



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Tuesday, November 22, 2016 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 November 9, 2016 Meeting**
3. **Conditional Use Permit – 1703 Park Avenue**  
Public hearing, review and consideration of a request for a Conditional Use Permit to allow a banquet facility and event space in a C-2, Neighborhood Commercial District, for the property located at 1703 Park Avenue
4. **Zoning Map Amendment – 631, 640, 654 and 657 Bluff Street**  
Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to C-1, Office District, for the properties located at 631, 640, 654 and 657 Bluff Street
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

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

Notice Mailed: November 18, 2016

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, November 9, 2016 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 7:00pm. Commissioners Tinder, Finnegan, Ruster, Faragher, Haynes, and Councilor Leavy were present. Commissioner Johnson was excused. Commissioner Weeden arrived at 7:02pm.

**2. Approval of the Minutes of the October 5, 2016 Meeting**

Commissioner Finnegan moved to approve the minutes from the October 5, 2016 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**3. Extraterritorial Certified Survey Map – 6045 East Buss Road**

Review and consideration of a one-lot Certified Survey Map for the property located at 6045 East Buss Road in the Town of Turtle.

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation. A revised Resolution was presented for approval. She indicated that the applicant had requested that the date for recording of the Certified Survey Map be removed from the Resolution due to the fact that the Certified Survey Map would not be reviewed by the other approving entities until December.

Commissioner Tinder moved to approve the resolution as amended. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

**4. Final Plat – Eagles Ridge Plat No. 2 - New Leaf Homes – 1710 and 1725 Raven Court**

Review and consideration of a 6-lot Final Plat for the properties located at 1710 and 1725 Raven Court in the City of Beloit

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

Ms. Christensen suggested a condition be added to the motion that requires the approval of the Development Agreement before recording the Final Plat.

Commissioner Haynes moved to approve the Final Plat with the amendment proposed by staff. Commissioner Tinder seconded the motion. The motion passed, voice vote.

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

The Comprehensive Plan Amendment for the 600 block of Bluff Street was approved by City Council. Planning staff will move forward with rezoning the property.

6. **Adjournment**

The meeting adjourned at 7:10pm.

Minutes respectfully submitted by Ashley Rosenbaum

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** November 22, 2016

**Agenda Item:** 3

**File Number:** CU-2016-07

**Applicant:** Mario Mendoza

**Owner:** Mario Mendoza

**Location:** 1703 Park Avenue

**Existing Zoning:** C-2, Neighborhood Commercial District

**Existing Land Use:** Duplex

**Parcel Size:** 0.2 Acre

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### Request Overview/Background Information:

Mario Mendoza has filed an application for a Conditional Use Permit to allow an indoor entertainment-oriented venue in a C-2, Neighborhood Commercial District, for a proposed banquet hall/event space within the building located at 1703 Park Avenue. The proposed use is classified as "Entertainment-Oriented Retail Sales/Service," which requires a Conditional Use Permit to operate in a C-2 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.

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### Key Issues:

- As shown on the attached map, the subject property is located at the NE corner of the intersection of Park Avenue and Summit Avenue. There are residential uses to the north, east, and south of the subject property. There is a bank to the west of the subject property, located on the opposite side of Park Avenue.
- The subject building is the former Gearhart's TV repair business, which includes vacant commercial space and two dwelling units. The building has 2,720 square feet of floor area. There are approximately 10 unstriped parking stalls on the subject property, which are accessible from Summit Avenue.
- If approved, the applicant intends to make the first floor of the subject building available for private parties, receptions, etc. The applicant does not intend to sell any alcoholic beverages, and requested permission to allow his customers to bring their own beverages. This practice is unlawful and will not be allowed, as detailed below.
- A copy of the application and a sketch of the floor layout provided by the applicant are attached to this report.
- The attached Public Notice was published in the newspaper, mailed to neighboring property owners, and posted on the City's website. Planning staff has been contacted by five neighboring property owners who are opposed to the proposed use due to concerns about traffic, parking, noise, and loitering.
- The City Engineer has reviewed this request and expressed concern regarding the lack of off-street parking, which would cause customers to park on-street in the adjacent residential neighborhood.
- According to Section 8-103 of the Zoning Ordinance, at least one parking stall per 150 square feet of floor area is required, and if approved, the applicant would be required to meet this requirement on site or via agreement.
- **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 indoor entertainment-oriented venue would likely draw large groups of people to special events at various times of the day. Given that the subject property is surrounded by residential uses on three sides, the noise, light, and overall increase in commercial activity within or immediately adjacent to a single-family neighborhood would be problematic, and may be detrimental to public comfort and 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 indoor entertainment-oriented venue is likely to increase both vehicle and pedestrian traffic and to generate noise and light that would be detrimental to the use and enjoyment of surrounding residential dwellings. The neighborhood is opposed to the proposed use due to concerns about parking, noise, and loitering in their neighborhood.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The impacts of the proposed indoor entertainment-oriented venue may negatively impact property values within the adjacent neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The surrounding area is fully developed.

- 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 applicant has not proposed a change in exterior design or site layout.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - There is inadequate off-street parking on the subject property and restricted parking on Park Avenue, which would force customers to encroach into the adjacent residential neighborhood. The neighborhood is opposed to this request due to concerns about this potential impact.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The applicant indicated his intent to allow customers to bring their own alcoholic beverages for on-site consumption. The City Clerk has advised that state law classifies the subject property as a public space, and therefore a liquor license would be necessary for any on-site consumption. This prohibition of alcohol consumption during special events and parties would be very difficult to monitor and police, which would increase the likelihood of zoning and liquor law violations occurring on the subject property.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The Comprehensive Plan recommends Neighborhood Commercial uses for the subject property. 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.

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**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

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**Staff Recommendation:**

The Planning & Building Services Division recommends **denial** of a Conditional Use Permit to allow an indoor entertainment-oriented venue in a C-2, Neighborhood Commercial District, for a proposed banquet hall/event space within the building located at 1703 Park Avenue, based on the above Findings of Fact.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location Map, Photos, Application, Floor Plan, Public Notice, & Mailing List.





November 22 Staff Report 3, CU-2016-07, 1703 Park Avenue

# 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: ~~2050130~~ CU-2016-0

1. Address of subject property: 1703 Park Ave Beloit WI

2. Legal description: Lot 10 and the w. 1/2 of vacated alley adjacent and to the E, Block 2, Summit First Addition, City of Beloit, Rock County - WI  
If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: 22 feet by 55 feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 1258-0510

4. Owner of record: Mario Mendoza Phone: 608 207-0326  
2213 Merrill Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Mario Mendoza  
2213 Merrill Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

1 608 207-0326 1 -  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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

A Conditional Use Permit for: a banquet hall/event space  
in a(n) C-2, Neighborhood Commercial zoning District.

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

Principal use: Event space

Secondary use: Apartments

Accessory use: \_\_\_\_\_



9. Project timetable: Start date: ASAP Completion date: \_\_\_\_\_

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

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- 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.

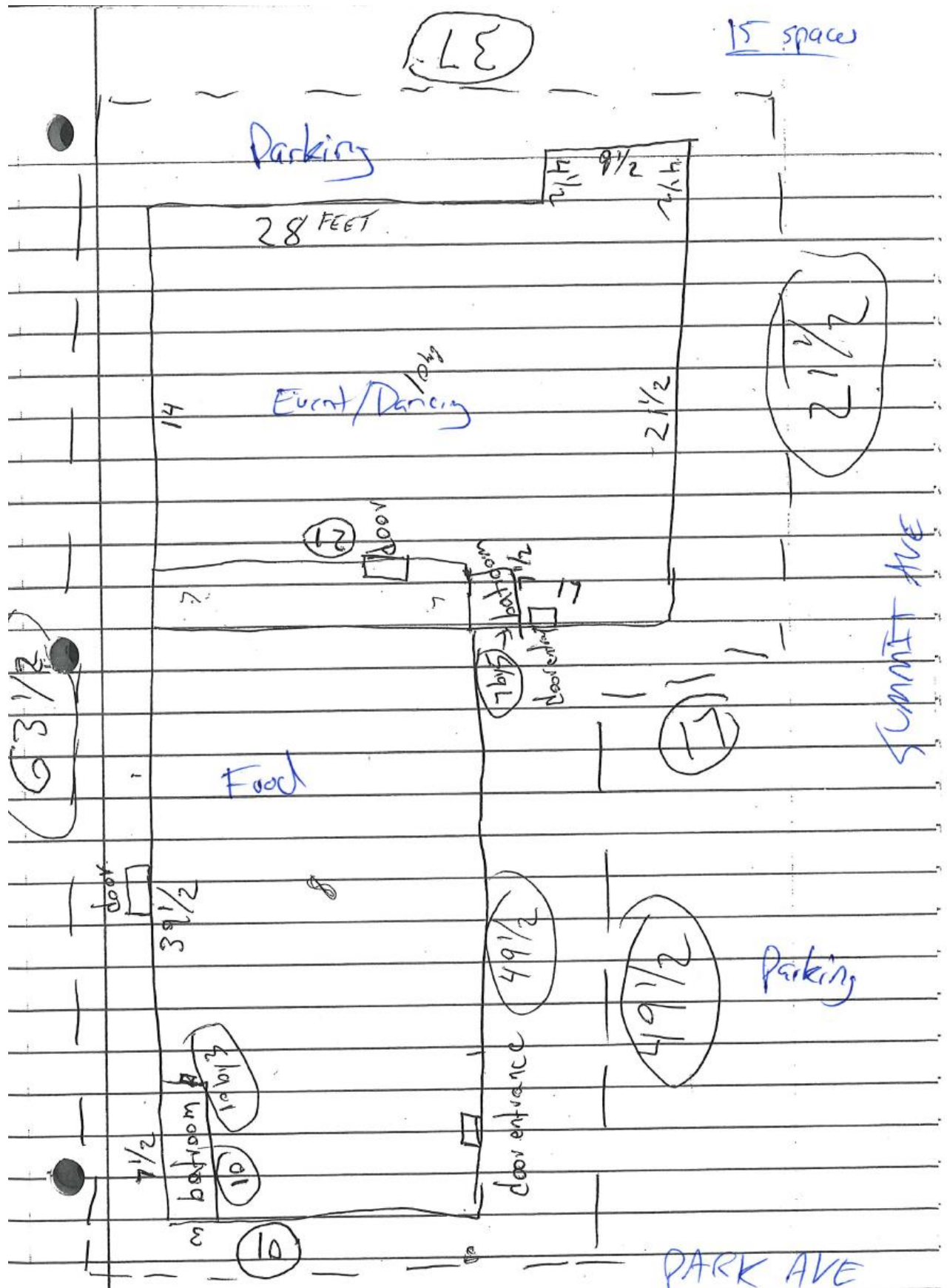
X Mario Mendoza / Mario Mendoza / \_\_\_\_\_  
(Signature of Owner) (Print name) (Date)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(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 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.

<b>To be completed by Planning Staff</b>	
Filing fee: <b>\$275.00</b>	Amount paid: <u>275.00</u> Meeting date: <u>Nov 9, 2016</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Alex Morgan</u>	Date: <u>11/1/16</u>





## **NOTICE TO THE PUBLIC**

November 9, 2016

To Whom It May Concern:

Mario Mendoza has filed an application for a Conditional Use Permit to allow an indoor entertainment-oriented venue in a C-2, Neighborhood Commercial District, for a proposed banquet hall/event space within the building located at **1703 Park Avenue**.

The subject building is the former Gearhart's TV repair business, which includes vacant commercial space and two dwelling units. If approved, the applicant intends to make the first floor of the subject building available for private parties, receptions, etc.

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

**City Plan Commission:** Tuesday, November 22, 2016, 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, December 5, 2016, 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](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

SUZANNE R & WALTER J KAMINSKAS  
1924 WALNUT ST  
JANESVILLE, WI 53546

MARIO MENDOZA  
2213 MERRILL ST  
BELOIT, WI 53511

JOHN STAFFORD  
1709 PARK AVE  
BELOIT, WI 53511

#5 BROTHERS INTERNATIONAL  
INVESTMENT  
717 NEWFIELD DR  
BELOIT, WI 53511

HENDRICKS COMMERCIAL PROPERTIES  
LLC  
525 THIRD ST STE 300  
BELOIT, WI 535116211

STACEY STACKHOUSE  
1716 HARRISON AVE  
BELOIT, WI 53511

JOSEPH & JEANETTE HANSEN  
2516 CLIFCORN DR  
BELOIT, WI 53511

MARY WILSON  
1708 HARRISON AVE  
BELOIT, WI 53511

S & Z RENTALS LLC  
712 PRAIRIE AVE  
JANESVILLE, WI 53545

FIRST COMMUNITY CREDIT UNION OF  
BELOIT  
1702 PARK AVE  
BELOIT, WI 53511

HECTOR GUZMAN  
926 SUMMIT AVE  
BELOIT, WI 535113502

DIANE SISSON  
1719 PARK AVE  
BELOIT, WI 53511

JESUS VALDEZ  
1717 PARK AVE  
BELOIT, WI 535113535

KAJA HOLDINGS 2 LLC  
16 BERRYHILL RD STE 200  
COLUMBIA, SC 292106433

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** November 22, 2016      **Agenda Item:** 4      **File Number:** ZMA-2016-04  
**Applicant:** Planning Staff      **Owner:** Various      **Location:** 631, 640, 654, & 657 Bluff Street  
**Current Zoning:** R-1B, Single-Family      **Existing Land Use:** Various  
**Proposed Zoning:** C-1, Office District

**Request Overview/Background Information:**

Planning staff has initiated an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to C-1, Office District, for the properties located at 631, 640, 654, & 657 Bluff Street.

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 properties are currently zoned for Single-Family Residential uses, and have come to the attention of Planning staff primarily due to the long-term vacancy and deteriorating conditions at the historic apartment building located at 640 Bluff Street.
- The City Council recently approved an amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan to recommend Office uses for the subject properties.
- The intent of the proposed amendment is to create a zoning classification that will allow the future rehab and occupancy of the historic, vacant apartment building at 640 Bluff Street as a conditional use in an office district. Since this 11-unit apartment building has been vacant for more than a year, it has technically lost its nonconforming status and must conform to the single-family zoning. For obvious reasons, this is both unlikely and unrealistic, and maintaining the existing R-1B zoning would be a major barrier to the future rehab and re-occupancy of the historic apartment building at 640 Bluff Street. The building located at 640 Bluff Street is a contributing structure in the Bluff Street Historic District, constructed around 1907 and notable for its architecture. It has been vacant since being posted Unfit for Human Habitation in May 2015, and is in the midst of a foreclosure action with a default judgment entered on July 15, 2016. The property was sold at Rock County Sheriff's Sale on October 20, 2016, but the City has not received a deed showing an ownership change.
- In addition, the proposed amendment will make the other uses (senior center, medical office, & church) more conforming to the adopted Land Use Map (and Zoning Map), thereby supporting their continued operation and future expansion. The following table describes the status of the subject properties:

Address	Land Use	Status in Single-Fam District	Status in Office District
640 Bluff Street	Apartments	Prohibited	Conditional
654 Bluff Street	Medical Office	Legal Nonconforming	Permitted By-Right
631 Bluff Street	Senior Center	Legal Nonconforming	Conditional
657 Bluff Street	Church	Conditional	Permitted By-Right

- Planning staff mailed the attached Public Notice to the owners of nearby properties and installed a sign on the property. Planning staff has spoken with the affected stakeholders, including the Director of Grinnell Senior Center, the Church Pastor, and the Chiropractor at 654 Bluff Street. All three stakeholders support Planning staff's proposal and are concerned about the long-term vacancy and deterioration at 640 Bluff Street.
- **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;*
    - An Office zoning district classification was selected because it provides the greatest fit with the existing senior center, medical office, & church while creating a potential path for buyers of the apartment building at 640 Bluff Street. Multifamily residential uses are a conditional use in the Office District; therefore future buyers of 640 Bluff Street will need a Conditional Use Permit before occupancy and will be required to satisfy certain conditions of approval to address neighborhood and operational concerns.

- b. *The zoning classification of property within the general area of the subject property;*
- The subject properties are located immediately north of the West Grand Avenue corridor, which is zoned C-1, Office District. As shown on the attached maps, the proposed rezoning from Single-Family Residential to Office is a logical northern extension of an existing Office District that will achieve historic preservation and community development goals.
- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
- The subject properties are not suitable for single-family uses.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- There has been very little development pressure in the general area of the subject property during the past decade, and a net loss in dwelling units due to demolition. The goal of this action is to stimulate the rehabilitation and re-occupancy of the 640 Bluff Street building.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The Comprehensive Plan's Future Land Use Map (#10) recommends a zoning district classification of C-1 for the subject properties. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan.

Consideration of this request supports City of Beloit Strategic Goal #5.

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**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

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**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 C-1, Office District, for the properties located at 631, 640, 654, & 657 Bluff Street.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Zoning Maps, Application, Public Notice, and Mailing List.

# Existing Zoning Map: R-1B in Yellow, C-1 Office in Orange



**Proposed Zoning Map: R-1B in Yellow, C-1 Office in Orange**





# 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-2016-04

1. **Address of subject property:** 631, 640, 654, & 657 Bluff Street

2. **Legal description: Lot:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_

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

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. **Tax Parcel Number(s):** Various

4. **Owner of record:** Various – All Notified Phone: \_\_\_\_\_

(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: C-1

All existing uses on this property are: Senior Center, Apartment Building (vacant), Medical Office, and Church

7. **All the proposed uses for this property are:**

Principal use(s): Same as existing

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: \_\_\_\_\_
- ( X ) Other, explain: Planning staff

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)
<u>Drew Pennington</u>	<u>Drew Pennington</u>	<u>10/31/16</u>
(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: <b>\$275.00</b>	Amount Paid: <u>N/A</u> Meeting Date: <u>Nov. 22, 2016</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>10/31/16</u>
Date Notice Published: _____	Date Notice Mailed: _____



## **NOTICE TO THE PUBLIC**

November 9, 2016

To Whom It May Concern:

Planning staff has initiated an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to C-1, Office District, for the properties located at **631, 640, 654, & 657 Bluff Street**.

The subject properties are currently zoned for Single-Family Residential uses, and have come to the attention of Planning staff primarily due to the long-term vacancy and deteriorating conditions at the historic apartment building located at 640 Bluff Street. The intent of the proposed amendment is to create a zoning classification that will allow the future rehab and occupancy of the historic, vacant apartment building at 640 Bluff Street as a conditional use in an office district. In addition, the proposed amendment will make the other uses (senior center, medical office, & church) more conforming to the Zoning Map, thereby supporting their continued operation and future expansion.

The following public hearings will be held regarding this application:

**City Plan Commission:** Tuesday, November 22, 2016, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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### **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](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

RICHARD J & JENNIFER D SCULLY  
3644 S TRACEY RD  
JANESVILLE, WI 53548

KIM A HOWARTH HOWSWORK LLC  
354 SEYMOUR CT  
ELKHORN, WI 531214236

STANLEY & BEVERLY J KOWALCZYK  
8136 S KEMMERER RD  
CLINTON, WI 53525

MASONIC TEMPLE  
229 W GRAND AVE  
BELOIT, WI 535116110

SANDRA MANNING  
1127 RIDGEWAY ST  
BELOIT, WI 53511

WEP ENTERPRISE LLC  
1313 ELEVENTH ST  
BELOIT, WI 53511

KEVIN KERWIN  
623 BLUFF ST  
BELOIT, WI 53511

RDM ENTERPRISE LLC  
1643 OAK ST  
BELOIT, WI 53511

KEVIN KERWIN  
623 BLUFF ST  
BELOIT, WI 53511

CLIFTON & JACQUELINE BLACKWELL  
735 LYNWOOD AVE  
MOUNTAIN VIEW, CA 94043

DOUGLAS CASH  
P O BOX 1317  
BELOIT, WI 535121317

WG HOLDINGS LLC  
12050 TAMA RUN LANE  
DARLINGTON, WI 53530

MIRIAM ALVAREZ GUTIERREZ  
631 GASTON DR  
BELOIT, WI 53511

KEVIN KERWIN  
623 BLUFF ST  
BELOIT, WI 53511

MIGUEL & MARIE CEPEDA  
7372 ADRIANNA DR  
ROSCOE, IL 61073

MARK GLAZER  
446 W ARLINGTON PL  
CHICAGO, IL 60614

JESENIA SOTO  
339 LOCUST ST  
BELOIT, WI 53511

NORRIS JOHNSON  
336 LOCUST ST  
BELOIT, WI 53511

MIGUEL JUAREZ  
340 LOCUST ST  
BELOIT, WI 53511

CRISTINA GUTIERREZ  
340 LOCUST ST  
BELOIT, WI 53511

MAURICIO FLORES  
315 LOCUST ST  
BELOIT, WI 53511

ROBERT JOHN  
7702 KINNICKINICK DR  
ROSCOE, IL 610737542

BARRY & BECKY BOVEE  
325 LOCUST ST  
BELOIT, WI 535115312

MULINDA WILLIAMS  
311 LOCUST ST  
BELOIT, WI 53511

LATOYA JONES  
1146 HARRISON AVE  
BELOIT, WI 53511

SCOTT WEIDNER  
259 ST LAWRENCE AVE  
BELOIT, WI 53511

GENARO GILES  
716 FIFTH ST  
BELOIT, WI 53511

ALLEN CARLEY  
729 BLUFF ST  
BELOIT, WI 53511

LONNELL DERRING  
1222 ELEVENTH ST  
BELOIT, WI 53511

ILDEFONSO XIQUE  
720 PARKER AVE  
BELOIT, WI 53511

DODI CUMMINGS  
707 PARKER CT  
BELOIT, WI 53511

SHAWN TOWNSEND  
2020 GLEN AVE  
BELOIT, WI 53511

BENJAMIN HUDSON  
239 ST LAWRENCE AVE  
BELOIT, WI 53511

STEVEN HINCH  
131 HILL DALE AVE  
HAVERHILL, MA 01832

LAURIE TUTTLE  
227 ST LAWRENCE AVE  
BELOIT, WI 535115318

GERALD & LINDA REIGLE  
717 PARKER AVE  
BELOIT, WI 535115354

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

DARIAN & ANGELA SNOW  
911 PARK AVE  
BELOIT, WI 53511

IGNACIO & ELIZABETH DOMINGUEZ  
708 PARKER AVE  
BELOIT, WI 53511

SANDRA HINTZ  
720 FIFTH ST  
BELOIT, WI 53511

JOAN DAVISSON  
810 BENTSEN PALM DR W-3  
MISSION, TX 78572

GARRETT BAPP  
2416 N 12TH ST  
BROKEN ARROW, OK 740129252

ALBERT H & KIMBERLY A MILLER  
3931 S CARVERS ROCK RD  
AVALON, WI 53505

AMERICAN LEGION POST #48  
236 ST LAWRENCE AVE  
BELOIT, WI 535115358

UNITED CHURCH OF BELOIT  
657 BLUFF ST  
BELOIT, WI 53511

KENNETH & THEO RYER  
N1185 RYER CT  
WALWORTH, WI

JOE WALL  
W7947 TOWNHALL RD  
SHARON, WI 53585

MIGUEL & MARIE CEPEDA  
7372 ADRIANNA DR  
ROSCOE, IL 61073

FPS RENTAL INC  
P O BOX 41  
BELOIT, WI 535120041

NANCY BRUSVEN  
35W472 ELMWOOD AVE  
ST CHARLES, IL 60174

DAVID AMSTUTZ  
710 BLUFF ST  
BELOIT, WI 53511

EUGENE KOLODZINSKI  
326 ST LAWRENCE AVE  
BELOIT, WI 53511

RIK PROPERTIES LLC  
P O BOX 33  
BELOIT, WI 535120033

SUSAN LEONARD  
714 BLUFF ST  
BELOIT, WI 535115351

KHALID ABDELRAHEM  
411 ST LAWRENCE AVE  
BELOIT, WI 53511

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

CASCADE PROPERTY MANAGEMENT  
LLC  
8332 NORTH ST  
SHIRLAND, IL 61079

EDUARDO & CLAUDIO BRITO  
7041 W 63RD ST  
CHICAGO, IL 60638

JEROME FAGERSTROM  
654 BLUFF ST  
BELOIT, WI 53511

THERESA MULLVAIN  
410 ST LAWRENCE AVE  
BELOIT, WI 535115323

CLAIRE EARHART  
403 ST LAWRENCE AVE  
BELOIT, WI 535115322

MONICA CLEVELAND  
2063 SUN VALLEY DR  
BELOIT, WI 53511

JASON HAKIM  
717 VINE ST  
BELOIT, WI 53511

DAVID & NANCY HEPLER  
2150 MERRILL ST  
BELOIT, WI 535114822

C/O CALVIN AKIN AGENT PREMIER  
GRAND AVENUE BELOIT LLC  
19105 W CAPITOL DR #200  
BROOKFIELD, WI 53045

J & C REAL ESTATE LLC  
321 OBISPO AVE  
MACHESNEY PARK, IL 611151257

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