



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, April 19, 2017 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 April 5, 2017 Meeting**
3. **Street Vacation – Penny Lane**
Public hearing, review and consideration of a petition to vacate and discontinue all of Penny Lane as a public right-of-way
4. **Conditional Use Permit – 2100 Newark Road – Contractor Office Use**
Public hearing, review and consideration of a Conditional Use Permit amendment to allow an expanded contractor office use in a DH, Development Holding District, for the property located at 2100 Newark Road in the City of Beloit
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Amber DesRoberts in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: April 13, 2017

Approved: Drew Pennington, Director of
Planning & Building Services

**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, April 5, 2017 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 7:03pm. Commissioners Weeden, Faragher, Finnegan, and Councilor Leavy were present. Commissioner Haynes, Johnson, Ruster, and Tinder were absent.

2. Approval of the Minutes of the March 22, 2017 Meeting

Commissioner Weeden moved to approve the minutes from the March 22, 2017 meeting. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

3. Easement – Eagles Ridge Park – 3731 Golden Eagle Drive

Review and consideration of a request for an Electric Line Easement from American Transmission Company LLC over a portion of the Eagles Ridge Park property located at 3731 Golden Eagle Drive.

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

Anita LaCoursiere, American Transmission Company (ATC), explained that the proposed transmission line will cross over Townhall Road and across the proposed easement area to connect to a light duty steel pole to be constructed along the property line of the adjacent property to the south. This request is being made in order to energize the new Rock Energy Cooperative substation located at Townhall Road and Colley Road. Commissioner Faragher questioned if this was on the east side of town and if Alliant Energy is provide underground utilities. Ms. LaCoursiere stated that it will run along Townhall Road and Colley Road in the Town of Turtle. Ms. LaCoursiere stated that the trees cannot be in the easement area. Four or five trees are going to be taken out, and she does not know if the trees can be replanted or not.

Commissioner Weeden moved to approve the request. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

4. **Staff-Provided Training - Vacations and Discontinuances of Streets and Alleys**

Ms. Julie Christensen, Community Development Director, presented information on the discontinuance (vacation) of public ways. A hand-out was provided which outlined the different options for processing these requests.

The Commission and Ms. Christensen discussed vacations of streets and alleys. They addressed possible complications with alley closures in relation to garage access and other concerns. There was also discussion about the problems the City has with people dumping in alleys.

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

Ms. Christensen said that the City Council moved to approve the Conditional Use Permit to allow a drive-through use for Dunkin' donuts. Ms. Christensen stated that Drew Pennington, Director of Planning and Services, is trying to get in touch with Walmart and the corporate owners of the Speedway gas station in order to remove the shed and trees.

The City Council moved to approve the Conditional Use Permit to allow food production and distribution at 1827 Prairie Avenue, the Relocation Order to construct the multi-use path known as the Powerhouse Riverwalk, and the Conditional Use Permit to allow ground-floor office uses for the property located at 310 State Street.

6. **Adjournment**

The meeting adjourned at 7:30 PM.

Minutes respectfully submitted by Amber DesRoberts.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: April 19, 2017

Agenda Item: 3

File Number: VA-2017-01

Applicant: Tom Dolan

Adjacent Zoning: R-1A, Single-Fam.

Adjacent Land Use: Single-Family

Request Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate and discontinue Penny Lane, which is a dead-end street along the east side of the 1900 block of Bootmaker Drive.

Key Issues:

- As shown on the attached Plat of Vacation, the proposed 11,698 square feet (0.269 acre) of right-of-way to be vacated was dedicated in 1962 by the Bootmaker Manor Subdivision Plat, but the Turtle Creek Subdivision to the east was designed without a street connection to Penny Lane, and Penny Lane currently ends at the rear lot line of the private residential property located at 1970 Pebble Drive.
 - The proposed right-of-way to be vacated will become attached to the adjacent parcel(s) on Bootmaker Drive. The owner of the southern parcel has offered to give his half of the vacated right-of-way to the applicant.
 - The Petition for Vacation, proposed Plat of Vacation, and a Location Map are attached to this report.
 - All required Public Notices have been distributed and published and the Notice of Pendency was recorded with the Rock County Register of Deeds.
 - As required by Wisconsin Statutes, the City Council has adopted a Resolution setting a date for a public hearing for this vacation request of May 1, 2017.
 - One of the petitioners has a parcel address of 2260 Penny Lane, which will be changed to 1965 Bootmaker Drive if the requested vacation is approved.
 - AT&T, Alliant Energy, and Charter Communications have noted the presence of utility lines in the affected area and have requested a blanket utility easement over the vacated area. The City's other Review Agents did not submit any comments or concerns.
-

Consistency with Strategic Plan:

- 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:

The Planning & Building Services Division recommends **approval** of the request to vacate and discontinue all of Penny Lane, as described in the attached Plat of Vacation, returning the entire right-of-way to the adjacent property owners.

Fiscal Note/Budget Impact: N/A

Attachments: Map, Photo, Petition, Plat of Vacation, Public Hearing Resolution, & Public Notice.

Location & Zoning Map



Penny Lane

VA-2017-01



1 inch = 68 feet
 0 1020 40 60 Feet

Legend

-  City Limits
-  Zoning District

Map prepared by: Drew Pennington, AICP
 Date: April 2017
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011


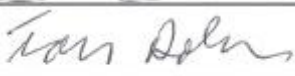
PLANNING & BUILDING SERVICES DIVISION

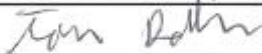



PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way know as: Penny Lane

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: ERIC GONSTRAD Address: 2260 PENNY LN BELOIT WI		2/20/17
Name: TOM DOLAN Address: 1981 BOOTMAKER		2/21/17
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: Tom Dolan
 Address of contact person: 1981 BOOTMAKER BELOIT WI 53511
 Phone number of contact person: 816 304 8003
 Signature of contact person: 

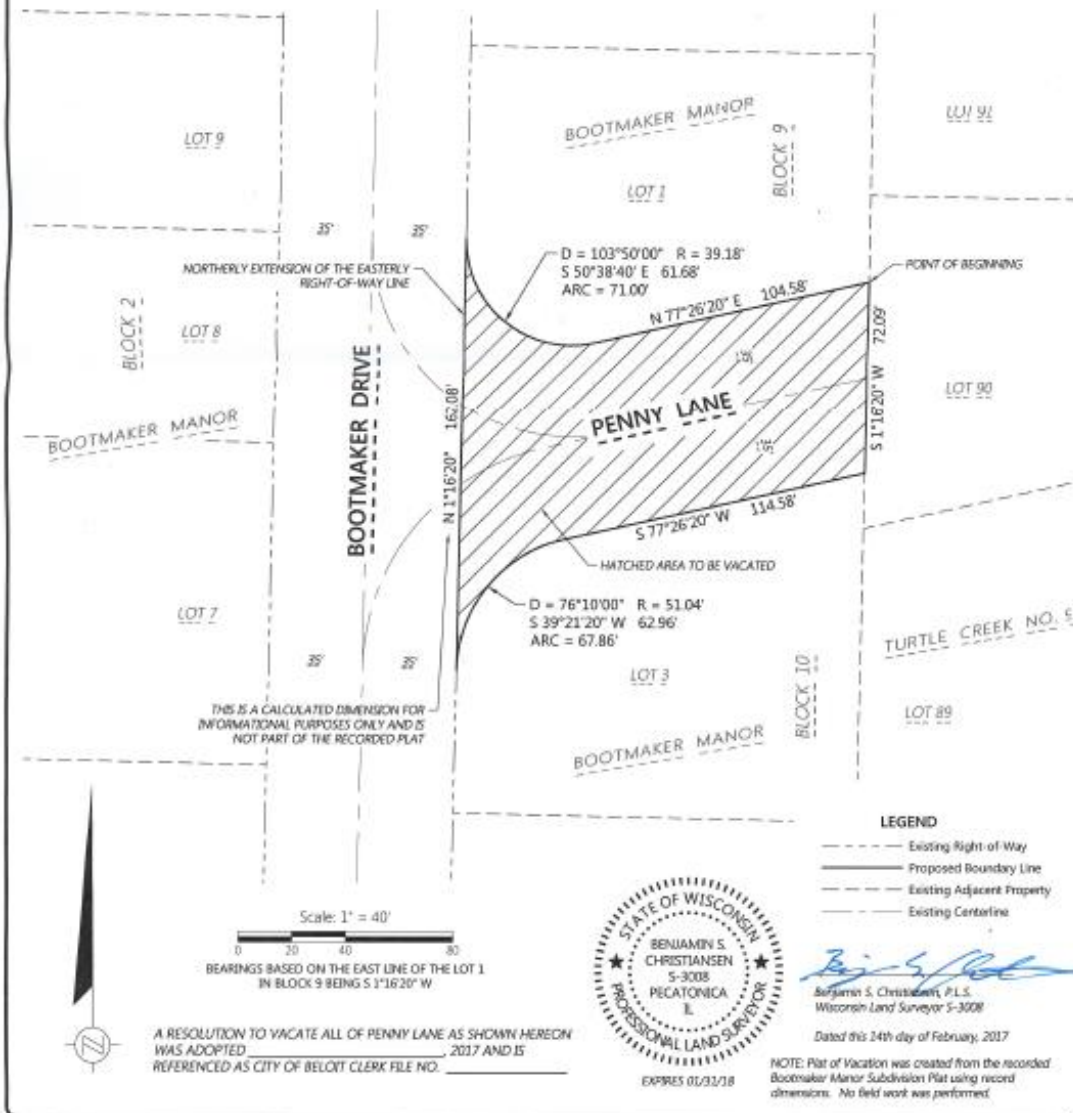
To be completed by Planning Staff	
Filing fee: <u>\$75.00</u> Amount paid: <u>\$75.00</u>	Meeting date: <u>April 19, 2017</u>
Application accepted by: <u></u>	Date: <u>2/24/17</u>

PLAT OF VACATION

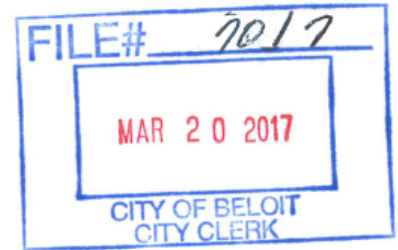
OF
ALL OF PENNY LANE EAST OF BOOTMAKER DRIVE BEING A PART OF BOOTMAKER MANOR SUBDIVISION,
BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 13 EAST, OF THE
4TH PRINCIPAL MERIDIAN, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of Lot 1 of Block 9 of said Bootmaker Manor Subdivision; thence South 01° 16' 20" West along the East right-of-way line of Penny Lane, 72.09 feet to the Northeast corner of Lot 3 of Block 10 in said Bootmaker Manor Subdivision; thence South 77° 26' 20" West along the Northerly line of said Lot 3 of Block 10, 114.58 feet to the beginning of a tangent curve; thence Southwesterly along the curved Northerly line of said Lot 3 of Block 10, said tangent curve turning to the left having a radius of 51.04 feet and a central angle of 76° 10' (the chord which bears South 39° 21' 20" West, 62.96 feet) to the Easterly right-of-way line of said Bootmaker Drive; thence North 01° 16' 20" East along the Northerly extension of the Easterly right-of-way line of said Bootmaker Drive, 162.08 feet to the beginning of a non-tangential curve and the Southwesterly corner of said Lot 1 in Block 9; thence Southeasterly along the curved Southerly line of said Lot 1 in Block 9, said non-tangent curve turning to the left having a radius of 39.18 feet and a central angle of 103° 50' (the chord which bears South 50° 38' 40" East, 61.68 feet) to the Southerly corner of said Lot 1 in Block 9; thence North 77° 26' 20" East, 104.58 feet to the Point of Beginning, containing 0.269 acres (11,698 square feet) more or less, all being situated in the City of Beloit, County of Rock, State of Wisconsin.



ORDER NO: 32641	ORDERED BY: TOM DOLAN 1581 BOOTMAKER DRIVE BELOIT, WI 53511	PLAT OF VACATION	Batterman engineers surveyors planners 2817 Barkley Drive Beloit, Wisconsin 53511 608.361.4464 www.batterman.com
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RESOLUTION
SETTING A DATE FOR A PUBLIC HEARING FOR THE
VACATION OF PENNY LANE RIGHT-OF-WAY
IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

IT IS RESOLVED THAT a public hearing on the proposed Resolution to discontinue and vacate all of Penny Lane East of Bootmaker Drive, being a part of Bootmaker Manor Subdivision, being part of the SW ¼ of the SE ¼ of Section 19, Township 1 North, Range 13 East of the 4th P.M., City of Beloit, Rock County, Wisconsin, shall be held at the regular **City Council Meeting on Monday, May 1, 2017**, and the City Clerk is authorized and directed to give notices required under Section 66.1003, Wisconsin Statutes.

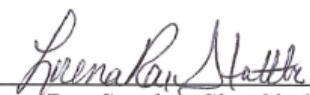
Adopted this 20th day of March, 2017.

City Council of the City of Beloit



David F. Luebke, Council President

Attest:



Lorena Rae Stottler, City Clerk



NOTICE TO THE PUBLIC

March 30, 2017

To Whom It May Concern:

The Planning & Building Services Division has received a petition to vacate Penny Lane, which is a dead-end street along the east side of the 1900 block of Bootmaker Drive. As shown on the attached Plat of Vacation, the proposed 11,698 square feet (0.269 acre) of right-of-way to be vacated was dedicated in 1962 by the Bootmaker Manor Subdivision Plat, but the Turtle Creek Subdivision to the east was designed without a street connection to Penny Lane, and Penny Lane currently ends at the rear lot line of the private residential property located at 1970 Pebble Drive. The proposed right-of-way to be vacated will become attached to the adjacent parcels on Bootmaker Drive.

This proposed vacation will be considered during the following meetings:

City Plan Commission: Wednesday, April 19, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council (Public Hearing): Monday, May 1, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact 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.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: April 19, 2017

Agenda Item: 4

File Number: CU-2017-06

Applicant: Steven Franks

Owner: 3 Franks Services LLC

Location: 2100 Newark Road

Existing Zoning: DH, Development Holding District

Existing Land Use: Contractor Office & Storage Yard

Parcel Size: 11.25 Acres

Overview/Background Information:

Steven Franks of 3 Franks Services LLC has filed an application to amend an existing Conditional Use Permit (CUP) to allow the removal and relocation of office space in the DH, Development Holding District, for the property located at 2100 Newark Road.

Key Issues:

- The applicant would like to remove two existing office spaces and convert an existing garage into an office space. The applicant is proposing the removal of a manufactured home that was previously approved to be used as a temporary office space and the demolition of an office addition that was added to the residential structure.
- The applicant is currently operating his asphalt paving business at this location in accordance with a 2014 CUP, as amended in 2015.
- The applicant has built a 2,400 square-foot office & storage addition to an existing storage/shop building in lieu of the 3,000 square-foot addition that was approved back on June 17, 2015. The applicant continued to rent the house as a single-family dwelling.
- The subject property is located in a rural area surrounded by farmland, and is approximately ½ mile east of Townview School. The subject property is served by private well and septic, as no public utilities are available.
- The proposed project is considered a major change in the use of the property, and requires Plan Commission and City Council approval of an amended CUP.
- On April 7, 2014, the City Council authorized a CUP to allow the applicant to operate his asphalt paving business on the subject property. This CUP followed a staff-initiated Zoning Text Amendment to add “contractor offices & storage yards” to the list of conditional uses in the DH District.
- The applicant purchased the subject property in May 2014, and began a substantial clean-up operation. The prior owners operated a trash hauling business, and old aerial photos indicate the presence of large quantities of trash & debris, old tires, junk recreational vehicles, and miscellaneous items. The applicant has removed and properly disposed of these items.
- The proposed project was considered a major change in the use of the property under condition #5 of the 2014 CUP, and required the Plan Commission and City Council approval of an amended CUP.
- A site sketch and application are attached to this report. The site sketch shows the location of the existing buildings, as well as the location of the proposed new office space.
- The attached Public Notice was sent to the owner of the surrounding agricultural land, who did not comment.
- **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 applicant’s operation does not and will not negatively impact the public.
- 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 applicant’s operation is compatible with surrounding agricultural uses, and staff has not received any complaints since operations began.
 - The proposed expansion is in the middle of the 11-acre subject property and will not affect nearby properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - On the contrary, the continued improvement of this previously blighted parcel is likely to enhance property values within the area.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*

- The subject property is located in a rural area that is not facing any noticeable development pressure at this time.
- 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;*
 - Detailed building elevations & materials will be reviewed by staff during Architectural Review.
- 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;*
 - The proposed use will utilize the existing on-site septic and private well systems.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed expansion will not cause an appreciable increase in traffic.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

The Comprehensive Plan's Future Land Use Map recommends Planned Neighborhood uses of the subject property. This recommendation is intended to guide the long-term development of this entire area of the City, and is not relevant to this particular land use application. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of an amended Conditional Use Permit (CUP) to allow the removal and relocation of office space in the DH, Development Holding District, for the property located at 2100 Newark Road, based on the above Findings of Fact and subject to the following conditions:

1. The conditions imposed on the applicant's 2014 CUP, as amended remain in full force and effect.
2. This amended CUP allows the removal of two existing office spaces and conversion of an existing garage into an office space.
3. The applicant may continue to rent the existing single-family dwelling, but must maintain a Rental Registration Certificate.
4. The applicant shall obtain an Architectural Review Certificate and a Building Permit prior to converting the garage into an office space.
5. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, 2015 CUP, Site Sketch, Application, and Public Notice.

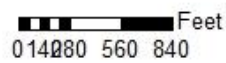
Location & Zoning Map

2100 Newark Road

CU-2017-06



1 inch = 933 feet

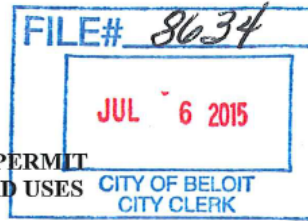


Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: June 2015
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



**RESOLUTION AUTHORIZING AN AMENDED CONDITIONAL USE PERMIT
TO ALLOW EXPANDED CONTRACTOR OFFICE & STORAGE YARD USES
IN THE DH, DEVELOPMENT HOLDING DISTRICT,
FOR THE PROPERTY LOCATED AT 2100 NEWARK ROAD**

WHEREAS, the application of Steven Franks of 3 Franks Services LLC for an amended Conditional Use Permit (CUP) to allow expanded Contractor Office & Storage Yard uses in the DH, Development Holding District, for the property located at 2100 Newark Road, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant an amended Conditional Use Permit to allow expanded Contractor Office & Storage Yard uses in the DH, Development Holding District, for the property located at 2100 Newark Road in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 9 on Pages 230 & 231 and Lot 1 of a Certified Survey Map as recorded in Volume 12 on Pages 32 & 33 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 11.25 acres, more or less.

As a condition of granting the amended Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

1. The conditions imposed on the applicant's 2014 CUP remain in full force and effect.
2. This amended CUP allows a 3,000 square-foot addition to an existing storage/shop building, along with temporary use of a converted manufactured home that will be used as office space during the construction process.
3. The temporary office use shall be discontinued when the building addition has been completed or in three years following approval, whichever occurs first. Gravel areas shall be paved at the conclusion of this project.
4. The applicant may continue to rent the existing single-family dwelling, but must maintain a Rental Dwelling Permit.
5. The applicant shall obtain an Architectural Review Certificate, a Certificate of Zoning Compliance, and a Building Permit prior to beginning construction of the building addition.
6. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Adopted this 6th day of July, 2015.

BELOIT CITY COUNCIL



Charles M. Haynes, Council President

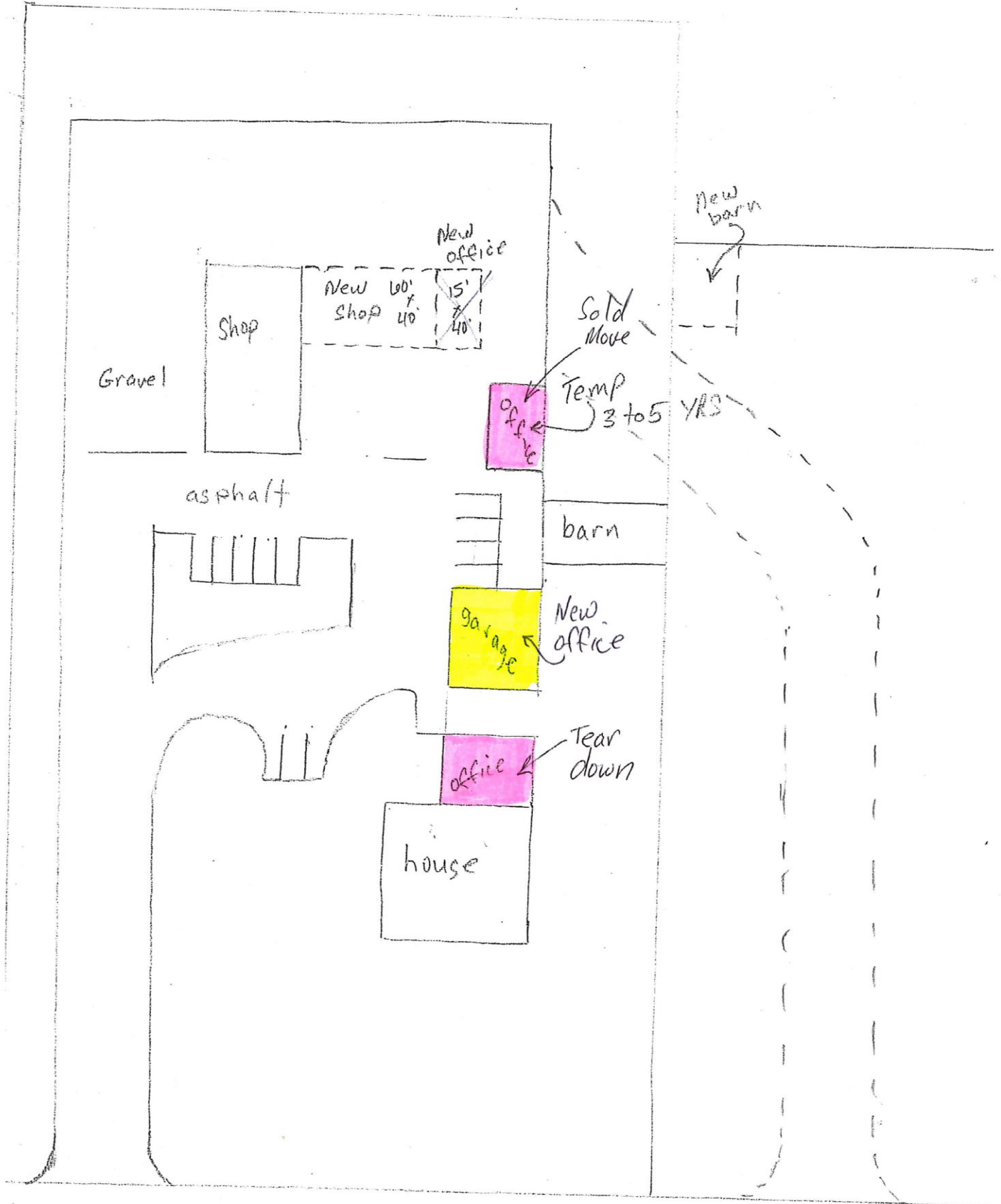
ATTEST:



Lorena Rae Stottler, City Clerk
CU-2015-05, 3 Franks Services Amendment, 2100 Newark Road, Council Report

Steve Franks

3 Franks Services LLC.



2100 Beloit Newark Rd

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-2017-06

1. Address of subject property: 2100 Beloit Newark Rd. Beloit, WI
2. Legal description: West 1/2 of NW 1/4 Section 22, 1 North Range 12 East *See Attached*
If property has not been subdivided, attach a copy of the complete legal description from deed.
Property dimensions are: 720 feet by 648 feet = 450,000 square feet.
If more than two acres, give area in acres: 11.25 acres.
3. Tax Parcel Number(s): 12280100
4. Owner of record: 3 FRANKS SERVICES Phone: 608-365-4608
2100 Beloit Newark Rd. Beloit, WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: 3 FRANKS SERVICES LLC
2100 Beloit Newark Rd Beloit WI 53511
(Address) (City) (State) (Zip)
608-365-4608 1.608-295-3490 1.franks3services@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: Shop, office, barns, residence
7. **THE FOLLOWING ACTION IS REQUESTED:**
A Conditional Use Permit for: Remodel of Garage for office space
in a(n) _____ Zoning District.
8. All the proposed use(s) for this property will be:
Principal use: Shop, office, residence, farm animals

Secondary use: residence

Accessory use: farm

9. Project timetable: Start date: 3/21/17 Completion date: 5/20/17

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.

Steven D Franks / Steven D Franks / 3/20/17
 (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.

To be completed by Planning Staff		
Filing fee: \$275.00	Amount paid: <u>\$275.⁰⁰</u>	Meeting date: <u>April 19, 2017</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>3/20/17</u>

PARCEL 1:

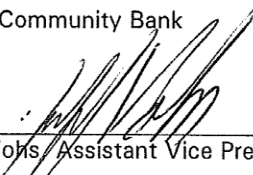
LOT 1, CERTIFIED SURVEY MAP NO. 920289, RECORDED IN VOL. 9 OF CERTIFIED SURVEY MAPS, PAGE 230, BEING A RE-RECORD OF CERTIFIED SURVEY MAP NO. 919402, RECORDED IN VOL. 9 OF CERTIFIED MAPS, PAGE 189; BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 12 EAST; ALSO BEING PART OF OUTLOT 22-6, ASSESSOR'S PLAT OF THE TOWN OF BELOIT, NOW IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

PARCEL 2:

LOT 1, CERTIFIED SURVEY MAP NO. 1001080, RECORDED IN VOL. 12 OF CERTIFIED SURVEY MAPS, PAGE 32; BEING PART OF LOT 2, CERTIFIED SURVEY MAP NO. 920289, RECORDED IN VOL. 9 OF CERTIFIED SURVEY MAPS, PAGE 230; ALSO BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 12 EAST; ALSO BEING PART OF OUTLOT 22-6, ASSESSOR'S PLAT OF THE TOWN OF BELOIT, NOW IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN.


LENDER:

Gateway Community Bank

By  Date 11-20-15 (Seal)
Jeff Vohs, Assistant Vice President

3 FRANKS SERVICES LLC
Wisconsin Release Of Real Estate Security Instrument
IL/4KCORDRAY0000000009625058112015N

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Initials 
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NOTICE TO THE PUBLIC

April 3, 2017

To Whom It May Concern:

Steven Franks of 3 Franks Services LLC has filed an application to amend an existing Conditional Use Permit (CUP) allow the removal and relocation of office space in the DH, Development Holding District, for the property located at:

2100 Newark Road.

The applicant is currently operating his asphalt paving business at this location in accordance with a 2014 CUP, as amended in 2015. The applicant has proposed the removal of two existing office spaces and conversion of an existing garage into an office space. The proposed project is considered a major change in the use of the property, and requires Plan Commission and City Council approval of an amended CUP.

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

City Plan Commission: Wednesday, April 19, 2017 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, May 1, 2017 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 Rudy Moreno in the Planning & Building Services Division at (608) 364-6708 or morenor@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.