, 9.1.4, 9.2.1(a), 9.2.2(e)=ord=131205 0930 (rdln)

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: January 8, 2014

Agenda Item: 8

File Number: CU-2014-01

Applicant: M&H Maintenance

Owner: Beloit Body & Fender, LLC

Location: 1029 Fourth Street

Existing Zoning: C-3, Community
Commercial District

Existing Land Use: Vacant Building

Total Area: 0.0992 Acre

Request Overview/Background Information:

M&H Maintenance has filed an application for a Conditional Use Permit to allow vehicle repair in a C-3, Community Commercial District, for the property located at 1029 Fourth Street.

Key Issues:

- This property is currently vacant. The applicant plans to rent the subject property and operate a full-scale vehicle repair shop. Vehicle repair is a conditional use in a C-3 district.
- The attached **Location & Zoning Map** shows the location of the subject property and the underlying zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: C-3, Community Commercial District; Residential
 - South: C-3, Community Commercial District; Commercial (Vehicle Repair)
 - East: R-3, Low-Density Multi-Family Residential District; Residential
 - West: C-3, Community Commercial District; Vacant
- The subject property includes a 787 square-foot building which includes one overhead door facing Fourth Street.
- According to Section 8-103 of the Zoning Ordinance, the subject property must include 4 off-street parking stalls per service bay. Planning staff is recommending a condition of approval that will require the applicant to stripe the parking stalls at the approved dimensions in the Zoning Ordinance.
- The City's Review Agents have reviewed this application and have the following comments:
 - Fire Department noted that proper disposal and handling of waste oil and flammable liquids is necessary for this use.
 - Engineering is requiring space to turn around on site as to negate backing out onto Fourth Street. They are also requiring the driveway to be on the subject property as it is currently on the lot to the north, 1035 Fourth Street. This lot is also owned by Beloit Body & Fender, LLC.
 - No other comments or concerns were submitted.
- The attached Public Notice was sent to nine nearby property owners. Staff has not received any comments or concerns.
- A landscape strip will be required between the subject property and Fourth Street.
- For adequate parking and driveway space, the northern property line needs to be moved further north. This will allow for parking stalls along the northern property line with sufficient turning and driving space. This will also incorporate the existing curb cut into the subject property.
- **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 conditional use will not be detrimental to or endanger public health, safety, or 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 use is compatible with the surrounding property uses.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The occupancy and improvement of the subject property is expected to have a positive impact upon property values in the area.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The establishment of the conditional use will not impede nearby development, so long as the site is repaired/upgraded as recommended by staff.
- 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;

- The proposed site layout and landscaping changes will be a positive enhancement of the site. No changes have been proposed for the building at this time. Planning staff will review any future exterior alterations during the Architectural Review process to ensure compatibility with 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 use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - Subject to conditions of approval, the existing street network is capable of handling any additional traffic generated by the conditional use.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use 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, which is intended to guide the future redevelopment of this corridor. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow vehicle repair in the C-3, Community Commercial District, for the property located at 1029 Fourth Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes vehicle repair within the existing building, but vehicle repair may not occur outside of the building.
2. Junk vehicles (as defined in Chapter 7) shall not be stored outside.
3. Vehicles may not be sold on site unless the applicant obtains an auto dealer's license from the State of Wisconsin.
4. A Plat of Survey shall be submitted to Planning Staff for review to move the northern property line a minimum of 20 feet to the north to incorporate the existing curb-cut onto the subject property. This must be recorded with the Rock County Register of Deeds by March 1, 2014.
5. The applicant shall remove the adjacent fence and expand the asphalt to accommodate at least four (4) parking stalls by June 1, 2014. This will require Site Plan Review to be completed.
6. Following this expansion, the applicant shall stripe the lot in accordance with Section 8-113 of the Zoning Ordinance by June 1, 2014.
7. The applicant shall follow Landscaping and Green Space requirements in accordance with Section 34.21 of the Architectural Review and Landscape Code.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

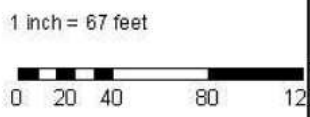
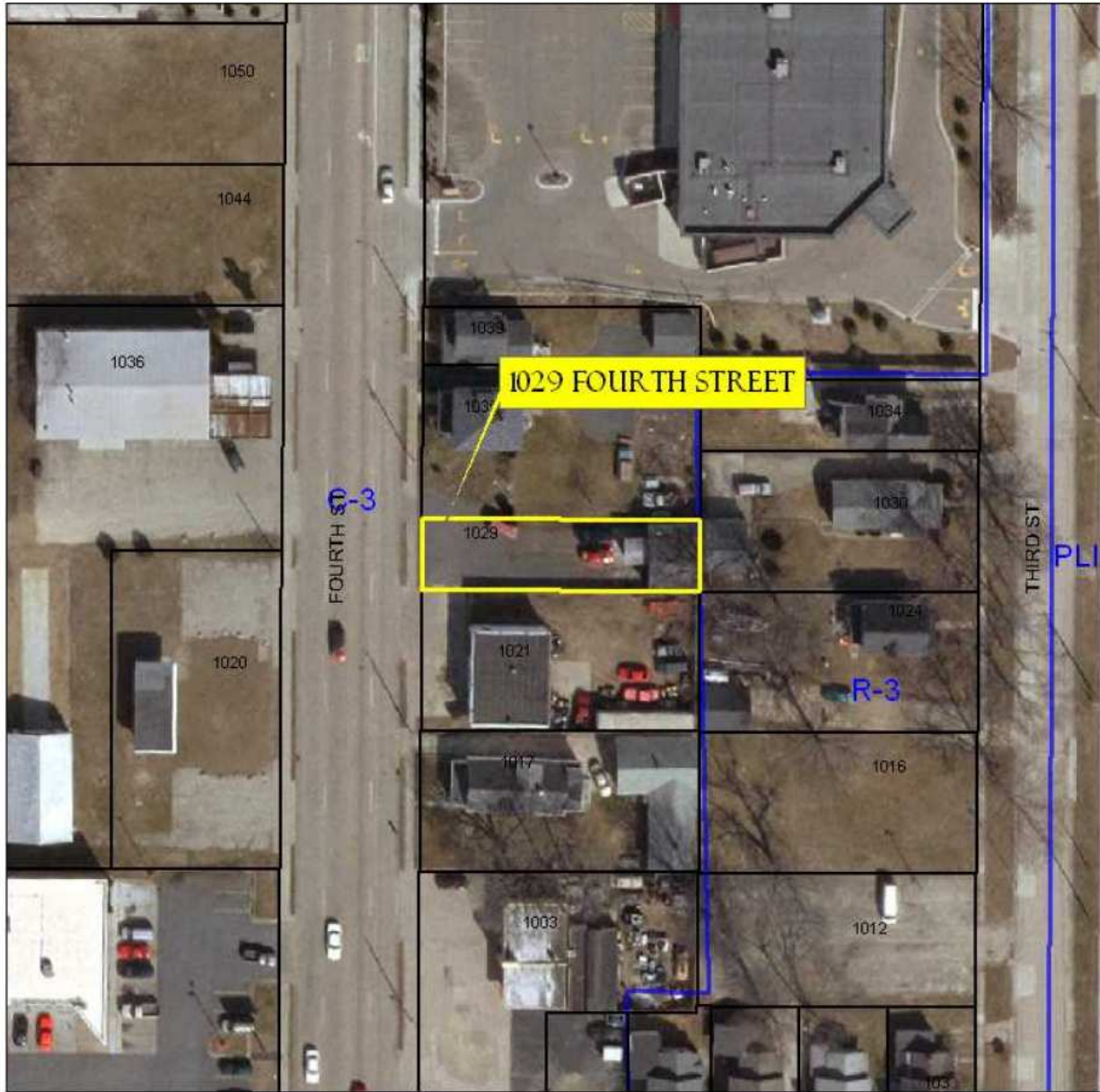
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1029 Fourth Street

CU-2014-01



Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: December 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT
Planning and Building Services 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-2014-01

1. Address of subject property: 1029 4TH ST.

2. Legal description: 5'2L 1682 Merrills Add.

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: .0992 acres.

3. Tax Parcel Number(s): 13511145 C-3

4. Owner of record: Beloit Badi a father LLC Phone: _____
958 4TH ST
(Address) (City) (State) (Zip)

5. Applicant's Name: M & H Maintenance
1029 4TH ST
(Address) (City) (State) (Zip)
(815) 509 0926 / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: vacant.

7. **THE FOLLOWING ACTION IS REQUESTED:**
A Conditional Use Permit for: vehicle repair
_____ in a(n) C-3 Zoning District.

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

Secondary use: n/a

Accessory use: _____

9. Project timetable: Start date: ASAP 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: month to month
- () 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.

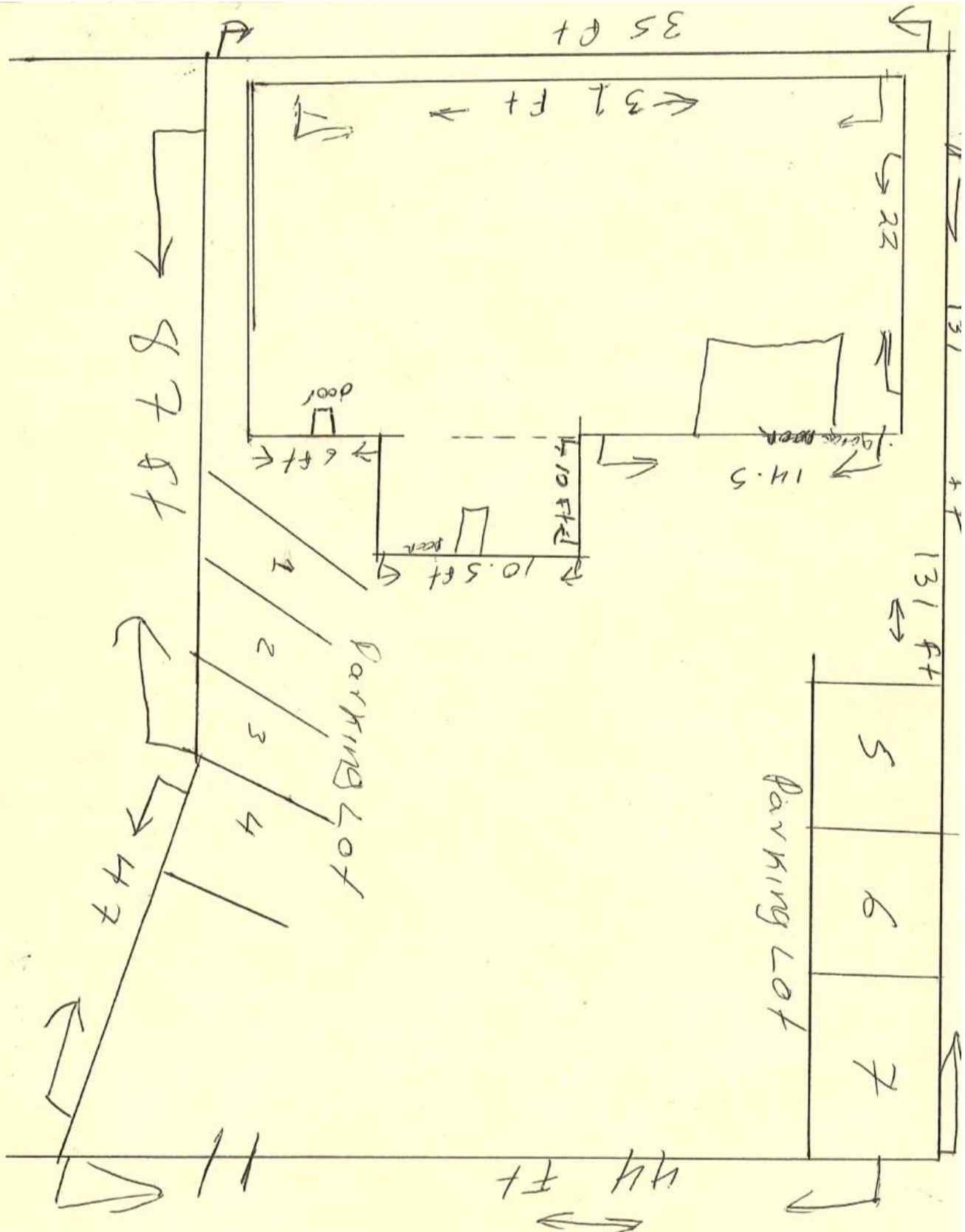
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

[Signature] / GLEICHNER / 12-3-13
 (Signature of Owner) (Print name) (Date)

[Signature] / MAGGIORANO / 12/3/13
 (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 and 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 \$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: \$275.00	Amount paid: <u>275.00</u>	Meeting date: <u>1/8/14</u>
No. of notices: _____	x mailing cost (\$0.50) =	cost of mailing notices: \$ _____
Application accepted by: <u>[Signature]</u>	Date: <u>12/3/13</u>	



1029 4th St



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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Equal Opportunity Employer

NOTICE TO THE PUBLIC

December 20, 2013

To Whom It May Concern:

M&H Maintenance has filed an application for a Conditional Use Permit to allow vehicle repair in a C-3, Community Commercial District, for the property located at:

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

City Plan Commission: Wednesday, January 8, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

LIGHTHOUSE FELLOWSHIP CHURCH
110 MERRILL ST
BELOIT, WI 53511

DEPT 8088 AUTOZONE INC #653
P O BOX 2198
MEMPHIS, TN 381012198

DAVID GLEICHSNER
958 FOURTH ST
BELOIT, WI 535116441

VICTOR CARR
3945 PLYMOUTH CHURCH RD
BELOIT, WI 53511

BELOIT BODY & FENDER LLC
958 FOURTH ST
BELOIT, WI 53511

JOSEPH C & JEANETTE E HANSEN
2516 CLIFCORN DR
BELOIT, WI 53511

MICHAEL GONZALEZ
3002 NYE SCHOOL RD
BELOIT, WI 53511

CYNTHIA BROWN
1541 GRANT ST
BELOIT, WI 53511

CVS SCP 2009-C32-081 LLC
ONE CVS DR
WOONSOCKET, RI 02895