



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, July 9, 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 June 4, 2014 Meeting**
3. **Comprehensive Plan Amendment – 1715 Elmwood Avenue**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Planned Neighborhood to Mixed Residential for the property located at 1715 Elmwood Avenue
4. **Zoning Map Amendment – 1715 Elmwood Avenue**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-2, Two-Family Residential District, to R-3, Low-Density, Multi-Family Residential District, for the property located at 1715 Elmwood Avenue
5. **Status Report on Prior Plan Commission Items**
6. **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: July 2, 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, June 4, 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 7:02 PM. Gail Riddle called the roll. Present were Commissioners Moore, Ruster, Tinder, and Kincaid. Commissioner Finnegan was absent.

2. **Approval of the Minutes of the May 21, 2014 Meeting**

Commissioner Tinder moved and Commissioner Moore seconded a motion to approve the Minutes of the May 21, 2014 Meeting. The motion carried (4-0).

3. **Boat Dock – 1055 Third Street – Riverside Park-West**

Review and consideration of a request to construct a boat dock and related improvements on land located at 1055 Third Street, Riverside Park-West

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Mike Flesch, City Engineer, stated that this project would be publicly bid.

Commissioner Moore asked how this would affect the high school students who may play on the dock or use it before and after school. Mr. Flesch commented that it would be installed approximately across from the south driveway to CVS and that they were not overly concerned about the high school kids. He added that if it did become a problem they would look at enforcement issues.

Commissioner Ruster moved and Commissioner Tinder seconded a motion to approve the request to construct a boat dock. The motion carried (4-0).

4. **Easement-856 Fourth Street**

Review and consideration of a Utility Easement to the City of Beloit from JLT, LLC on the northeast corner of the property located at 856 Fourth Street to allow for maintenance of the existing traffic signal infrastructure

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Tinder moved and Commissioner Moore seconded a motion to approve the Easement. The motion carried (4-0).

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

Julie Christensen explained that the City Council approved the Comprehensive Plan Amendment and the re-zoning for the Gateway land that the City owns.

6. **Adjournment**

The meeting adjourned at 7:16 PM.



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 9, 2014

Agenda Item: 3

File Number: RPB-2014-07

Request Overview/Background Information:

Jack Meyers has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the adopted plan, a requirement that became effective in 2010.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. The state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on August 18, 2014.

Key Issues:

- The applicant is proposing the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 1715 Elmwood Avenue – From Planned Neighborhood to Mixed Residential.
- The Plan Commission approved the attached Preliminary Subdivision Plat on October 9, 2013. Since this approval, the property owner has decided to pursue a low-density, multi-family development. A revised Plat will be needed for this development if the proposed amendment is approved.
- The section of the 14-acre development from Kadlec Drive to the east will be developed as single- and two-family dwellings, while the rest of the development will be a mix of multi-family dwellings.
- This property is currently vacant land. The lands surrounding the properties are:
 - North: R-1A, Single-family Residential District: Vacant Residential Land
 - South: R-1A, Single-family Residential District: Single-family Dwellings
 - East: R-3, Low-density Multi-family Residential District: Single-family Dwellings, Two-family Dwellings, and Low-rise Apartment Buildings
 - West: B3, General Business District; and I1, Light Industrial District (Town of Beloit Zoning): Business and Industrial uses
- The applicant is also congruently proposing to rezone the subject property to R-3, Low-Density Multi-Family Residential. This amendment must be approved to allow this rezoning.
- Close proximity to the railroad and industry make this an ideal location for a mixed residential development. The eastern-most section of the development will act as a transition from multi-family dwellings to the established two- and single-family neighborhood.
- A Location/Land Use/Zoning Map and the Future Land Use Map are attached to this report.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
- 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** – The development of this parcel will connect existing roadways and infrastructure, meeting the present needs of the neighborhood. Additionally, future needs of the community will be met by offering diverse housing opportunities and increasing the municipal tax base.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the following proposed amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 1715 Elmwood Avenue – From Planned Neighborhood to Mixed Residential.

Fiscal Note/Budget Impact: N/A

Attachments: Location/Land Use/Zoning Map, Future Land Use Map, Preliminary Plat, Public Notice, Mailing List, and Resolution.

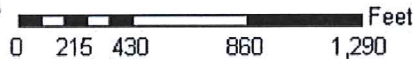
Location, Land Use, & Zoning Map

1715 Elmwood Avenue

RPB-2014-07



1 inch = 634 feet



Legend

- Zoning District
- City Limits
- COB Parcels

Map prepared by: Stephanie Hummel

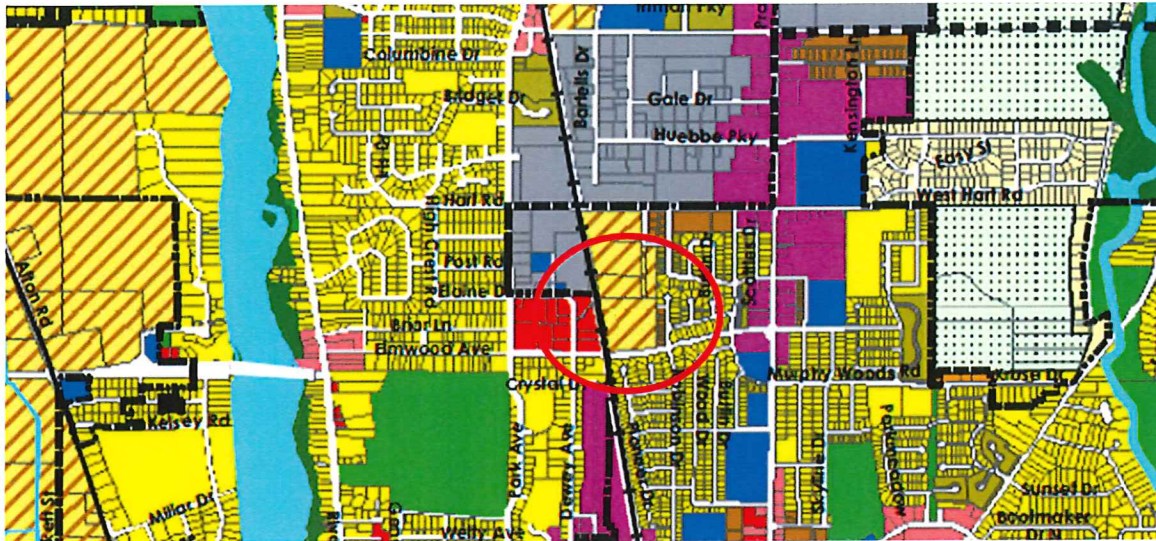
Date: June 2014

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Property)



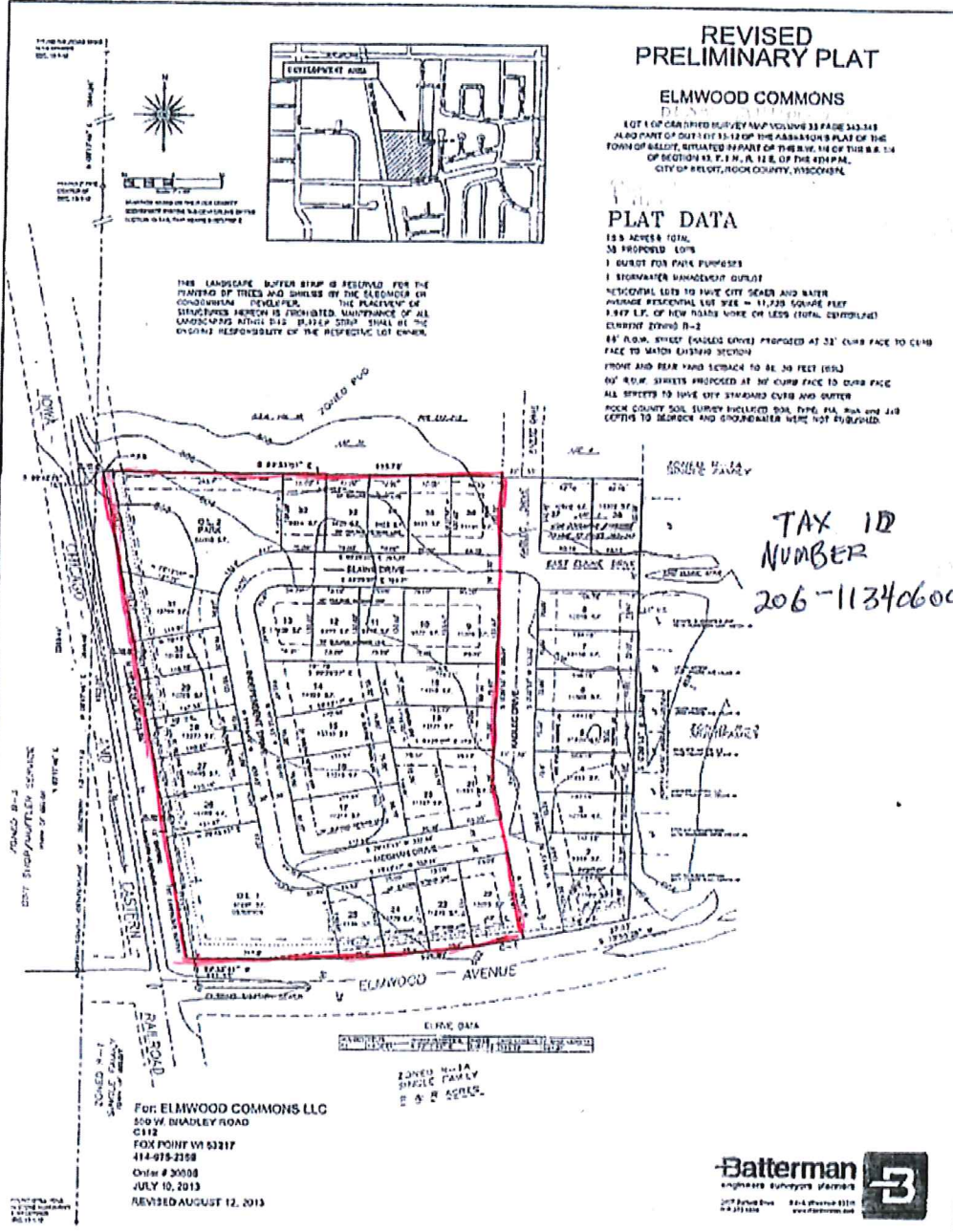
REVISED PRELIMINARY PLAT

ELMWOOD COMMONS

LOT 1 OF CERTIFIED SURVEY MAP VOLUME 33 PAGE 343.248
 ALSO PART OF OUTLOT 35-32 OF THE ABBASION PLAT OF THE
 TOWN OF BELLEVUE, SITUATED IN PART OF THE B.W. 1/4 OF THE S.W. 1/4
 OF SECTION 33, T. 14. N. R. 12. E. OF THE 2ND P.M.
 CITY OF BELLEVUE, WISCONSIN

PLAT DATA

- 12.8 ACRES TOTAL
- 38 PROPOSED LOTS
- 1 CURB FOR PARK PURPOSES
- 1 STORMWATER MANAGEMENT OUTLET
- NEIGHBORING LOTS TO HAVE CITY SEWER AND WATER
- MINIMUM RESIDENTIAL LOT SIZE = 11,729 SQUARE FEET
- 1.5 FT. E.P. OF NEW ROAD WORK OR LESS (TOTAL COMPENSATE)
- ELEMENT ZONING D-2
- 8' R.O.W. STREET (WALKED DRIVE) PROPOSED AT 22' CURB FACE TO CURB FACE TO MATCH EXISTING SECTION
- FRONT AND REAR YARD SETBACK TO BE 30 FEET (50')
- 60' R.O.W. STREETS PROPOSED AT 30' CURB FACE TO CURB FACE
- ALL STREETS TO HAVE CITY STANDARD CURB AND GUTTER
- POCA COUNTY SOIL SURVEY BELIEVED SOIL TYPE PA, BWA AND J10
- COTTON TO BE OPEN AND CROPLANDS WERE NOT SURVEYED



TAX ID
 NUMBER
 206-11346600

For: ELMWOOD COMMONS LLC
 500 W. BRADLEY ROAD
 C312
 FOX POINT WI 53127
 Office # 26008
 JULY 10, 2013
 REVISED AUGUST 12, 2013





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

June 27, 2014

To Whom It May Concern:

Jack Meyers has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1715 Elmwood Avenue – From Planned Neighborhood to Mixed Residential

Information regarding the location, zoning, and land use of this property is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendments:

City Plan Commission: Wednesday, July 9, 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 (Public Hearing): Monday, August 18, 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 MEETINGS.

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@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.,
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Janelle Marotz
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

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

Rock County Planning Director
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Dennis McCarthy
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Dr. Pamela Kiefert, Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Beloit Public Library Director
605 Eclipse Boulevard
Beloit, WI 53511
Via I/O Mail

Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 101
Beloit, WI 53511

**RESOLUTION
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
CITY OF BELOIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendments, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1715 Elmwood Avenue (Parcel No. 11340600) – From Planned Neighborhood to Mixed Residential.

Adopted this 9th day of July, 2014.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 9, 2014

Agenda Item: 4

File Number: ZMA-2014-08

Applicant: Jack Meyers

Owner: Jack Meyers, Elmwood Commons LLC

Location: 1715 Elmwood Avenue

Current Zoning: R-2, Two-Family Residential District

Existing Land Use: Vacant Land

Parcel Size: 14.4 Acres

Proposed Zoning: R-3, Low-Density, Multi-Family Residential District

Request Overview/Background Information:

Jack Meyers has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, to R-3, Low-Density Multi-Family Residential District, for the property located at 1715 Elmwood Avenue.

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:

- o North: R-1A, Single-family Residential District: Vacant Residential Land
- o South: R-1A, Single-family Residential District: Single-family Dwellings
- o East: R-3, Low-density Multi-family Residential District: Single-family Dwelling, Two-family Dwellings, and Low-rise Apartment Buildings
- o West: B3, General Business District; and I1, Light Industrial District (Town of Beloit Zoning): Business and Industrial uses

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 Plan Commission approved a Preliminary Subdivision Plat for the subject property on October 9, 2013. Since this approval, the property owner has decided to pursue a low-density, multi-family development. A revised Plat will be needed for this development if the proposed zoning change is approved.
- The section of the development from Kadlec Drive to the East will be developed as single- and two-family dwellings, while the rest of the development will be a mix of multi-family dwellings.
- This property is currently vacant land. It is approximately 14.4 acres. It was zoned for multi-family housing until the late 1990's when the neighborhood proposed down-zoning to single-family residential. This was approved and has been the zoning classification since.
- In 2009, the property directly north of the subject property (2500 Kadlec Drive) filed an application for rezoning to PUD. This application was withdrawn. The property north of that (2660 Kadlec Drive) also filed to add five 12-unit condominium buildings as part of their existing PUD. This was denied.
- This application is being processed congruently with the application to amend the Comprehensive Plan's Future Land Use Map to recommend Mixed Residential for the subject property.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- 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 subject property is located near a variety of housing types, including low-density apartments, two-family duplexes, and single-family homes. There is also vacant residential land to the north of this property. The R-3 classification is compatible with existing and planned uses within the general area.

- b. *The zoning classification of property within the general area of the subject property;*
 - The subject property is adjacent to residential (R-1A and R-3) districts. It is also adjacent to a Business and Industrial district in the Town of Beloit, separated by railroad tracks. The R-3 zoning will allow for both multi-family, two-family, and single-family development.
- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property is suitable for the uses permitted in the R-2 district, but the applicant intends to integrate multi-family dwellings into this development. This is not allowed in the R-2 zoning district.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - This neighborhood is an established residential area. Its close proximity to major commercial uses along Prairie Avenue makes it ideal for mixed residential development.
 - A proposed PUD to allow a multi-family development of 66 units at 2660 Kadlec Drive was denied in 2009.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan currently recommends Planned Neighborhood for the subject property. Upon approval from City Council, the Comprehensive Plan will recommend Mixed Residential for the subject property. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #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** – The development of this parcel will connect existing roadways and infrastructure, meeting the present needs of the neighborhood. Additionally, future needs of the community will be met by offering diverse housing opportunities and increasing the municipal tax base.

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, to R-3, Low-Density Multi-Family Residential District, for the property located at 1715 Elmwood Avenue.

Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

1715 Elmwood Avenue

ZMA-2014-08



1 inch = 420 feet



Legend

- COB Parcels
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2014-08

1. Address of subject property: 1715 Elmwood Ave.

2. Legal description: Lot: _____ Block: _____ Subdivision: documents attached
(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: 12.5 acres.

3. Tax Parcel Number(s): 206-11340600

4. Owner of record: Elmwood Commons LLC Phone: 414-975-2359

500 W. Bradley Rd #C112 Fox Point, Wisconsin 53217
(Address) (City) (State) (Zip)

5. Applicant's Name: Elmwood Commons LLC (Jack E. Meyers)

500 W. Bradley Rd #C112 Fox Point, Wisconsin 53217
(Address) (City) (State) (Zip)

414-975-2359
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R-2 to: R-3

All existing uses on this property are: R-2, revised preliminary plat
Elmwood Commons, approved October 9, 2013

7. All the proposed uses for this property are:

Principal use(s): portion of development west of Kadlec Drive to
be rezoned from R-2 to R-3. Lots 1-8,37,38 will remain R-2

Secondary use(s): _____

Accessory use(s): _____

8. I/we represent that I/we have a vested interest in this property in the following manner:

- (X) 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): Jack E. Meyers Phone: 414-975-2359
500 W. Bradley Rd. #C112 Fox Point, Wisconsin 53217
(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.

Jack E. Meyers, Jack E. Meyers, 6/4/2014
(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>7/9/14</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>[Signature]</u>		Date: <u>6/5/14</u>
Date Notice Published: _____	Date Notice Mailed: _____	

REVISED PRELIMINARY PLAT

ELMWOOD COMMONS

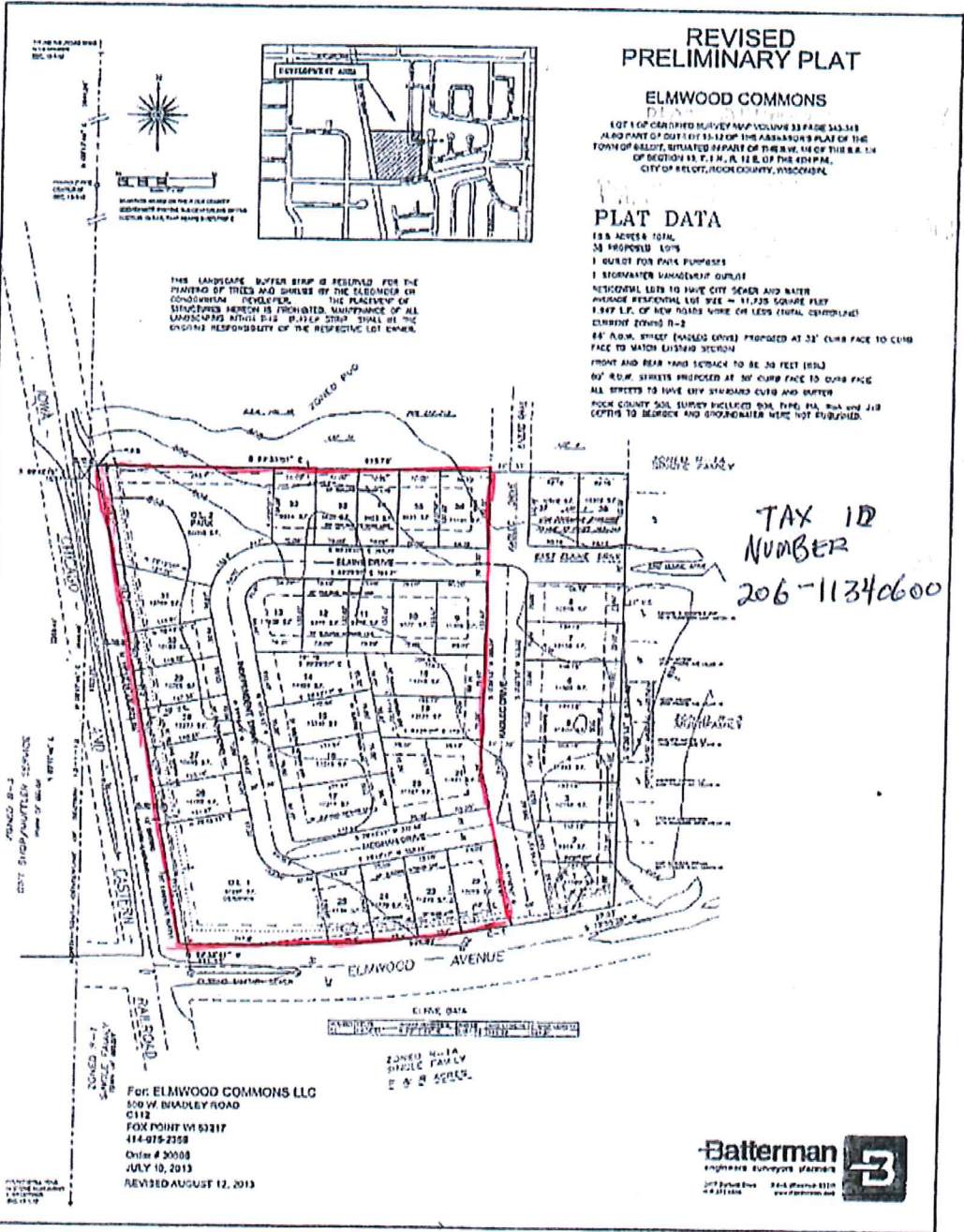
LOT 1 OF CORNERED SURVEY MAP VOLUME 33 PAGE 343, 348
 ALSO PART OF OUTLOT 13-12 OF THE ABBASGARD PLAT OF THE
 TOWN OF BELL, SITUATED IN PART OF THE S.W. 1/4 OF THE S.E. 1/4
 OF SECTION 24, T. 1 N., R. 12 E. OF THE 4TH P.M.,
 CITY OF RELOT, ROCK COUNTY, WISCONSIN.

PLAT DATA

- 18.8 ACRES TOTAL
- 58 PROPOSED LOTS
- 1 CURB FOR PARK PURPOSES
- 1 SEWER/WATER MANAGEMENT OUTLET
- RESIDENTIAL LOTS TO HAVE CITY SEWER AND WATER
- AVERAGE RESIDENTIAL LOT SIZE = 11,725 SQUARE FEET
- 3.467 A.C. OF NEW RIGHTS MORE OR LESS TOTAL CONTAINING
- CURRENT ZONING R-1
- 84' R.O.M. STREET (TRUCKS DRIVE) PROPOSED AT 33' CURB FACE TO CURB
- FACE TO MATCH EXISTING SECTION
- FRONT AND REAR YARD SETBACK TO BE 30 FEET (MIN)
- 60' R.O.M. STREETS PROPOSED AT 30' CURB FACE TO CURB FACE
- ALL STREETS TO HAVE CITY STANDARD CURB AND GUTTER
- ROCK COUNTY SOIL SURVEY INCLUDED ON P. 343, 348, 349 AND 318
- COPIES TO BEADOCK AND GROUNDWATER WERE NOT PROVIDED.

THIS LANDSCAPE BUFFER STRIP IS RESERVED FOR THE
 PLANTING OF TREES AND SHRUBS BY THE RECORDOR OR
 CONDOMINIUM DEVELOPER. THE PLANTING OF
 STRUCTURES HEREON IS PROHIBITED. MAINTENANCE OF ALL
 LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE
 OWNERS OF THE RESPECTIVE LOT OWNER.

TAX ID
 NUMBER
 206-11340600



For: **ELMWOOD COMMONS LLC**
 500 W. BRADLEY ROAD
 G112
 FOX POINT WI 53117
 414-975-2358
 Order # 30008
 JULY 10, 2013
 REVISED AUGUST 12, 2013





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

June 27, 2014

To Whom It May Concern:

Jack Meyers has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, to R-3, Low-Density Multi-Family District, for the property located at:

1715 Elmwood Avenue.

The applicant is planning a low-density, multi-family development. The section of the development from Kadlec Drive to the east will be developed as single- or two-family dwellings, while the rest of the development will be a mix of multi-family dwellings.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, July 9, 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, August 18, 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@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

LEWIS C & MARY I WASHINGTON
2520 PIONEER DR
BELOIT, WI 53511

JEROME S & BONNIE E KNOLL
2530 LOMA DR
BELOIT, WI 53511

CLIFFORD GRICE
2535 PIONEER DR
BELOIT, WI 53511

MARCOS ACEVES
2524 ROBINSON DR
BELOIT, WI 535112222

MOHAMED FAROUK GANI
504 N BROCKWAY
PALATINE, IL 60067

JAMES MARTIN
2532 ROBINSON DR
BELOIT, WI 535112222

REBECCA HENNING
2550 LOMA DR
BELOIT, WI 53511

ALBERT PEGEESE
2533 ROBINSON DR
BELOIT, WI 535112221

MARY TRUMPY
1756 ELMWOOD AVE
BELOIT, WI 535112211

STEPHEN & TINA ANDREWS
1768 ELMWOOD AVE
BELOIT, WI 535112264

GARY & SUSAN BEEMAN
3647 O'RILEY RD
DARIEN, WI 53114

STEPHEN ENGBRETSON
2576 ROBINSON DR
BELOIT, WI 53511

KATHRYN HOUGH
2581 ROBINSON DR
BELOIT, WI 535112260

FRANK & PAULA PHILLIPS
5408 YERBA BUENA RD
SANTA ROSA, CA 95409

BROCKER-KIESOW LLC
2680 PRAIRIE AVE
BELOIT, WI 53511

HELEN KIESOW
2680 PRAIRIE AVE
BELOIT, WI 53511

CHRISTINE L & EDWARD M JR ZHE
4512 PLANTATION LN
MILTON, WI 53563

HELEN KIESOW
2680 PRAIRIE AVE
BELOIT, WI 53511

CAROLINA DEQUINO
2617 ROBINSON DR
BELOIT, WI 53511

EDWARD & CHRISTINE ZHE
4512 PLANTATION LN
MILTON, WI 53563

DAWN SADEWATER
2623 ROBINSON DR
BELOIT, WI 53511

LAWRENCE & TERRY BROWN
2629 ROBINSON DR
BELOIT, WI 535112223

JUAN PEREZ-LAVARIEGA
2632 ROBINSON DR
BELOIT, WI 53511

THOMAS G & DEBORAH L VAIL
2009 KELMSCOTT ST
THE VILLAGES, FL 32162

JACK E MEYERS ELMWOOD COMMONS
LLC
500 W BRADLEY RD #C112
FOX POINT, WI 53217

ARTHUR & KAREN JAMES
2641 ROBINSON DR
BELOIT, WI 535112223

DOROTHY DOWLING
2647 ROBINSON DR
BELOIT, WI 535113032

SANDRA TESS
2638 ROBINSON DR
BELOIT, WI 535119473

JERALD SWANSON
2644 ROBINSON DR
BELOIT, WI 53511

MICHAEL & LINDA STAPLEFORD
1774 POST RD
BELOIT, WI 53511

NIEL DEVOE
2700 N ROBINSON DR
BELOIT, WI 535112249

TYCORE BUILT LLC
2170 VELD AVE STE 106
GREEN BAY, WI 54303

SOO LINE RAILROAD COMPANY
120 S 6TH ST STE 190
MINNEAPOLIS, MN 55402

MURRAY BELOIT PROPERTY LLC
1011 FLORAL LN
DAVENPORT, IA 52802