



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, March 19, 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 March 5, 2014 Meeting**
3. **Certified Survey Map - 2157 Schuster Drive - Cherry Tree Development**
Review and consideration of a two-lot Certified Survey Map for the property located at 2157 Schuster Drive in the City of Beloit
4. **Conditional Use Permit - 2100 Newark Road - 3 Franks Services, LLC**
Public hearing, review and consideration of a Conditional Use Permit to allow Contractor Office and Storage Yard uses in a DH, Development Holding District, for the property located at 2100 Newark Road
5. **Display Public Art on Various City-Owned Properties**
Review and consideration of a request to display public works of art on various City-owned properties during Visit Beloit's "Come and Knock on Our Doors" campaign
6. **Zoning Map Amendment - 319 and 333 Bluff Street**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential District, to PLI, Public Lands and Institutions District, for the properties located at 319 and 333 Bluff Street
7. **Status Report on Prior Plan Commission Items**
8. **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: March 14, 2014

Approved: Julie Christensen, Community
Development Director

**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



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, March 5, 2014
The Forum, Beloit City Hall
100 State Street, Beloit

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

Chairperson Faragher called the meeting to order at 7:03 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelly, Ruster, and Kincaid. Commissioner Nee was absent.

2. **Approval of the Minutes of the February 19, 2014 Meeting**

Commissioner Jacobsen moved and Commissioner Kelly seconded a motion to approve the Minutes of the February 19, 2014 Meeting. The minutes were approved (5-0).

3. **Certified Survey Map – 9202 South Butterfly Road**

Review and consideration of a one-lot Certified Survey Map for the property located at 9202 South Butterfly Road in the Town of Turtle

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly moved to approve the Certified Survey Map and Commissioner Moore seconded the motion. The motion carried (5-0).

4. **Certified Survey Map – 4000 Block of West Spring Creek Road**

Review and consideration of a one-lot Certified Survey Map for the property located on the 4000 Block of West Spring Creek Road in the Town of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster moved and Commissioner Moore seconded a motion to approve Certified Survey Map. The motion carried (5-0).

5. **Certified Survey Map – 1870 Elmwood Avenue and 2630 Prairie Avenue**

Review and consideration of a two-lot Certified Survey Map for the property located at 1870 Elmwood Avenue and 2630 Prairie Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Jacobsen moved and Commissioner Ruster seconded a motion to approve the Certified Survey Map. The motion carried (5-0).

6. **Vacation of Excess Street Right-of-Way – South Turtle Townhall Road East of the Intersection with Gateway Boulevard**

Public hearing, review and consideration of the vacation of excess South Turtle Townhall Road right-of-way east of its intersection with Gateway Boulevard

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kelly moved and Commissioner Ruster seconded a motion to approve the Vacation of Excess Street Right-of-Way. The motion carried (5-0).

7. **Zoning Map Amendment – 1000 Bluff Street – St. Paul’s Lutheran Church**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential, to PLI, Public Lands & Institutions District for the property located at 1000 Bluff Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore moved and Commissioner Jacobsen seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

8. **Zoning Map Amendment – 9817 and 9949 South Turtle Townhall Road**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from temporary M-1, Limited Manufacturing District, to permanent M-1, Limited Manufacturing District, for the property located at 9817 and 9949 South Turtle

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Kelly seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

9. **Building Addition in Telfer Park for the Beloit Snappers**

Review and consideration of a request by the Beloit Snappers to construct a 3,420 square-foot addition to the existing locker room building located at 2301 Skyline Drive

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Joe Stadelman, 2431 E. Ridge Road, Beloit, was present to represent Angus Young & Associates. Mr. Stadelman presented photos and a review of their proposal for the building addition. He explained that the building addition would provide indoor batting cages for the Beloit Snappers.

Dennis Conerton, 15615 Bethany Court, South Beloit, IL, was present to represent the Beloit Snappers.

Commissioner Faragher asked if the A's were requiring these indoor batting cages. Mr. Conerton answered affirmatively.

Commissioner Ruster asked what would happen with the existing batting cage. Mr. Conerton explained that those batting cages would be removed.

Commissioner Ruster moved and Commissioner Kelly seconded a motion to approve the Building Addition. The motion carried (5-0).

10. **Zoning Text Amendment Related to Contractor Offices and Storage Yards in the DH, Development Holding District**

Public hearing, review and consideration of an Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Contractor Offices and Storage Yards in the DH, Development Holding District

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Steve Franks, 952 Grant Street, Beloit, and Zachary Franks, 6230 S. Edgewater Drive, Beloit, were present. Steve and Zachary explained that they are the contractors interested in purchasing the land at 2100 Newark Road. They explained what they wanted to do with the property and explained that they couldn't do their project at the location on Newark Road without the zoning change.

Chairperson Faragher closed the Public Hearing.

Commissioner Ruster moved and Commissioner Moore seconded a motion to approve the Zoning Text Amendment. The motion carried (5-0).

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

The Conditional Use Permit was approved to allow the office uses on the ground floor at 430 E. Grand, the Phoenix building. Ms. Christensen explained that she asked Shauna El-Amin, Executive Director of the DBA, the question asked at the last Plan Commission meeting: What is the appropriate percentage of office for the downtown. Shauna indicated that she would not like to see more than 40 percent of office on each block.

The Zoning Text Amendment modifying the list of official flood plain maps to add the land by Spring Brook Creek and Kerry Ingredients was also approved.

12. **Adjournment**

The meeting adjourned at 7:40 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 19, 2014

Agenda Item: 3

File Number: CSM-2014-05

Applicant: Hawthorn & Stone Construction
Owner: Shirley Bonafede

Location: 2157 Schuster Drive

Existing Zoning: C-1, Office District

Existing Land Use: SF Dwelling

Total Area: 4.56 Acres

Request Overview/Background Information:

Hawthorn & Stone Construction has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 2157 Schuster Drive.

Key Issues:

- This CSM was approved by the Plan Commission in August 2012 and again in August 2013, but the approvals lapsed when the CSM was not finalized and recorded with the Register of Deeds by December 31st of each year.
 - When the applicant approached Planning staff about submitting this CSM for a third time, staff requested proof of site control and a detailed timeline for this development. The applicant provided a copy of an accepted Offer to Purchase that is valid until April 1, 2014, and a detailed construction timeline showing a groundbreaking in May 2014 with an estimated completion date of July 22, 2015.
 - The intent of the proposed CSM is to separate the existing single-family dwelling on the subject property from the remainder of the parcel in order to create a buildable parcel for a proposed assisted living facility.
 - On August 19, 2013, the City Council issued a Conditional Use Permit to allow the assisted living facility. The Conditional Use Permit has not expired.
 - The assisted living facility would be constructed on proposed Lot 1, which is 4.03 acres in area. Proposed Lot 1 includes 89 feet of frontage on Cranston Road and 383 feet of frontage on Schuster Drive.
 - Lot 2 is 0.53 acres and includes the existing single-family dwelling with 117 feet of frontage on Schuster Drive.
 - Proposed Lot 1 will be addressed as 2020 Cranston Road, since the primary driveway will be on Cranston Road with an emergency-only access driveway on Schuster Drive.
 - Both proposed lots comply with the minimum lot width, lot area, and setback standards for properties zoned C-1.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Planned Mixed Use for the subject property and the surrounding parcels. The proposed assisted living facility is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – This project involves the development of an underutilized site in a location that is very near pharmacies, recreational opportunities, emergency services, and bus lines. In addition, this project will utilize existing infrastructure.
 - **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** – This project involves the development of an assisted living facility that will meet the needs of the community's aging population.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 2157 Schuster Drive in the City of Beloit, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds before Building Permits to construct the assisted living facility will be issued.
 2. 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, Letter from Apará Care, Timeline, and Resolution.

Location & Zoning Map

2157 Schuster Drive

CU-2012-06



1 inch = 121 feet
0 25 50 100 150 Feet

Legend

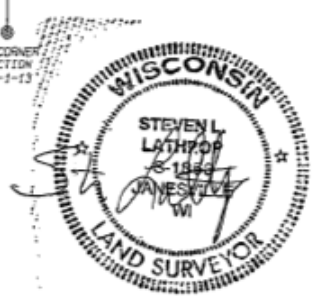
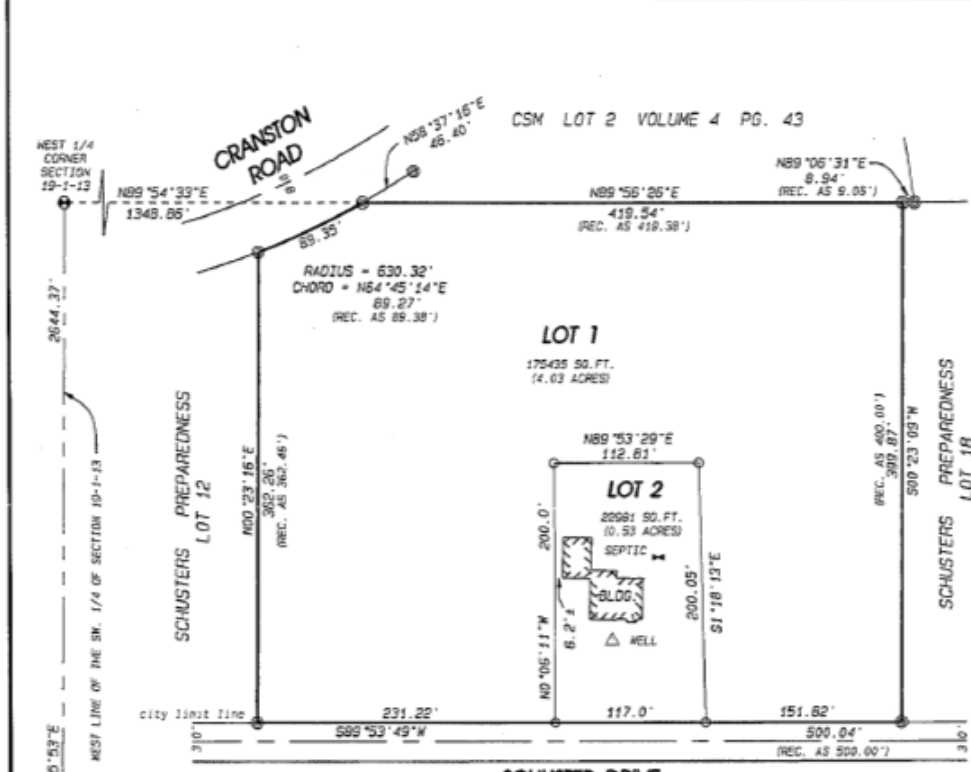
- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: May 2012
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH PM., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED).



NOTES:
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
ASSUMED N00°25'53"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 19-1-13.

Project No. 112 - 076 For: HAWTHORNE SHEET 1 OF 3 SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

100 W. Kilauea St. Janesville, WI 53548 www.combsurvey.com

tel: 608 752-0575 Fax: 608 752-0534

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN, ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED).

OWNER'S CERTIFICATE

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented hereon.

X _____
Shirley Bonafede

State of Wisconsin
County of Rock SS. Personally came before me this _____ day of _____, 20____, Shirley Bonafede to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF BELOIT APPROVAL

Approved by the Planning Commission of the City of Beloit this _____ day of _____, 20____.

By: _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____



SHEET TWO OF THREE SHEETS
Project No. 112-076 HAWTHORNE
COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED).

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS. I, Steven Lathrop, a Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN, ALSO KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, SCHUSTER'S PREPAREDNESS (UNRECORDED). DESCRIBED AS FOLLOWS:

Commencing at an aluminum monument at the West 1/4 Corner of said Section; thence N.89°54'33"E. 1348.86 feet to the most Westerly Corner of Lot 2 of a Certified Survey Map recorded in Volume 4, Pages 43 thru 45, as Document No. 816270, also being at the place of beginning for the land to be herein described; thence N.89°56'26"E. along the South Line of said Lot, 419.54 feet to the NE Corner of said Lot 17, Schuster's Preparedness (unrecorded); thence S.0°23'09"W. 399.87 feet to the SE Corner of said Lot 17; thence S.89°53'49"W. 500.04 feet to the SW Corner of said Lot 13, Schuster's Preparedness (unrecorded); thence N.0°23'16"E. along the West Line of said Lot 13, a distance of 362.26 feet to the South Line of Cranston Road; thence Northeasterly along a curve to the left, 89.35 feet, having a radius of 630.32 feet and a chord bearing N.64°45'14"E. 89.27 feet to the place of beginning. Containing 4.56 acres. 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, division and map by the direction of Aaron Otto and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under his hand and seal this 17th day of July, 2012, at Janesville, Wisconsin.



RECORDING DATA

No. _____ received for record this _____ day of _____, 20____, at _____ o'clock ____M., and recorded in Volume _____ Pages _____ of Certified Survey Maps of Rock County, Wisconsin.

Register of Deeds _____

SHEET THREE OF THREE SHEETS

Project No. 112-076 HAWTHORNE
COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CITY of BELOIT

Planning and Building Services Division

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

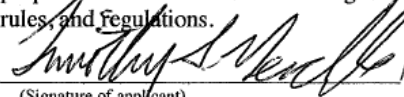
Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2014-05

1. Address of property: 2157 Schuster Drive, Beloit WI
2. Tax Parcel Number(s): 206 21960130
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SW Quarter of Section 19, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Shirley Bonafede Phone: _____
2157 Schuster Drive, Beloit WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: Timothy Geschke - Hawthorn & Stone Construction
7601 Ganser Way, Suite 200, Madison WI 53719
(Address) (City) (State) (Zip)
(414) 315-1320 / _____ / tgeschke@hawthornandstone.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. Number of new lots proposed with this land division is one 2 pp lot(s).
7. Total area of land included in this map: 4.56 Acres
8. Total area of land remaining in parent parcel: _____
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-1
11. Is the proposed use permitted in this zoning district: CSM on file. pp
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
 - Pre-application meeting; a pre-application meeting was held on N/A (renewal) 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.

 Timothy S. Geschke, 2-4-14
(Signature of applicant) (Print 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>\$160.00</u>
Scheduled meeting date: <u>March 4, 2014</u>	
Application accepted by: <u>Dea Pennington</u>	Date: <u>2/10/14</u>



Dear Council Members and Plan Commissioners;

I am writing to provide an overview of our activities timeline to date in order to provide assurance that Apara Care Inc. is committed to the proposed Assisted Living Community known as Cherry Tree in the City of Beloit. As you know we began this journey with the great hopes that Cherry Tree Assisted Living would already be open and providing a quality assisted living/memory care environment to the City of Beloit. However, as the journey of design and approvals unfolded we found ourselves having to postpone the start of our community. With approvals in hand we are energized for 2014, and are ready to move forward with construction this spring/summer. That being said, Apara Care has and continues to hold sole ownership option on the proposed site. Below please find our building approvals activities timeline.

- Submission to DHS-DQA was the first week of February 2013
- Submitted for DQA Waiver June 20, 2013
- Waiver Approval from DQA July 31, 2013
- Plans Changed and resubmitted to DQA with Waiver Modifications August 1, 2013
- Rejected by DQA October 7, 2013 (DQA office error. They did not forward the plan reviewer all of the submitted documents)
- Resubmitted to DQA October 28, 2013
- Conditional Approval From DQA November 5, 2013

Sincerely,

A handwritten signature in black ink that reads "Aaron Otto". The signature is written in a cursive, flowing style.

Aaron Otto
COO, Apara Care Inc.

APARACARE.ORG

		Qtr 3, 2014			Qtr 4, 2014			Qtr 1, 2015			Qtr 2, 2015			Qtr 3, 2015		
		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
1	Mobilize/Site Demo	12 days?	5/1/14 8:00 AM													
2	Site Utilities/Grading/...	30 days?	5/19/14 8:00 AM													
3	Excavation	20 days?	6/16/14 1:00 PM													
4	Structural Concrete	40 days?	7/14/14 1:00 PM													
5	Underslab Plumbing/...	17 days?	8/21/14 8:00 AM													
6	Concrete Slab	10 days?	9/9/14 8:00 AM													
7	Rough Carpentry	80 days?	9/23/14 8:00 AM													
8	Roofing	64 days?	11/14/14 8:00 AM													
9	Siding	75 days?	11/17/14 8:00 AM													
10	Site Concrete	30 days?	4/2/15 8:00 AM													
11	Landscape	22 days?	5/14/15 8:00 AM													
12	Asphalt	15 days?	6/15/15 8:00 AM													
13	Rough Plumbing	25 days?	1/14/15 8:00 AM													
14	Rough Electrical	25 days?	1/23/15 8:00 AM													
15	Rough HVAC	25 days?	1/23/15 8:00 AM													
16	Rough Fire Protection	25 days?	1/23/15 8:00 AM													
17	Elevator	14 days?	2/27/15 8:00 AM													
18	Insulation	20 days	2/18/15 8:00 AM													
19	Drywall	50 days?	2/25/15 8:00 AM													
20	Painting	30 days	4/16/15 8:00 AM													
21	Finish Carpentry	40 days?	4/16/15 8:00 AM													
22	Finish Plumbing	25 days?	5/6/15 8:00 AM													
23	Finish Electrical	35 days?	5/6/15 8:00 AM													
24	Finish HVAC	25 days?	5/6/15 8:00 AM													
25	Finish Fire Protection	15 days?	5/6/15 8:00 AM													
26	Flooring	45 days	5/15/15 2:00 PM													
27	Final Inspections	6 days	7/9/15 2:00 PM													
28	Substantial Completion	0 days	7/13/15 8:00 AM													
29	Punchlist	8 days	7/13/15 8:00 AM													
30	Occupancy	0 days	7/22/15 5:00 PM													

CherryTree Assisted Living – Beloit, Wisconsin

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
2157 SCHUSTER DRIVE**

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 2157 Schuster Drive, containing 4.56 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:

*PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.13E. OF
THE 4TH PM., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. ALSO
KNOWN AS PART OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17,
SCHUSTER’S PREPAREDNESS (UNRECORDED).*

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 2157 Schuster Drive, subject to the following conditions:

1. The final CSM shall be recorded with the Rock County Register of Deeds before Building Permits to construct the assisted living facility will be issued.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2014.

Adopted this 19th day of March, 2014.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: March 19, 2014

Agenda Item: 4

File Number: CU-2014-04

Applicant: 3 Franks Services, LLC

Owner: Gina Brewer

Location: 2100 Newark Road

Existing Zoning: DH, Development Holding District

Existing Land Use: Vacant Buildings

Total Area: 11.25 Acres

Request Overview/Background Information:

3 Franks Services, LLC has filed an application for a Conditional Use Permit to allow Contractor Office & Storage Yard uses in a DH, Development Holding District, for the property located at 2100 Newark Road.

Key Issues:

- This property was previously used as a dump site and single-family residential property. The applicant plans to remove the debris from this site and use the property for a contractor's office and storage space, as well as a single-family rental unit.
- This application is contingent on the approval of a zoning text amendment for contractor office and storage yard uses as conditional uses in a DH district.
- The applicant has not proposed any changes to the buildings. The northern-most building is set up for a single-family rental and an office. The other buildings will be used as storage and shop facilities. Single-family residential uses are permitted by right in the DH zoning 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: R-1A, Single-Family Residential District; Farmland
 - South: R-1A, Single-Family Residential District; Farmland
 - East: R-1A, Single-Family Residential District; Farmland
 - West: R-1A, Single-Family Residential District; Farmland
- According to Section 8-103 of the Zoning Ordinance, the subject property must include 2 off-street parking stalls for the residence on site. It must also include 4 off-street parking stalls for the office and storage yard uses. Planning staff is recommending a condition of approval that will require the applicant to create a parking area and stripe the parking stalls at the approved dimensions in the Zoning Ordinance.
- The driveway for the property is currently gravel. Planning staff is recommending a condition of approval that will require the applicant to pave the existing driveway and new parking area.
- The site currently has many mature trees on site. These and existing shrubbery create a screen between the proposed contractor's area and the roadway. Planning staff is recommending a condition of approval that will require the applicant to maintain this landscaping.
- The City's Review Agents have reviewed this application and have submitted no comments or concerns.
- The attached Public Notice was sent to one nearby property owner. As of this writing, staff has not received any comments or concerns.
- **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;*
 - 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. The surrounding lots are currently vacant and being used for farmland. The subject property will not interfere with this.
 - c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The occupancy and clean-up 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 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 site clean-up is expected to have a positive influence on property values. 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 code.
- 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. The subject property has well and septic.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The existing street network is capable of handling any additional traffic generated by the conditional use. The traffic created by this use is anticipated to be minimal.
- 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 Neighborhood for the subject property. 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 Contractor Office & Storage Yard uses in the DH, Development Holding District, for the property located at 2100 Newark Road, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the use of a contractor's office and storage yard.
2. The applicant shall create a parking area that is set back further than the rental/office building that has a minimum of six (6) parking stalls. The applicant shall stripe the lot in accordance with Section 8-113 of the Zoning Ordinance by June 1, 2014.
3. The applicant shall pave the existing driveway by June 1, 2014.
4. The applicant shall maintain the existing landscaping on site. Any proposed changes must be approved by Planning Staff with the submittal of a Landscaping Plan.
5. The applicant shall obtain a Rental Dwelling Permit prior to leasing the house.
6. All existing trash and debris shall be removed from the premises and legally disposed of by June 1, 2014.
7. 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

2100 Newark Road


CU-2014-04



1 inch = 144 feet



Legend

 COB Parcels

 Zoning District

Map prepared by: Stephanie Hummel

Date: February 2014

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-2014-04

1. Address of subject property: 2100 Beloit Newark Rd.

2. Legal description: _____

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: 11.25 acres.

3. Tax Parcel Number(s): 12280100 DH

4. Owner of record: Gina Brewer Phone: _____

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: 3 Franks Services LLC (Steven Franks)

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

1901 W. Grand Ave Beloit, WI 53511

608-365-4608

1 608-295-3490

1franks3services@yahoo.com

6. All existing use(s) on this property are: Home-residential & Garages & Barn empty right now

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

A Conditional Use Permit for: Contractors office & Storage yard in a(n) DH Zoning District.

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

Principal use: Contractors office & Maintenance Headquarters & Winter Storage of trucks & equipment.

Secondary use: Residential rental property (1) unit.

Accessory use: _____

9. Project timetable: Start date: Feb, 2014 Completion date: _____

10. (We) represent that 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.

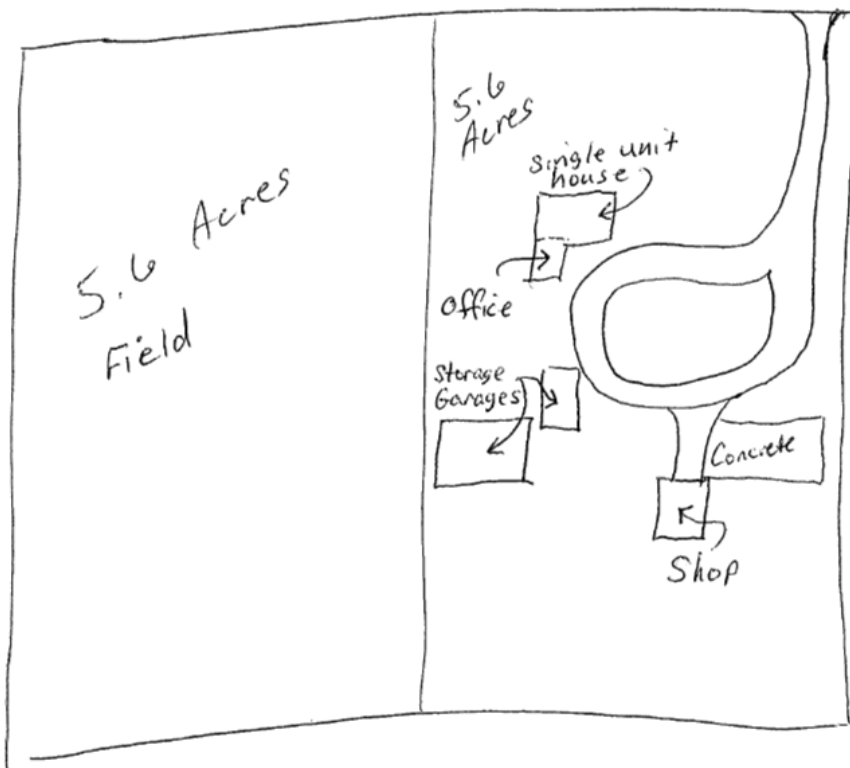
See attached sheet / _____ / _____
(Signature of Owner) (Print name) (Date)

Steven D. Franks / Steven D Franks / 1-30-14
(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>3/5/14</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>1/31/14</u>





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

Equal Opportunity Employer

NOTICE TO THE PUBLIC

March 7, 2014

To Whom It May Concern:

3 Franks Services, LLC has filed an application for a Conditional Use Permit to allow Contractor Office & Storage Yard uses in a DH, Development Holding District, for the property located at:

2100 Newark Road.

The applicant has not proposed any changes to the buildings. The northern-most building is set up for a single-family rental and an office. The other buildings will be used as storage and shop facilities.

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

City Plan Commission: Wednesday, March 19, 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: Monday, April 7, 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.

STATHIS FAMILY LIMITED PARTNERSHIP
630 MAUREEN LN
PLEASANT HILL, CA 94523

GINA BREWER
2100 NEWARK RD
BELOIT, WI 53511

3 FRANKS SERVICES LLC
1901 W GRAND AVENUE
BELOIT, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: March 19, 2014

Agenda Item: 5

File Number: RPB-2014-02

Request: Public Art Displays

Owner: City of Beloit

Location: Various

Existing Zoning: PLI, Public Lands and Institutions District (majority) **Existing Land Use:** Various

Request Overview/Background Information:

Visit Beloit has requested City Council authorization to display public works of art on various City-owned properties. Visit Beloit's 2014 tourism campaign will be "Come and Knock on Our Doors," which will involve local and regional artists painting salvaged doors that will be strategically placed throughout the City.

Key Issues:

- Visit Beloit is actively seeking artists, as well as businesses and property owners who are willing to allow a door to be displayed on their property during the months of May through August.
 - According to the attached brochures, the paintings are intended to depict the community using local attractions, streetscapes, and landscaping.
 - Visit Beloit has requested authorization to install doors on the following City of Beloit properties:
 - Parks (Big Hill, Gantry, Krueger, Leeson, Riverside, Telfer, Turtle Creek, West Side Pond);
 - Grinnell Hall Senior Center;
 - Beloit Public Library;
 - Well on Milwaukee Road;
 - Fire Station No. 3 on Liberty Avenue;
 - Angel Museum; and
 - City Hall.
 - This request must be reviewed by the Plan Commission and Parks & Recreation Commission.
 - Planning staff supports this request, provided that the doors remain outside of the public right-of-way and the painting does not include any commercial messages or signage.
-

Consistency with Strategic Plan:

- Consideration of this request supports 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:

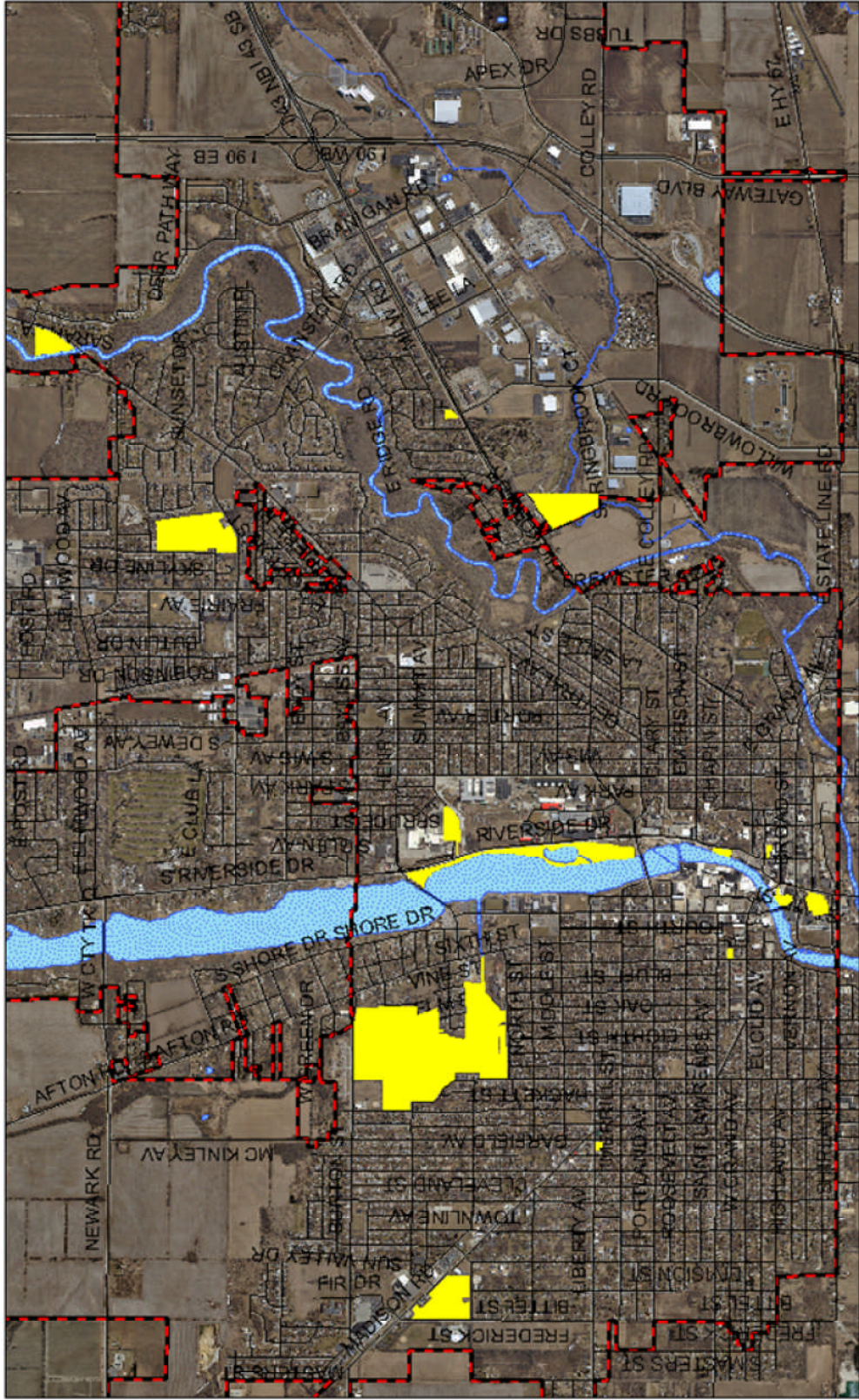
The Planning and Building Services Division recommends **approval** of Visit Beloit's request to display public works of art on fourteen (14) City-owned properties during the "Come and Knock on Our Doors" campaign, subject to the following conditions:

1. The doors shall remain outside of the public right-of-way and the painting may not include any commercial messages or signage.
 2. All doors and support materials shall be removed and the sites fully restored by August 31st.
 3. Final placement on the approved sites shall be subject to approval by the Division Director with oversight over each site. In the event of an installation location dispute, the City Manager shall make the final determination.
-

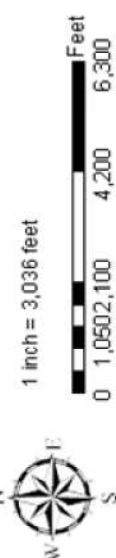
Fiscal Note/Budget Impact: N/A

Attachments: Location Map and Visit Beloit Brochure

Door Displays on City-Owned Properties



Map prepared by: Drew Pennington
Date: February 2014
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011



“Come and Knock on Our Doors”

Visit Beloit will be embarking on an arts campaign during the 2014 tourism season of June, July and August. Visit Beloit will lead this effort designed to promote Beloit as a unique place to experience the cultural arts. It will encourage residents and visitors to explore Beloit — Door-to-Door through distinctive public art created by local and regional artists.

Concept: “Come and Knock on Our Doors”

Beloit boasts being an emerging arts community with events like Plein Air, performing arts venues and Beloit International Film Festival (BIFF). This campaign is another opportunity to play on the art scene by securing artists to paint doors depicting our great community. Completed doors will be strategically placed at city entrances, attractions, event locations, schools and businesses. Visitors will be encouraged to visit door locations, take pictures, blog and Facebook their experiences.

Marketing:

This will be a major marketing campaign for the Beloit Community. Marketing components will include:

1. Local, state and regional media coverage of campaign
2. Art will be exhibited in 56 locations throughout Beloit and South Beloit
3. Pre, during and post video production
4. Media press conference during National Tourism Week
5. Overnight stay incentives for visitors
6. Interactive events during the summer to include door scavenger hunt, Instagram, #promotions and others
7. Campaign could be used for multiple years

Strategy:

We are inviting local and regional artists to paint doors; each telling a great story through art representing the quality of life and fun in Beloit. Artists will include individuals, groups and businesses painting 56 doors which will be installed and exhibited throughout the community.

Each door will be a unique community art project designed to build relationships and a sense of civic pride among participants, while creating a new appreciation for the history, industry, community and other ways people connect with Beloit.

We Need You!

We really want you to...Participate in our 2014 Tourism Campaign, "Come and Knock on Our Doors!"

We would like to invite you to be a part of this exciting opportunity to showcase our great community while generating traffic to your business during the months of June, July and August.

1. We would like to have permission from you to install a painted door by a local artist at your location
2. Doors are normal size indoor metal doors weighing about 40 lbs. each
3. There will be no out-of-pocket expense to you
4. Doors will be installed at your location by April 20th
5. Paintings will depict the Beloit community using attractions, streetscapes and flower gardens as examples
6. Local and regional artists will be painting doors
7. Please fill out the form below and return to Visit Beloit at 500 Public Ave. or submit to ruth@visitbeloit.com by March 3rd
8. For any questions, contact Ruth Carlson at 608-313-1363

Below are some renderings of campaign concepts.



Business name: _____ Contact: _____

Address/city/st/zip: _____

Phone: _____ email: _____

Yes I would like to have a door displayed at my business. No thank you; I would not like to participate.

Signature of property owner: _____

Date: _____

Copy this form and email to ruth@visitbeloit.com or mail to Visit Beloit at 500 Public Ave. by March 3rd.

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: March 19, 2014

Agenda Item: 6

File Number: ZMA-2014-04

Applicant: Planning & Building Services Division

Owner: City of Beloit (333) & Cozy Home Properties LLC (319)

Location: 319 & 333 Bluff Street

Current Zoning: R-1B, Single-Family Residential District

Existing Land Use: Parkland

Total Area: .4210 Acre

Proposed Zoning: PLI, Public Lands & Institutions District

Request Overview/Background Information:

The Planning & Building Services Division has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at 319 & 333 Bluff 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; Multi-Family Dwelling
- South: PLI, Public Lands/Institutions; Parkland
- East: Rock River
- West: R-1B, Single-Family Residential District; Single-Family Dwellings

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:

- The City of Beloit owns the lot at 333 Bluff Street and Cozy Home Properties LLC owns the lot at 319 Bluff Street. Attached are letters sent to the property owner concerning this change. To date, no comments or concerns were received from the property owner.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- These parcels are too steep for development, making parkland the preferred use of these lots.
- 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.
- 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;*
 - The existing uses of the properties are compatible with the residential and parkland uses surrounding the subject property.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed PLI zoning district is contiguous to an existing PLI district and compatible with the surrounding R-1B zoning district. PLI districts are intended to support surrounding residential zoning districts.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*
 - Due to topography, the subject properties are not suitable for the uses permitted under the existing zoning classification. The rezoning of these properties will match the use more specifically and make all lots of Schellenger Park one zoning classification.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The subject properties are in an established residential neighborhood inside the Bluff Street Historic District. This is a stable neighborhood with owner-occupied and rental properties, as well as institutional uses like churches and community centers.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Park and Open Space uses for the subject properties. The 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-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at 319 & 333 Bluff Street.

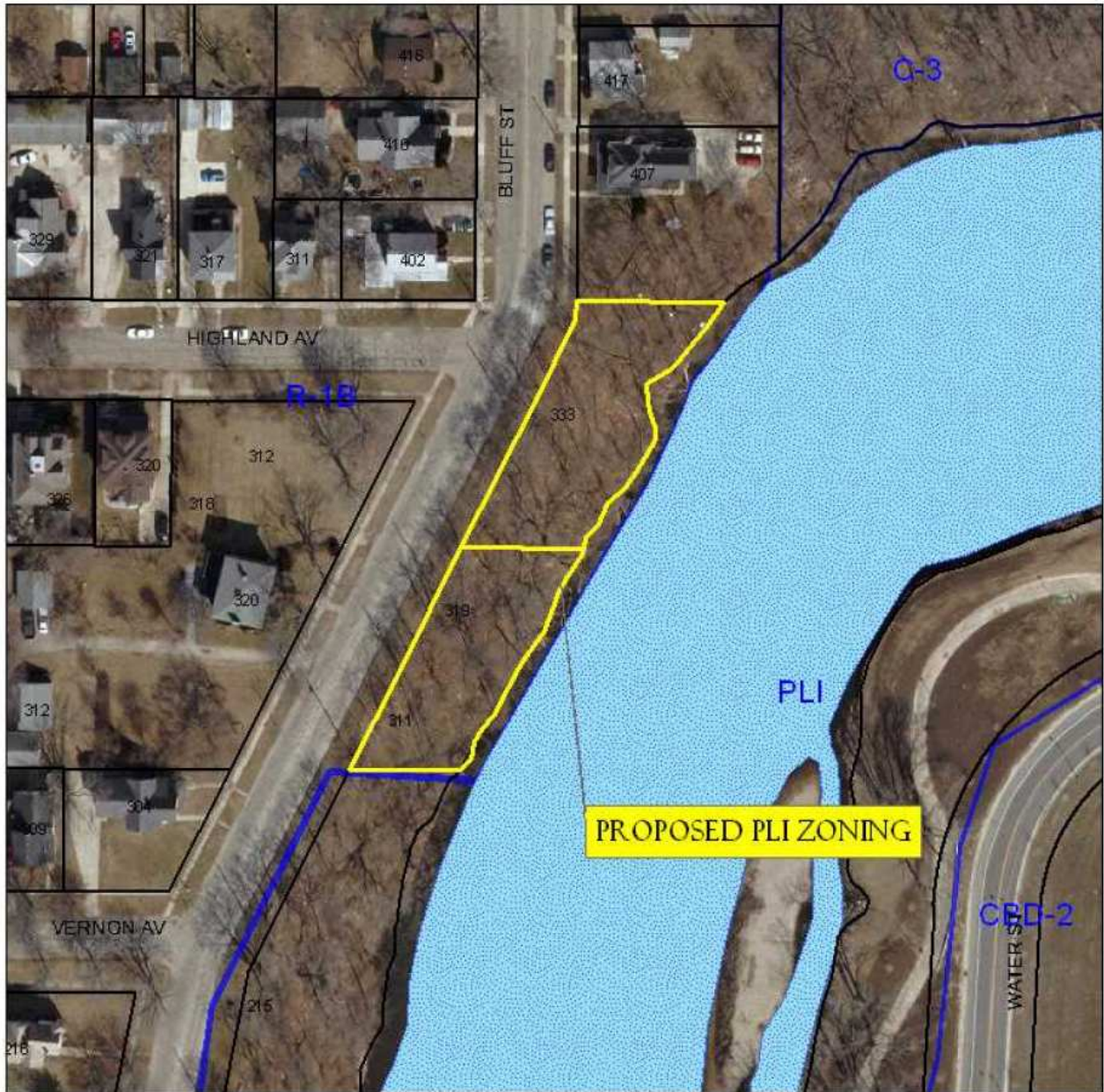
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photo, Application, Letters to Property Owner, Public Notice, and Mailing List.

Location & Zoning Map

319 & 333 Bluff Street

ZMA-2014-04



1 inch = 93 feet



Legend

- COB Parcels
- 210 Zoning District

Map prepared by: Stephanie Hummel
Date: March 2014
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2014-04

1. Address of subject property: 319/311 Bluff Street & 333 Bluff

2. Legal description: Lot: _____ Block: _____ Subdivision: outlot 2 & 3 HAWKETT'S ASSESSOR'S Plat
(If property has not been subdivided, attach a copy of the complete legal description from deed.) outlot 1 HAWKETT'S ASSESSOR'S Plat

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: .3 in .1210 acres.

3. Tax Parcel Number(s): 13551070 & 13551075

4. Owner of record: Cozy Home Properties LLC Phone: _____

320 Bluff St. Beloit WI 53511
(Address) (City) (State) (Zip)

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

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

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: R-1B to: PL1

All existing uses on this property are: Parkland

7. All the proposed uses for this property are:

Principal use(s): Parkland

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)

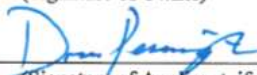
(City)

(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.

(Signature of Owner)	(Print name)	(Date)
	Doc Pannozzi, Dir. of Planning/IDMg	3/4/14
(Signature of Applicant, if different)	(Print name)	(Date)

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

To be completed by Planning Staff

Filing Fee: **\$275.00** Amount Paid: n/a Meeting Date: 3/19/14
 Number of notices: 21 x mailing cost (\$0.50) = cost of mailing notices: \$ n/a
 Application accepted by:  Date: 3/6/14
 Date Notice Published: 3/8/14, 3/15/14 Date Notice Mailed: 3/7/14



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

Equal Opportunity Employer

January 10, 2014

Cozy Home Properties LLC
320 Bluff Street
Beloit, WI 53511

Re: Rezoning of 311 & 319 Bluff Street

Dear Property Owner:

I am writing regarding your properties located at 311 and 319 Bluff Street. We had contacted the previous owner of these properties in October 2013 (please see the attached letter). This letter reviews that these lots are currently zoned R-1B, Single-Family Residential. The current use for both properties is Parkland. These properties are also proposed to be zoned for Parks and Open Spaces on the City of Beloit's Comprehensive Plan's Future Land Use map.

With this in mind, the City will be applying to rezone these properties to PLI, Public Lands/Institutions. This more accurately matches the land use of the property. You will receive notification for all meetings concerning this action. Additionally, if you are interested in selling or donating these properties to the City of Beloit for Parkland, please contact Brian Ramsey, Director of Parks & Leisure Services, at (608) 364-2929 or ramseyb@ci.beloit.wi.us.

If you have any questions about this process, feel free to contact me at (608) 364-6708 or hummels@ci.beloit.wi.us.

Sincerely,

Stephanie Hummel
Planner



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

Equal Opportunity Employer

October 14, 2013

Jerome Kinder
320 Bluff Street
Beloit, WI 53511

Re: Rezoning of 311 & 319 Bluff Street

Dear Mr. Kinder:

I am writing regarding your properties located at 311 and 319 Bluff Street. It has come to the City's attention that these lots are currently zoned R-1B, Single-Family Residential. The current use for both properties is Parkland. These properties are also proposed to be zoned for Parks and Open Spaces on the City of Beloit's Comprehensive Plan's Future Land Use map.

With this in mind, the City will be applying to rezone these properties to PLI, Public Lands/Institutions. This more accurately matches the land use of the property. You will receive notification for all meetings concerning this action. Additionally, if you are interested in selling or donating these properties to the City of Beloit for Parkland, please contact Brian Ramsey, Director of Parks & Leisure Services, at (608) 364-2929 or ramseyb@ci.beloit.wi.us.

If you have any questions about this process, feel free to contact me at (608) 364-6708 or hummels@ci.beloit.wi.us.

Sincerely,

Stephanie Hummel
Planner

c: Brian Ramsey, Director of Parks & Leisure Services (via e-mail)



NOTICE TO THE PUBLIC

March 7, 2014

To Whom It May Concern:

Planning & Building Services Division has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at:

311/319 & 333 Bluff Street.

The subject properties are part of Schellenger Park. This use would remain.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 19, 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: Monday, April 7 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.

ERIC D & MARY KATHRYN WELLS
208 BLUFF ST
BELOIT, WI 53511

MICHAEL LITWIN
18175 OLD CORPUS CHRISTI RD
ELMENDORF, TX 781125124

RANDY OLSON
1413 GARFIELD AVE
BELOIT, WI 53511

MICHAEL & SHEREE BUTLER
311 HIGHLAND AVE
BELOIT, WI 53511

LEON J & WILMA J FOXEN
10703 S HICKORY CT
BELOIT, WI 53511

COMMUNITY DEV AUTHORITY
210 PORTLAND AVE
BELOIT, WI 53511

SCOTT LYNCH
423 BLUFF ST
BELOIT, WI 53511

MARINA TZIOLAS TRUSTEE & SUCCESSORS
MARINA TZIOLAS REVOC LIVING TRUST
216 BLUFF ST
BELOIT, WI 53511

JENNIFER DELLENBUSCH
313 VERNON AVE
BELOIT, WI 53511

SALVADOR & CHRISTINE SANCHEZ
2112 ROOSEVELT AVE
BELOIT, WI 53511

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 535121317

ROBERT RICHARDS
P O BOX 1341
BELOIT, WI 535121341

RONALD MOE
1732 CRANSTON RD
BELOIT, WI 53511

JAGGER BAY PROPERTIES LLC
250 GARDEN LN STE 200
BELOIT, WI 53511

ANTHONY J & JESSICA L GONZALES
879 PETUNIA LN
BELOIT, WI 53511

SONIA GORDILLO
321 VERNON AVE
BELOIT, WI 53511

ROBERT RICHARDS
P O BOX 1341
BELOIT, WI 535121341

EUGENE R & TERESA J KAYE
410 BLUFF ST
BELOIT, WI 53511

CHERI MCCONNELL
417 BLUFF ST
BELOIT, WI 535116115

DWAN SCHULDT
552 THOMPSON ST
SOUTH BELOIT, IL 610802012

COZY HOME PROPERTIES LLC
320 BLUFF ST
BELOIT, WI 53511