



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, October 21, 2015 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 7, 2015 Meeting**
3. **Conditional Use Permit – 1503 St. Lawrence Avenue – Religious Institution**
Public hearing, review and consideration of a Conditional Use Permit to allow a religious institution in an R-1B, Single Family Residential District, for property located at 1503 St. Lawrence Avenue
4. **Status Report on Prior Plan Commission Items**
5. **Adjournment**

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

Notice Mailed: October 16, 2015

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

MEETING MINUTES
Beloit City Plan Commission
Wednesday, October 7, 2015 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:04pm. Commissioners Tinder, Ruster, Finnegan, Johnson, Faragher, and Councilman Kincaid were present. Commissioner Moore arrived at 7:04pm. Commissioner Mathis was absent.

2. Approval of the Minutes of the September 9, 2015 Meeting

Commissioner Tinder moved to approve the minutes of the September 9, 2015 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Certified Survey Map – 850 Pleasant Street – Wisconsin Power and Light

Review and consideration of a two-lot Certified Survey Map for the property located at 850 Pleasant Street

Julie Christensen, Director of Community Development, presented the staff report and recommendation.

Commissioner Johnson moved to approve the Certified Survey Map. Commissioner Tinder seconded the motion. The motion passed, voice vote.

4. Certified Survey Map – 1405 Gateway Boulevard – Pratt Industries

Review and consideration of a one-lot Certified Survey Map for the property located at 1405 Gateway Boulevard

Julie Christensen, Director of Community Development, presented the staff report and recommendation.

Commissioner Ruster moved to approve the Certified Survey Map. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

5. Comprehensive Plan Amendment – 1633 Keeler Avenue – Commonwealth Development

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Institutional and Community Services to Mixed Residential for the property located at 1633 Keeler Avenue (Kolak Education Center)

Julie Christensen, Director of Community Development, presented the staff report and recommendation for agenda items number 5, 6, & 7.

Chairperson Faragher opened the Public Hearing.

Mr. Kevin McDonnell, Vice President of Development for Commonwealth Development, Fond du Lac, Wisconsin, presented the project to the Plan Commission. Mr. McDonnell addressed comments and concerns of the project. He spoke to the income level of potential tenants, neighborhood diversity in terms of rental vs. homeowners, traffic concerns, as well as future potential uses. Mr. McDonnell also presented the option of creating a community space in the present gym, working in collaboration with a local non-profit. Finally, he also presented the benefits of the proposed project for the City of Beloit.

Commissioner Johnson inquired about which local non-profit Commonwealth Development had contacted about a community space. Mr. McDonnell responded that they had reached out to the Merrill Community Center.

Chairperson Faragher asked if the Development Company would be amenable to meeting the conditions set forth by the City of Beloit Fire Department. Mr. McDonnell stated that he could not foresee many issues.

Councilman Kincaid asked what the estimated tax impact would be. Mr. McDonnell stated that it could be anywhere in the range of \$15,000 to \$20,000 a year.

Mr. Tom Brooks, 1221 La Salle Street, presented a community petition opposing the development, which was signed by 173 people, to the Commission.

Carol Allens, 1230 Partridge Avenue, addressed the Commission regarding the safety of the neighborhood, specifically in regards to the neighborhood children and the high amount of traffic. Ms. Allens also issued a challenge to the School District of Beloit to find a different use for the building, similar to the manner in which they repurposed Lincoln School.

Jerry Terrones, 1231 Evergreen Avenue, presented his concerns with the project. His main concern is that traffic would increase and that the people in the neighborhood would sell their homes.

Mark Batterman, 1220 Partridge Avenue, addressed the Commission regarding the essential character of the neighborhood, traffic increase, and the potential for more crime.

John Palazzolo, 1239 La Salle Street, said he agreed with previous citizens' concerns and expounded on his main concern of additional crime.

Robert Ames, 1365 Central Avenue, stated that his main concern was the addition of a driving lane behind his home, unsightly potential view, and increased noise levels.

Jose Luis Sanchez, 1547 Keeler Avenue, spoke to his concern regarding the presence of children in the neighborhood.

Chairperson Faragher closed the Public Hearing.

Councilman Kincaid asked Ms. Christensen if there were any existing properties in the City with similar tax credits and whether or not the City has had any concerns with the other properties. Ms. Christensen listed off the names and addresses of similar properties and stated

that she could not speak to the traffic or crime concerns; however, she was able to explain the process of inspections performed at these developments.

Councilor Kincaid also inquired into whether or not the City has completed a traffic study. Ms. Christensen stated that the City has not and the past procedure has been that the Developer provides the traffic study. He also requested the estimated tax impact of the project from the Developer for the City Council meeting.

Commissioner Johnson stated that, although he can understand the concerns of the neighborhood, he was concerned that a vacant building would cause more concern for property values than the proposed project. He also expressed appreciation for the Developer reaching out to a community organization.

Commissioner Finnegan agreed that the project would not be a good fit for the neighborhood and regrets that there was not a more ideal location.

Chairperson Faragher agreed with statements made by other Commissioners.

Commissioner Tinder moved to deny the Comprehensive Plan Amendment. Commissioner Ruster seconded the motion. The motion passed, voice vote.

6. **Planned Unit Development – 1633 Keeler Avenue – Commonwealth Development**
Public hearing, review and consideration of Planned Unit Development – Master Land Use Plan for the property located at 1633 Keeler Avenue (Kolak Education Center)

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Tinder moved to deny the Planned Unit Development. Commissioner Finnegan seconded the motion. The motion to deny the Planned Unit Development passed, voice vote.

7. **Zoning Map Amendment – 1633 Keeler Avenue – Commonwealth Development** Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue (Kolak Education Center)

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Ruster moved to deny the Zoning Map Amendment. Commissioner Tinder seconded the motion. The motion to deny the Zoning Map Amendment passed, voice vote.

8. **Status Report on Prior Plan Commission Items**
There was no report on prior Plan Commission items.

9. **Adjournment**
The meeting adjourned at 8:05pm.

Minutes respectfully submitted by Ashley Rosenbaum

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: October 21, 2015

Agenda Item: 3

File Number: CU-2015-10

Applicant: Ramon Ortiz

Owner: Kenneth Bach

Location: 1503 St. Lawrence Avenue

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

Existing Land Use:
First Floor – Commercial (Vacant)
Second Floor - Residential

Parcel Size: .1736 Acre

Request Overview/Background Information:

Ramon Ortiz has filed an application for a Conditional Use Permit (CUP) to allow a Religious Institution in an R-1B, Single-Family Residential District, for the property located at 1503 St. Lawrence Avenue in the City of Beloit. The applicant is seeking permission to operate the institution for the purpose of holding religious services. The adjacent zoning and land uses are as follows:

- **North:** R-1B, Single-Family Residential
- **South:** R-1B, Single-Family Residential
- **East:** R-1B, Single-Family Residential
- **West:** R-1B, Single-Family Residential

Religious Institutions are a conditional use in the R-1B District. If the Conditional Use Permit is approved, the City Council is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties.

Key Issues:

- The applicant has proposed the operation of a Religious Institution on the first floor of the subject property.
 - A Religious Institution is a conditional use in the R-1B Zoning District according to Section 6.1 of the Zoning Code.
- The applicant is in discussion with the owner of the building to lease the whole first floor, but is waiting on the outcome of the CUP request before signing a lease.
 - The first floor space is currently vacant.
 - The second floor living space is occupied.
- The building on the subject property consists of commercial/retail space on the first floor and a one-unit residence on the second floor.
- Parking Availability (see attached Off-Site Parking Map)
 - Per Section 8-103 of the Zoning Code, off-street parking space requirements for Religious Institutions are 1 space per 4 seats or 1 space per 8 feet of pew/bench area.
 - Planning Staff has determined that the concrete pad on the east side of the property is not sufficient for the proposed Religious Institution's needs due to a lack of space and close proximity to a public alley.
 - On-street parking is available on one side of both St. Lawrence Avenue and McKinley Avenue.
 - Per Section 8-107(a) of the Zoning Code, off-site parking spaces may be used to fulfill parking requirements if the parking is within 500 feet walking distance of a main entrance of the use to be served.
 - Gaston Elementary School, located two blocks south of the subject property, currently owns a parking lot to the north of the school that is unused. This lot is within the 500 feet walking distance required by code. The applicant has applied with the Beloit School District to allow the use of the parking lot on Tuesday, Thursday, and Friday evenings between the hours of 7:00pm to 10:00pm, as well as Sunday between 9:00am and 3:00pm. The applicant has requested the facilities rental fee be waived. The applicant is also required to provide a Certificate of Insurance before the application will be considered.
 - The Application for Facility Rental will go before the Beloit School Board for a final decision on November 10, 2015 (see attached application and Letter of Intent).
- City review agents have considered the CUP request and submitted the following comments:
 - Engineering, Fire, and Police Departments: All submitted comments were regarding a concern for the lack of on-site parking availability. Multiple departments cited past problems caused by parking at the property including vehicles blocking the alley and sidewalk. All agreed to support the CUP if an agreement between Gaston Elementary School and the applicant can be made. If the Beloit School Board denies the Facilities Use Application, the departments will not support the approval of the CUP.

- A Location & Zoning Map, Off-Site Parking Map, CUP Application, Facility Rental Application, and site photos are attached.
- **Findings of Fact**
 - *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;*
 - In general, religious institutions are low impact land uses that often operate in residential areas. Planning Staff feels that general public health and safety will not be negatively impacted by the proposed Religious Institution.
 - *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The conditional use will not injure the use and enjoyment of nearby properties.
 - *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The first floor space at the subject property has been vacant for months. Resuming occupancy of the property is not expected to diminish or impair property values in the neighborhood. Operation of the Religious Institution may even benefit the neighborhood if the applicant makes exterior improvements and properly maintains the property, as they have stated is their intent.
 - *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The structure is located in a fully developed residential neighborhood.
 - *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;*
 - Not Applicable.
 - *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;*
 - The applicant has stated that previous improvements made to the building to accommodate retail/commercial uses are adequate for the needs of the proposed Religious Institution. To ensure compliance with building and occupancy codes, a Building Inspector will inspect the property prior to issuing a Certificate of Occupancy.
 - *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The subject property does not have adequate space to handle the anticipated demand for parking. Therefore, the applicant is pursuing an agreement with the Beloit School District to allow the use of the Gaston Elementary School parking lot during church services. If the Facilities Use Application is approved, the available on-street parking on St. Lawrence Ave and McKinley Ave in combination with parking at Gaston will be adequate for the anticipated parking demand.
 - *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 Comprehensive Plan recommends Single-Family Residential (Urban) uses. The underlying zoning district classification 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:

- **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 a Conditional Use Permit to allow the operation of a Religious Institution in an R-1B Single-Family Residential District, for the property located at 1503 St. Lawrence Avenue, based on the above Findings of Fact, under the following conditions of approval:

1. This Conditional Use Permit authorizes the operation of a Religious Institution on the first-floor of the existing building located at 1503 St. Lawrence Avenue.
2. The applicant shall obtain and retain approval to use the parking lot near Gaston Elementary School while the conditional use is established and maintained. Any future change to the parking agreement with the Beloit School District must be reviewed by Planning Staff.
3. A copy of the Facilities Use Agreement signed by both parties must be submitted to Planning Staff before the use is established.
4. If City Staff receives frequent complaints about illegal parking from neighbors or observes any illegal parking at the property, this Conditional Use Permit shall be null and void and the site shall be restored to its prior condition. This restoration order shall only be issued after the Plan Commission has reviewed the complaints and the applicant has been afforded the opportunity to explain and/or cure the circumstances giving rise the parking issues.
5. Signs are prohibited on the property.
6. A Certificate of Occupancy is required before the use is established.
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 Planning and Building Services Director may approve minor changes administratively.

Fiscal Note/Budget Impact:

N/A

Attachments:

Location & Zoning Map, Off-Street Parking Map, CUP Application, Facilities Use Application, Photos, Public Notice, and Mailing List

Location & Zoning Map

1503 St. Lawrence Avenue

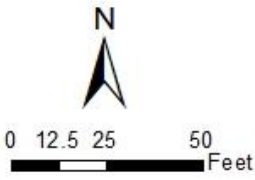
CU-2015-10



Document Path: \\sc01\city\GIS\Information\GIS\Projects\2015\2015-10-21\1503 St Lawrence Ave\1503 St Lawrence Ave.mxd

Legend

- COB Parcels
- 1503 St Lawrence Ave



PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth
Date: September 2015
For: City of Beloit,
Planning & Building Services
Date of Aerial Photography: April 2011

Off-Site Parking Map

1503 St. Lawrence Avenue

CU-2015-10




Potential Off-Site Parking at Gaston Elementary (Unused lot)

On-Street Parking Available on East Side of McKinley Ave and South Side of St. Lawrence Ave


Legend

-  COB Parcels
-  1503 St Lawrence Ave

N



0 50 100 200 Feet



PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth
 Date: October 2015
 For: City of Beloit,
 Planning & Building Services
 Date of Aerial Photography: April 2011

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-2015-10

1. Address of subject property: 1503 St Lawrence / McKinley

2. Legal description: _____

If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: 126 feet by 60 feet = 7560 square feet.

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

3. Tax Parcel Number(s): 13420365

4. Owner of record: Kenneth + Karen Bach

Phone: _____

4911 Whitcomb Dr Apt. 8 Madison

WI

53711

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: Ramon Ortiz

26825 16th Milwaukee

WI

53215

(Address)

(City)

(State)

(Zip)

(414) 628-1372 | (414) 628-1372 | ramon499@yahoo.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

6. All existing use(s) on this property are: Commercial + Apts

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

A Conditional Use Permit for: Church Use

in a(n) _____

Zoning District.

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

Principal use: Religious Services

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: 12-01-2015 Completion date: _____

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

- () Owner
- () Leasehold, length of lease: _____
- (X) 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.

Kenneth C. Bach | KENNETH C. BACH | 1-9-15-2015
 (Signature of Owner) (Print name) (Date)

Ramon Ortiz | Ramon Ortiz | 1-9-15-2015
 (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: 275.00 Meeting date: 10/21/15

No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: AEM Date: _____



SCHOOL DISTRICT OF BELOIT APPLICATION FOR FACILITY RENTAL

Please fill out the application and return to School District of Beloit, Business Office-Room 110, 1633 Keeler Avenue, Beloit, WI 53511 or for BMHS rentals send to Betty Foerster-Beloit Memorial High School, 1225 Fourth Street, Beloit, WI 53511. (#608-361-3004). Once approved, make payment to: School District of Beloit (due one week in advance of use).

Organization or name requesting facility: Minister of Assembly of Pentecostal Church of J.C. Inc.

Facility location desired: Gaston Elementary School

Explain purpose of use: For Parking

Space desired (check all that apply): Auditorium Gymnasium(s) Classroom(s) # _____

Locker Room(s) Commons Kitchen (Kitchen Use Form must also be completed)

Other (please specify): Parking lot

Requirements/Arrangements: Gaston has priority if events are schedule the same date + time

Equipment Needed: None

Date(s) to be used (check all that apply): Mon Tue Wed Thur Fri Sat Sun

Month(s) Oct 2015 Date(s) _____ Year _____

Time(s) to be used: Starting at: Dec. 2015 a.m. OR p.m. Ending at: Dec 2015 a.m. OR p.m.

Number in group or audience: see attached for schedule Amount of admission to be charged (if any): 0

NOTE: See back of application for regulations on charging fees.

Organizations, groups & individuals using a School District of Beloit facility must attach a certificate of insurance with this application. (See back of application for insurance requirements.)

The undersigned applicant agrees to abide by the rules and regulations adopted by the Board of Education governing the use of school facilities, a copy of which will be made available upon request.

INDEMNIFICATION: The applicant shall, during all times while it uses the school property, indemnify the School District of Beloit, called the District, against all liability, loss, cost, damage or expense sustained by the District, including attorney's fees and other expense of litigation; a) on account of or through the use of the property by the applicant or other person for any purpose inconsistent with this application; b) due to any failure of the applicant to satisfy his/her obligations under this application, in any respect promptly and faithfully; c) arising out of any accident causing injury to any person or property resulting from the use of the property unless such injury was caused by the affirmative negligence of the District or its employees; d) for which the District may without the fault of the District become liable, and especially, but not exclusively, any such liability, loss, cost, damage, or expense that may arise under any statute, ordinance or regulation. The applicant acknowledges that the District carries insurance, which insures it against public liability and for property damage, arising out of the negligent acts of only the District employees, or any defect in the structure itself. These policies do not, however, provide any insurance either for public liability or property damage the applicant then the company insuring such facilities or personal property may have the right to recover from the applicant the amount paid by the insurer due to the loss.

Organization: A.I.P.J. Address: 3452 W. North Ave Chicago IL 60647 Phone # 773-862-6775

Status: Corporation; Not-For-Profit; Individual; Government; _____

Applicant: Ramon Cortez Address: 2688 S 165th Milwaukee WI 53218 401 (c) (3) Number 414-628-1372

Applicant Signature: Ramon Cortez Date: October 14, 2015

Amount owed to the School District of Beloit: \$ _____ Total is due one week in advance of use. Once approved, make payment to the School District of Beloit and return to School District of Beloit, Business Office-Room 110, 1633 Keeler Avenue, Beloit, WI 53511 or for BMHS rentals return to Betty Foerster-Beloit Memorial High School, 1225 Fourth Street, Beloit, WI 53511.

Office Use Only	
Application has been routed to:	<input type="checkbox"/> ABM <input type="checkbox"/> Aramark <input type="checkbox"/> School <input type="checkbox"/> Energy Specialist
School Sponsored Event:	<input type="checkbox"/> Yes (If yes, fees may be waived) <input type="checkbox"/> No
Fees approved to be waived:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Insurance certificate received	<input type="checkbox"/> Yes <input type="checkbox"/> No (If no, signed waiver has been received)
Application has been:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Total charges: \$ _____	Amount paid: \$ _____ Date paid: _____
Signed by: _____	Date: _____

-Over-

October 13 de 2015

Janelle Marotz, CPA, SFO, CSRM
Assistant Superintendent of Business Services
School District of Beloit

Rev. Ramon L. Ortiz ,
Minister of Assembly of Pentecostal Church of Jesus Christ, Inc.

Dear Mrs Janelle Marotz;
Assistant Superintendent of Business Services

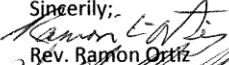

My name is Ramón Ortiz, and my assistant José Estrella; we are looking to open a church at 1503 Lawrence-Mkinley st, Beloit, Wi.

The CITY OF БЕLOIT Planning and Building Services Division , ask us to have one parking space per each 4 seats or per 8 feet of pew bench area.

The building that we are renting has only nine parking spaces, so the City of Beloit need that we have more parking spaces. Then, Mr. Alex, the Planner of CITY of Beloit, recommend us to ask at the close school, Gaston Elementary School at 1515 West Grand Avenue, to borrow us their parking for the days that we are going to have activities (Sunday 9:00AM to 3:00PM, Tuesday, Thursday and Friday 7:00PM to 10:00PM.). At october 7, 2015 we went to that school and the Director, Mrs. Brandy Hereford guide us about the procedure that we have to follow, and then she gave us the address of the central offices of the School District of Beloit and the name of the person that we have to contact, Miss Janelle Marotz, at Kolax Education Center.

We went to the site of this offices, and we are received by the secretary and the translator, and then the secretary cordinated an appoitment for october 13, at 2:30PM. So we come today to ask you about the decision of this situation.

And we thank you in advance for your attention in this case.

Sincerely,

Rev. Ramon Ortiz

Jose Estrella

1503 St. Lawrence – Front



1503 St. Lawrence – Side/Rear



October 9, 2015

NOTICE TO THE PUBLIC

To Whom It May Concern:

Ramon Ortiz has filed an application for a Conditional Use Permit to allow the operation of a religious institution in an R-1B, Single-Family Residential District, for the property located at:

1503 St. Lawrence Avenue.

Religious institutions are a conditional use in the R-1B District. The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, October 21, 2015 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 2, 2015 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 Alex Morganroth in the Planning Division at (608) 364-6708 or morganrotha@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

KENNETH C & KAREN M BACH
4911 WHITCOMB DR APT 8
MADISON, WI 53711

LOIS FERRERA
719 MCKINLEY AVE
BELOIT, WI 53511

JEFFERY BEEMAN
1335 DIVISION ST
BELOIT, WI 53511

SAMANTHA RISSEEUW
1910 NELSON AVE
BELOIT, WI 53511

DOROTHY KARL
715 MCKINLEY AVE
BELOIT, WI 53511

GB PROPERTIES LLC
9701 W CTY RD H
BELOIT, WI 53511

WENDY ROBINSON
727 MCKINLEY AVE
BELOIT, WI 53511

JOHN & MARY KREMKOSKI
1424 ST LAWRENCE AVE
BELOIT, WI 53511

JAIME & ARLENE ZARATE
620 BAYLISS AVE
BELOIT, WI 53511

WILLIAM & MARY DIETSCH
REVOCABLE TRUST
7050 W ST LAWRENCE AVE
BELOIT, WI 53511

JERRILYN LARSON
1519 ST LAWRENCE AVE
BELOIT, WI 53511

KENNETH CORNELLIER
5566 STATELINE RD
SOUTH BELOIT, IL 61080

BARBARA CASIDAY
9501 S CREEK RD
BELOIT, WI 53511

RICHARD W & PHOEBE D PECK
723 MCKINLEY AVE
BELOIT, WI 53511

PHAY SHU
2121 MILTON AVE STE 140
JANESVILLE, WI 53545

LARRY D & TEENA M STANGL
1423 ST LAWRENCE AVE
BELOIT, WI 53511

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

NANCY GRAHAM
1247 HACKETT ST
BELOIT, WI 53511

JOANNA GURSTELLE
630 SPRUCE ST
MADISON, WI 53715

RANDY A & LAURIE A JESTER
717 GRANT ST
BELOIT, WI 53511

JONATHAN & TINA KRANTZ
726 MCKINLEY AVE
BELOIT, WI 53511

JUDITH WADE
721 GRANT ST
BELOIT, WI 53511