



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, October 22, 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 October 8, 2014 Meeting**
3. **Zoning Map Amendment – 3311 Prairie Avenue**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to C-3, Community Commercial for the property located at 3311 Prairie Avenue
4. **Zoning Map Amendment – 1901 Gateway Boulevard**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from DH, Development Holding District, to M-2, General Manufacturing District, for the property located at 1901 Gateway Boulevard
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: October 17, 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, October 8, 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 Finnegan, Tinder, Johnson, Mathis, and Kincaid.

2. **Approval of the Minutes of the September 17, 2014 Meeting**

Commissioner Johnson moved and Commissioner Finnegan seconded a motion to approve the Minutes of the September 17, 2014 meeting. The motion carried (5-0).

3. **Location of a Wireless Communications Tower in Telfer Park**

Review and consideration of a Request to locate a 105-foot monopole wireless communications tower in Telfer Community Park located at 2301 Skyline Drive

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Johnson agreed with the Parks Commission that the fence would look better in a color other than white. He wanted to know if it was possible to have the fence matching with the dumpster enclosure that is close by.

Peter Shaw, representative for Verizon Wireless, commented that they were open to any color the City wanted for the fence. In addition, he does not think it would be an issue to change the material.

Commissioner Johnson made a motion to approve the request with conditions that there would be a color change to something other than white, the material would be changed to galvanized steel posting with treated lumber for the panels, and with the maintenance and preservation of as many trees as possible. Commissioner Finnegan seconded the motion. The motion carried (5-0).

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

The Conditional Use for the Ironworks outdoor seating area and outdoor alcohol sales was approved by City Council.

5. **Adjournment**

The meeting adjourned at 7:13 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: October 22, 2014

Agenda Item: 3

File Number: ZMA-2014-09

Applicant: Thomas Smith

Owner: Thomas Enterprises Inc.

Location: 3311 Prairie Avenue

Current Zoning: C-1, Office District

Existing Land Use: Vacant Building

Parcel Size: 1.07 Acres

Proposed Zoning: C-3, Community Commercial District

Request Overview/Background Information:

Thomas Smith has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to C-3, Community Commercial District, for the property located at 3311 Prairie Avenue.

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

- North: C-1, Office District; Single-Family Residential
- South: PUD; Commercial (Storage Units)
- East: C-1, Office District: Sports Complex
- West: Town of Beloit

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:

- There is a vacant 4,624 square-foot office building and surface parking lot on the subject property, which is owned by the applicant.
- The applicant is seeking this zoning change in order to increase the marketability of his property, and hopes to market the subject property to retail tenants. A wide range of retail sales & service uses are permitted in the C-3 district, but not in the C-1 district.
- The applicant has not proposed any exterior alterations or site improvements at this time.
- The subject property is accessed by a shared drive leading into the sports complex. Interestingly, Planning staff has not located any evidence of an access easement, nor is one provided on the CSM that created the lots in the 1960's.
- Planning staff posted an informational sign on the subject property and mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **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 on an arterial roadway that also serves as County Road G. Nearby land uses include the YMCA sports complex, heavy commercial (storage units), and offices. There is heavy vegetation separating the subject property from the residential property to the north. The allowed retail sales & service uses in the C-3 district are compatible with the surrounding land uses. The applicant's ideal tenant would be a sporting goods store or restaurant that would complement the adjacent sports complex.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The sports complex to the east is zoned C-1, while the storage unit development to the south of the subject property was developed as a Planned Unit Development (PUD). Although the subject property will be the first property in this planned mixed use area to be rezoned to C-3, the C-3 classification is compatible with the adjacent PUD.
 - 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 C-1 district, although according to the applicant, there is no demand for office space in this location.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - There has been very little development activity and few zoning map amendments in the immediate area during the past decade. Ideally, the establishment of retail sales & service uses

at this location may catalyze some redevelopment activity along the Prairie Avenue corridor. The Inman Parkway extension between Prairie Avenue and Shopiere Road is less than ½ mile south of the subject property, which may also spur nearby redevelopment activity.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map (#10) recommends Planned Mixed Uses and identifies the subject property as part of the Prairie Avenue Planned Mixed Use District. This recommendation is intended to guide future redevelopment of this area as a mixed-use center, so many plan recommendations regarding mixed-use buildings and prairie-style architecture are not exactly applicable to this specific rezoning request. However, the plan does recommend PUD or C-3 zoning for Planned Mixed Use areas. 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)

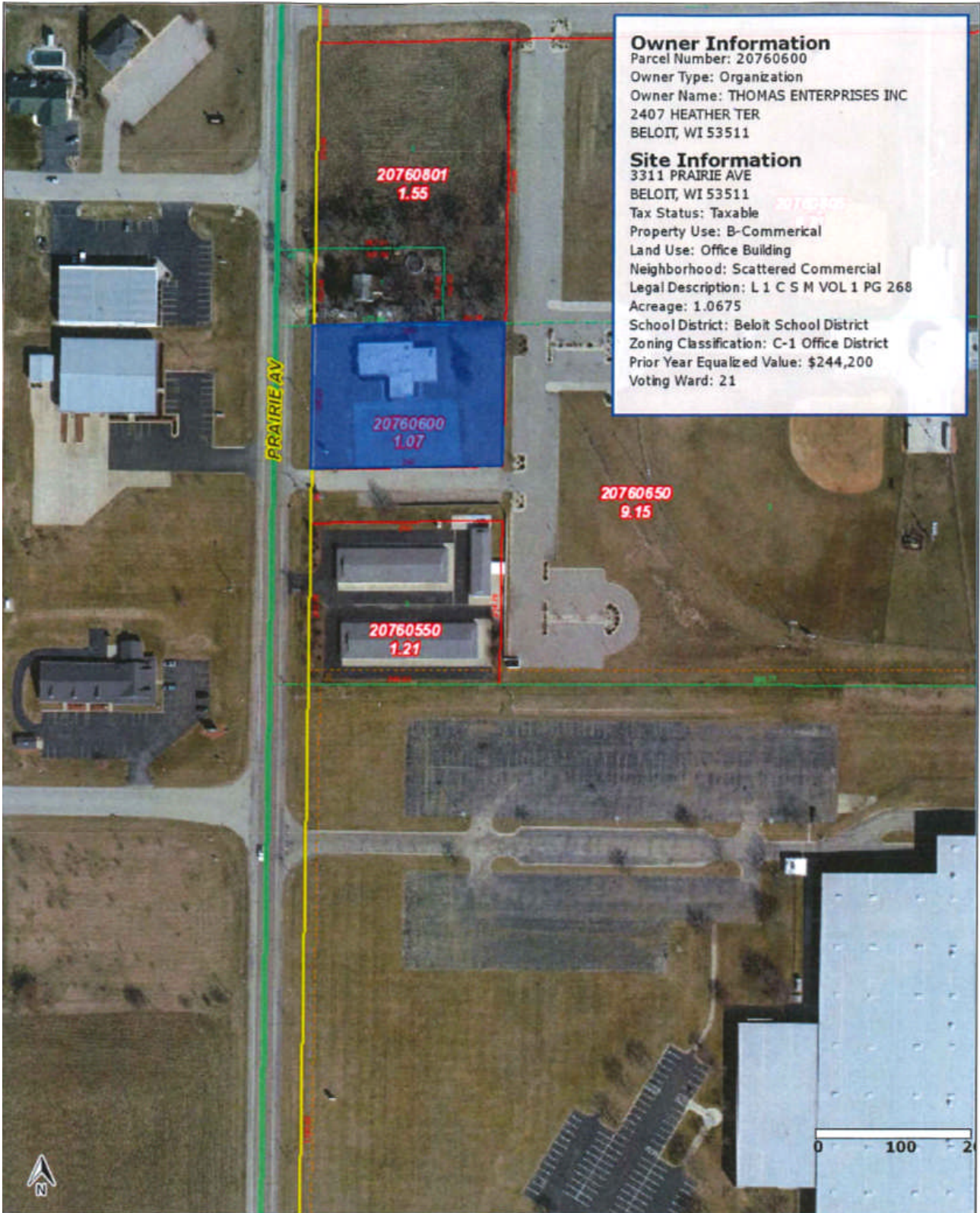
- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and 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 C-1, Office District to C-3, Community Commercial District, for the property located at 3311 Prairie Avenue.

Fiscal Note/Budget Impact: N/A

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



Owner Information
 Parcel Number: 20760600
 Owner Type: Organization
 Owner Name: THOMAS ENTERPRISES INC
 2407 HEATHER TER
 BELOIT, WI 53511

Site Information
 3311 PRAIRIE AVE
 BELOIT, WI 53511
 Tax Status: Taxable
 Property Use: B-Commerical
 Land Use: Office Building
 Neighborhood: Scattered Commercial
 Legal Description: L 1 C S M VOL 1 PG 268
 Acreage: 1.0675
 School District: Beloit School District
 Zoning Classification: C-1 Office District
 Prior Year Equalized Value: \$244,200
 Voting Ward: 21

City of Beloit, WI
 Date Printed: 10/16/2014

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by City of Beloit as to the accuracy of the data delineated hereon.



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-2014-09

1. Address of subject property: 3311 PRAIRIE AVENUE Beloit Wisc

2. Legal description: Lot: Block: Subdivision: LICSM VOL 1 PG 268
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: feet by feet = square feet.

If more than two acres, give area in acres: 1.0675 acres acres.

3. Tax Parcel Number(s): 20760600

4. Owner of record: THOMAS ENTERPRISES INC Phone: 608 362 5121
2407 HEATHER TER. Beloit WISC 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: THOMAS L SMITH
2407 HEATHER TER. Beloit WISC 53511
(Address) (City) (State) (Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: C1 Office District to: C3

All existing uses on this property are: Offices - Vacant

7. All the proposed uses for this property are:

Principal use(s): Party Shop Planning + Sales Supplies
Sporting Goods Store
Pack + Ship Shop

Secondary use(s): Toys + Gift Shop

Accessory use(s): Office Supply Shop -
Retail Sales

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): Thomas L Smith Phone: 608 362 5121
2407 Heather Terrace Beloit Wisc 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.

Thomas L Smith / Thomas L Smith / 9-16-14
(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>Oct. 22, 2014</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>9/18/14</u>
Date Notice Published: _____	Date Notice Mailed: _____



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.beloitwi.gov

Equal Opportunity Employer

NOTICE TO THE PUBLIC

October 10, 2014

To Whom It May Concern:

Thomas Smith has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to C-3, Community Commercial District, for the property located at:

3311 Prairie Avenue.

There is a vacant 4,624 square-foot office building on the subject property, which is owned by the applicant. The applicant is seeking this zoning change in order to increase the marketability of his property, and he hopes to market the subject property to retail tenants.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, October 22, 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, November 3, 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, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

ZMA-2014-09, 3311 Prairie Avenue

BOMBARDIER MOTOR
CORPORATION
10101 SCIENCE DR
STURTEVANT, WI 53177

STATELINE FAMILY YMCA OF
BELOIT INC
1865 RIVERSIDE DR
BELOIT, WI 53511

RUSSELL F. & PATRICIA A.
WOLTER 2001 REV. TRUST
1440 SECURITY ROAD
BELOIT, WI 53511

REVOCABLE TRUST OF 2010
TERRANCE E & LESLIE A SUGDEN
3905 E CTY RD S
BELOIT, WI 53511

NANCY ZWEEP
5870 SHATTUCK RD
BELVIDERE, IL 61008

SCM PROPERTIES
2241 E. HUEBBE PARKWAY
BELOIT, WI 53511

THOMAS ENTERPRISES INC
2407 HEATHER TER
BELOIT, WI 53511

ARTHUR DONALDSON
P O BOX 976
BELOIT, WI 53511

KARRY DEVAULT, CLERK
TOWN OF BELOIT
2871 S. AFTON RD.
BELOIT, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: October 22, 2014

Agenda Item: 4

File Number: ZMA-2014-10

Applicant: Andrew Janke

Owner: City of Beloit

Location: 1901 Gateway Boulevard

Current Zoning: DH, Development Holding District

Existing Land Use: Agricultural

Total Area: 58.37 Acres

Proposed Zoning: M-2, General Manufacturing District

Request Overview/Background Information:

Andrew Janke, on behalf of the City of Beloit, has submitted an application for a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District, to M-2, General Manufacturing District, for the property located at 1901 Gateway Boulevard.

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

- North: M-1, Limited Manufacturing District; Vacant
- South: DH, Development Holding, R-1 A, Single-Family Residential, & C-1, Office; Single-Family and Agricultural
- East: R-1A, Single-Family Residential, & Town of Turtle; Single-Family
- West: M-1, Limited Manufacturing District; Vacant

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 subject property was purchased by the City of Beloit in February of 2014. With the completion of the Gateway infrastructure, DH zoning is no longer appropriate. The applicant would like to prepare the site as a “shovel-ready” manufacturing site by rezoning from DH to M-2.
- The subject property has received attention from developers for manufacturing uses. The applicant would like to prepare the site for this use by rezoning from DH to M-2.
- The Comprehensive Plan’s Future Land Use Map recommends Business Park uses for the subject property.
- The M-2 district is intended to accommodate industrial, manufacturing, warehousing, and other uses that create appreciable nuisances or hazards or that, if not properly controlled, have high potential for creating adverse impacts on surrounding areas.
- 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 agricultural use of the property is compatible with the residential and agricultural uses surrounding the subject property. This large parcel allows for manufacturing facilities to be developed with ample distance between adjoining residential properties.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The proposed M-2 zoning classification is near other properties zoned for manufacturing purposes, as well as part of the larger Gateway Business Park area.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification;*
 - The existing zoning classification allows a limited amount of uses, few of which are compatible with the Business Park designation on the Comprehensive Plan’s Future Land Use Map. The zoning change to M-2 will allow for proper Business Park development.

- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The Gateway Business Park has developed in a slow-but-steady fashion over the past decade. Recent nearby projects include an addition to the Morse Group/Amp Electric building and an addition to the Kettle Foods processing and distribution facilities. Northstar Medical Radioisotopes facilities are currently being developed just southwest of the subject property.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Business Park 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** – 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 DH, Development Holding District, to M-2, General Manufacturing District, for the property located at 1901 Gateway Boulevard.

Fiscal Note/Budget Impact: N/A

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

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-2014-10

1. Address of subject property: 1901 Gateway Blvd.

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: 58.37 acres.

3. Tax Parcel Number(s): 22140600

4. Owner of record: City of Beloit Phone: _____
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Andrew Janke
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

6748 / 1 janke@beloit.wi.gov
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: DH to: M-2

All existing uses on this property are: agricultural

7. All the proposed uses for this property are:

Principal use(s): manufacturing.

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)

(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: _____ Meeting Date: 10/22/2014

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: S. Hummel Date: 9/26/14

Date Notice Published: 10/11 & 10/18 Date Notice Mailed: 10/10



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NOTICE TO THE PUBLIC

October 10, 2014

To Whom It May Concern:

Andrew Janke, on behalf of the City of Beloit, has submitted an application for a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District, to M-2, General Manufacturing District, for the property located at:

1901 Gateway Boulevard.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, October 22, 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, November 3, 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.

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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.

LOWELL E & SUSAN L HOLTZ
1898 TOWNHALL RD
BELOIT, W 53511

DAVID LUNDAHL
1890 TOWNHALL RD
BELOIT, WI 535119801

WILLIAM J & KELLY P JENKINS
1920 TOWNHALL RD
BELOIT, WI 53511

WILL MCCONNELL REVOCABLE TRUST
1965 TOWNHALL RD
BELOIT, WI 53511

BRUCE FERNIHOUGH
1960 TOWNHALL RD
BELOIT, WI 535119770

NORTHSTAR FACILITY DEVELOPMENT LLC
5249 FEMRITE DR
MADISON, WI 53718

GREGORY FERGUSON
1970 TOWNHALL RD
BELOIT, WI 535119770

MATTHEW VOLLMER
1991 TOWNHALL RD
BELOIT, WI 53511

FRANK IKEMAN
2046 TOWNHALL RD
BELOIT, WI 53511

HAROLD HALLETT
5550 FAVOR RD
ROCKTON, IL 61072

MIGUEL A & LINDA D MORA
6371 COLLINS RD APT 1108
JACKSONVILLE, FL 32244

POWER & LIGHT CO
ATTN: REAL ESTATE DEPT WISCONSIN
4902 N BILTMORE LN
MADISON, WI 53707

JEFFREY A & AMY RIBORDY REESE
4743 E COLLEY RD
BELOIT, WI 535119786