



**PUBLIC NOTICE & AGENDA  
BELOIT BOARD OF APPEALS  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Tuesday, March 8, 2022**

1. CALL TO ORDER AND ROLL CALL
2. ELECTION OF OFFICERS
  - 2.a. Nomination and Election of Chair
  - 2.b. Nomination and Election of Vice-Chair
  - 2.c. Nomination and Election of 2nd Vice-Chair
3. APPROVAL OF MINUTES
  - 3.a. Consideration of the Minutes of the February 9, 2021 Meeting  
[Attachment](#)
4. PUBLIC HEARINGS (VARIANCE REQUESTS)
  - 4.a. Consideration of an application from Richard Bergmann requesting an Area Variance to Sections 6.3.3(b)(1) & 8-107(e) of the City of Beloit Zoning Ordinance to allow a carport within a side setback area in an R-1B, Single-Family Residential District, for the property located at 1343 Highland Avenue.  
[Attachment](#)
5. ADJOURNMENT

\*\* 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.

**MINUTES  
CITY OF БЕЛОIT BOARD OF APPEALS  
Meeting of February 9, 2021**

A Meeting of the City of Beloit Board of Appeals was held on Tuesday, February 9, 2021, in The Forum of Beloit City Hall, 100 State Street. Chairperson John Petersen called the meeting to order at 7:00 PM.

**1. Roll Call**

Director of Planning & Building Services Drew Pennington called the roll. Present were: Dustin Gronau, John Petersen, David Baker, Felipe Rodriguez, and Kara Purviance Hawes.

**2. Approval of the Minutes of the November 10, 2020 Meeting**

Mr. Baker made a motion to approve the November 10, 2020 Minutes as submitted. Ms. Hawes seconded the motion. The motion passed unanimously, roll call vote.

**3. Public Hearings (Appeal or Variance Requests)**

- a. Appeal of Administrative Decision filed by Beloit Health System and Timothy M. McKeveit of the Director of Planning & Building Services/Zoning Officer's New or Unlisted Use Determination Under Section 6.1.6 of the Zoning Ordinance to Allow an Ambulatory Surgery Center operated by Rockford Orthopedic Associates, Ltd. d/b/a Orthollinois as a permitted use in an M-2, General Manufacturing Zoning District at 1350 Gateway Blvd.

Mr. Petersen read a statement announcing that the purpose of the meeting is to consider procedural matters and scheduling of the substantive hearing in the future.

Attorney Tim Feeley, representing the applicants, described his objections. Mr. Feeley argued for retaining the right to choose a contested case hearing. Mr. Feeley requested a ruling from the Board on whether the 2000 Rules of Procedure still apply, and whether the applicants can have additional time to decide whether to elected a contested case hearing. Mr. Feeley stated that the Rules were provided to him on January 26, 2021, after the appeal had been filed with the City.

Attorney Richard Yde introduced himself as counsel to Mr. Pennington, the City's Zoning Officer. Mr. Yde stated his argument that Orthollinois be allowed to participate in the hearing, whether a contested case or not. Mr. Yde also stated that the Board reserves the right to decide whether a contested case is granted if one is requested.

Attorney Jan Ohlander introduced himself as counsel to Orthollinois. Mr. Ohlander stated his agreement with Mr. Yde's assertion that Orthollinois should be allowed full participation, and stated concern about granting any additional time to the applicants.

The Board members were polled by the Chair and did not have any questions.

Mr. Petersen, Mr. Feeley, and Mr. Yde discussed and attempted to clarify the specifics of Mr. Feeley's objections. Mr. Feeley and Mr. Yde debated whether the Rules were intended to apply to this type of appeal where the applicant is not the property owner.

Mr. Petersen stated his belief that the 2000 Rules of Procedure are still in effect. Ms. Hawes requested that Mr. Feeley repeat the timing of the application and Rules disclosure, and he did so.

Mr. Petersen summarized the questions before the Board as follows:

First Question: Are the 2000 Rules of Procedure still valid & effective and will they be followed in this case?

Second Question: Can the applicants have one additional week to decide whether to request a contested case hearing?

Mr. Rodriguez stated that the appeal should proceed as a contested case but that no additional time should be granted. Ms. Hawes stated her agreement with Mr. Petersen that the 2000 Rules are still valid. Mr. Baker stated that precedent should be followed. Mr. Gronau stated that the current Rules of Procedure should be followed. Mr. Petersen summarized the consensus of the Board.

Mr. Petersen asked Mr. Feeley if he wanted one additional week to decide whether to elect a contested case hearing, and he confirmed.

Mr. Petersen requested a roll call vote on whether to allow one additional week for the applicant to decide whether to request a contested case hearing. Attorney Michael May, the Board's Attorney, asked Mr. Petersen to clarify exactly what the Board would be voting upon. Ms. Hawes asked Mr. May to explain the timing implications of a one week extension and Mr. May explained the possibly timing implications.

Mr. Rodriguez expressed his opposition to granting an additional week. All of the other Board members expressed their preference for granting the applicants an additional week to request a contested case hearing. By a

vote of 4-1, the applicants were given an additional week to decide whether to elect a contested case hearing.

Mr. Feeley summarized his objection to the designation of Orthollinois as a party to the substantive appeal proceedings in the same way as the applicants and the City. Mr. Feeley argued that Orthollinois does not have a vested property right because they do not have a permit.

Mr. Yde, representing the City, stated that Orthollinois is the real party in interest since their development has been affected by the appeal. Mr. Ohlander agreed with Mr. Yde, and noted that the Board's Rules of Procedure contemplate parties in interest presenting evidence and that all of the Board's decisions directly affect Orthollinois' rights to develop the property.

Mr. Yde stated that the Board's proceedings will determine whether Orthollinois has rights to develop the property, and therefore they should be designated as a party to the proceedings. Mr. Ohlander stated that Orthollinois' rights would be prejudiced if they cannot present their evidence to the Board as a party in interest.

The Board members were polled and did not have any questions.

Mr. Petersen asked Mr. Feeley if it was accurate that his objection was basically to establish the applicants and City as the sole parties in the matter, and Mr. Feeley confirmed while stating his allegation that the Zoning Officer took the decision out of the hands of elected officials. Mr. Petersen asked Mr. Yde to respond, and Mr. Yde stated that the sole question before the Board is whether the proposed surgery center is a new or unlisted use. Mr. Yde stated that if the Board finds the proposed surgery center to be a new or unlisted use, then they must uphold the Zoning Officer's decision. Mr. Ohlander stated that Orthollinois is the real party in interest because the Board is determining their rights to develop.

Mr. May, the Board's attorney, informed the Board of Section 62.23(7)(e)(5) of the Wisconsin Statutes, which governs how the Board operates. Mr. May explained that the effect of the filed appeal is that Orthollinois cannot move forward with their development at all, and that therefore their rights are being impacted by the proceedings in his opinion.

Mr. Petersen made a motion to uphold the applicant's objection to the designation of Orthollinois as a party to the proceedings. Seconded by Mr. Gronau. The motion failed 1-4, roll call vote. Mr. Petersen was the sole vote in favor of his motion to uphold the applicant's objection to the designation of Orthollinois as a party to the proceeding.

Mr. Yde reiterated that the only question before the Board is whether the proposed surgery center is a new or unlisted use. Mr. Yde asked the Board not to consider evidence of the impact of the surgery center upon the applicant. Mr. Feeley argued that the City did not object by the deadline. Mr. Feeley and Mr. Yde debated whether the City's objection was timely. Mr. Ohlander stated that Mr. Yde is not raising an objection, but rather a point of order. Mr. May noted that a formal objection should have been raised earlier, but noted his general agreement with Mr. Yde on the basic question to be addressed by the Board at the substantive hearing.

Mr. Baker stated that the substantive hearing should determine whether the use is new or not. Mr. Petersen stated that the Board will wait to determine the evidence question until the substantive hearing.

Mr. May noted that the parties can be preparing their cases immediately, and suggested that witnesses and documents should be submitted no later than February 25, 2021, and that objections should be filed by March 2 or 3, 2021 before the hearing scheduled for March 9, 2021. Mr. Petersen and the attorneys discussed the schedule. The Board agreed with the proposed dates discussed by the attorneys and approved the following schedule:

February 16, 2021: The applicant is to notify the parties and Board if it requests a contested case hearing.

March 1, 2021: All parties are to file a list of proposed witnesses, exhibits, and other submissions to the Board.

March 4, 2021: Parties are to file any objections to witnesses, exhibits, and other submissions to the Board.

March 9, 2021: The substantive Board of Appeals will begin at 3 PM via video conferencing. The Board shall allocate 2 hours to the applicants, and 2 hours to be shared by the City and Orthollinois, followed by 1 hour of rebuttal by the parties. The Board reiterated that time limits would be enforced.

Mr. Petersen made a motion to recess and refer the hearing on the appeal until the following Board of Appeals meeting. Ms. Hawes seconded the motion. The motion passed unanimously.

#### 4. Adjournment

Mr. Baker made a motion to adjourn. Ms. Hawes seconded the motion. The motion passed unanimously. The meeting adjourned at 8:48 PM.

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\_\_\_\_\_, Chair



## REPORT TO THE BELOIT BOARD OF APPEALS

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<b>Meeting Date:</b> March 8, 2022	<b>Agenda Item:</b> 4(a)	<b>File Number:</b> BOA-2021-02
<b>Applicant:</b> Richard Bergmann	<b>Owner:</b> Richard Bergmann	<b>Location:</b> 1343 Highland Avenue
<b>Existing Zoning:</b> R-1B, Single-Family Residential District	<b>Existing Land Use:</b> Single-Family Dwelling	<b>Parcel Size:</b> 0.14 Acre

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### Request:

Richard Bergmann has filed an application requesting an Area Variance to Sections 6.3.3(b)(1) & 8-107(e) of the City of Beloit Zoning Ordinance to allow a carport within a side setback area in an R-1B, Single-Family Residential District, for the property located at 1343 Highland Avenue.

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### Request Overview/Background Information:

In late 2019, the applicant constructed a carport without a Building Permit within a side setback area. In November 2020, the Board of Appeals denied the applicant’s application for a variance to allow the carport to remain in the side setback area. In 2021, the applicant applied for a variance to convert the carport into a pergola, but that application was never considered due to a lack of quorum. Since more than a year has passed since the November 2020 denial, the applicant is now seeking a rehearing of his original carport variance request. The Board’s role is not to determine the applicant’s guilt or innocence on the permit matter, but rather to evaluate whether the criteria for obtaining an Area Variance have been met.

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### Key Issues:

- Section 6.3.3(b)(1) of the Zoning Ordinance states that attached accessory structures are subject to the same setbacks that apply to the principal building (house). In the R-1B District, the interior side setback is at least 5 feet. The total of both side setbacks must equal 20% of lot width or 20 feet, whichever is less. The carport in question is essentially right on the property line with a zero setback.
  - Section 8-107(e) of the Zoning Ordinance reiterates that carports are subject to applicable setback requirements.
  - The subject property is 0.14 acre in size and includes a 1,413 square-foot single-family home and 1-stall detached garage. The house was constructed in 1946 on a standard 50-foot City lot.
  - The attached Public Notice was sent to nearby property owners within 150 feet. As of this writing, Planning staff has not received any comments or concerns.
  - **Wisconsin Supreme Court Standards for Area Variances**  
The Wisconsin Supreme Court has established a standard for granting variances to zoning regulations. For “area” variances, the property owner and/or applicant has the burden of proving that the standard for granting an area variance has been met. In order to grant an area variance, the Board of Appeals must determine that **all of the following criteria** of section 2-903 are satisfied:
    - (a) Compliance with the strict letter of the Zoning Ordinance regulating area, setbacks, frontage, height, bulk or density would create a hardship by either:
      - (1) unreasonably preventing the owner from using the property for a permitted purpose; or
      - (2) rendering conformity with such regulations unnecessarily burdensome.
    - (b) The hardship is unique to the property.
    - (c) The hardship is not self-created.
    - (d) The variance will not undermine the purpose of the ordinance or the public interest.
    - (e) The variance will not permit a use of land that substantially changes the character of the neighborhood.
  - The attached Findings of Fact evaluate this application against the above standards.
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### Consistency with Comprehensive Plan:

- The Comprehensive Plan recommends Single-Family Residential – Urban uses and a zoning district classification of R-1B for the subject property.
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### 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**

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**Staff Recommendation:**

The Planning & Building Services Division recommends **denial** of the requested Area Variance to Sections 6.3.3(b)(1) & 8-107(e) of the City of Beloit Zoning Ordinance to allow a carport within a side setback area in an R-1B, Single-Family Residential District, for the property located at 1343 Highland Avenue, based upon the established criteria of Section 2-903 of the Zoning Ordinance and the attached Findings of Fact.

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

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**Attachments:** Findings of Fact, Location Map, Photos, Application, Sketch, Handouts, Public Notice, and Mailing List.

# CITY OF BELOIT

## FINDINGS OF FACT

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**Area Variance to Sections 6.3.3(b)(1) & 8-107(e) of the City of Beloit Zoning Ordinance to allow a carport within a side setback area in an R-1B, Single-Family Residential District, for the property located at 1343 Highland Avenue.**

In order to grant an area variance, the Board of Appeals must determine that all of the following criteria of section 2-903 are satisfied:

- (a) Compliance with the strict letter of the Zoning Ordinance regulating area, setbacks, frontage, height, bulk or density would create a hardship by either:
  - (1) Unreasonably preventing the owner from using the property for a permitted purpose; or
  - (2) Rendering conformity with such regulations unnecessarily burdensome.

*According to the applicant, the carport will provide safe travel to/from vehicles and/or the garage in the winter months due to snow & ice accumulation. The Board should evaluate this argument and whether it prevents the owner from using the property, creates an unnecessary burden, or simply creates inconvenience. Other than the passage of time, there has not been a change in material facts since the November 2020 denial. The applicant can speak to his discussions with the adjoining landowner on the purchase of a strip of land to provide the required setback, subject to a buyback or right of first refusal clause.*

- (b) The hardship is unique to the property.

*There is nothing unique about the subject property in terms of size & layout. While there is not space for a carport that meets setbacks, that fact is shared by nearly all of the neighboring properties on the block. The Board should evaluate whether the subject property is unique in terms of size, topography, or other physical characteristics (e.g. steep slopes, wetlands, floodplains, etc.).*

- (c) The hardship is not self-created.

*According to the Wisconsin Supreme Court in Arndofer vs. Sauk County Board of Adjustment (1991), a condition personal to the landowner, such as inconvenience, is not a hardship. The Board should evaluate whether the inability to have a carport creates true hardship or a mere inconvenience given the applicant's personal circumstances. While the case of whether or not the applicant needed a permit will be settled in Municipal Court, the plain facts of this Variance case demonstrate that the carport has already been constructed, and is undeniably in the side setback area.*

- (d) The variance will not undermine the purpose of the ordinance or the public interest.

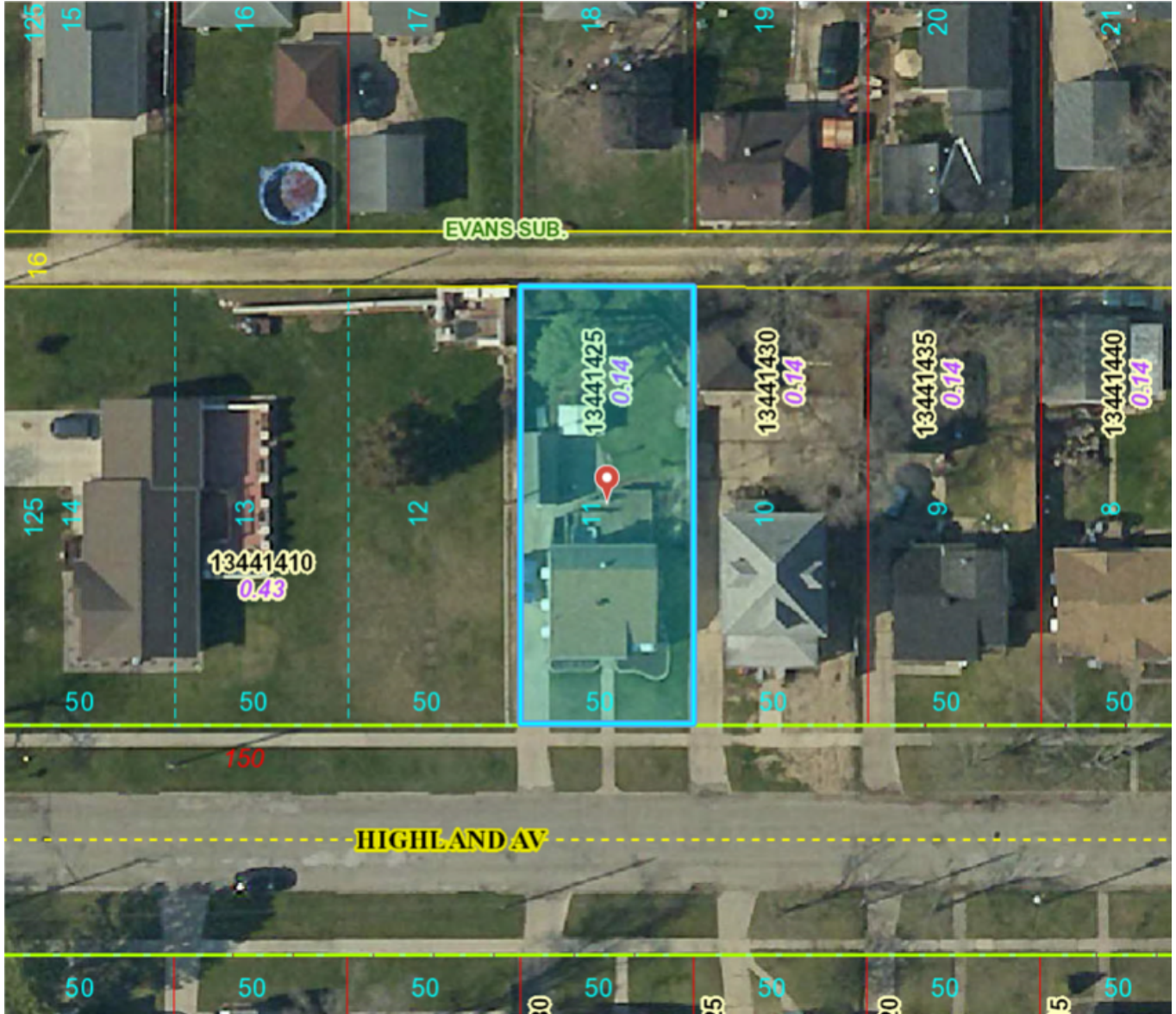
*The Board should evaluate whether allowing the carport will set a precedent for future variance requests, particularly in cases where structures are constructed in advance of any approvals or permits.*

- (e) The variance will not permit a use of land that substantially changes the character of the neighborhood.

*The carport is adjacent to the largest property on the block, which actually faces McKinley Avenue and consists of three 50-foot lots along Highland Avenue (Lots 12-14). The carport is right on the applicant's lot line, but this is mitigated by the size of the neighboring property and the distance to the neighbor's house – more than 90 feet. The Board should evaluate whether the zero-setback carport might change the character of the neighborhood if individual houses either existed or were proposed on the adjacent 50-foot Lot 12 since that is theoretically possible.*



# Location Map



**Photos (Provided by Applicant)**







# CITY of BELOIT

## Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

### Board of Appeals Application Form

(Please Type or Print)

File Number: BOA-2021-02

1. Property Address: 1343 Highland Ave.
2. Tax Parcel Number(s): 1344T425
3. Legal description: Lot: L-11 Block: EVANS SUB BEING PART OF Subdivision: B 5 WILLARD AND GOODHUES AD.

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

4. Owner of record: Richard A + Joy L. Bergmann Phone: 608-290-0904 (cell)  
1343 Highland Ave. Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Richard A. Bergmann  
1343 Highland Ave. Beloit WI 53511  
(Address) (City) (State) (Zip)

NA 1 608-290-0904 rickbergmann@charter.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. Present zoning: R-1B Present use: single residential
7. Proposed use (if different): NA
8. Purpose of application:  "Area" Variance  "Use" Variance  
 Administrative Appeal  Administrative Appeal – Contested Case Proceedings
9. Code from which relief is sought or appeal is taken:

Zoning Ordinance  Floodplain Ordinance

10. State specific sections of code and Variance(s) requested: (Use separate sheet if necessary)

6.3.3 (b) (1) Side yard set back  
I am requesting approval to convert an existing  
structure to a pergola.

11. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

My wife and I are in our 70s with back, leg and  
balance issues. We both require the use of walkers.  
911 has been called several times to assist us due to  
falls. Some falls have resulted in a trip to the E.R.  
Without a barrier we fear injury from falling over the  
retaining wall at the edge of our driveway (a 3 1/2 foot  
drop). We also need protection from falling due to ice and snow.

12. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Board.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

(Signature of Applicant) [Signature] Richard A. Bergmann (Print name) 7/13/21 (Date)

The owner's signature below grants permission for the applicant to apply for the variance and permission for the Board of Appeals and City staff to inspect the subject building(s) and/or property.

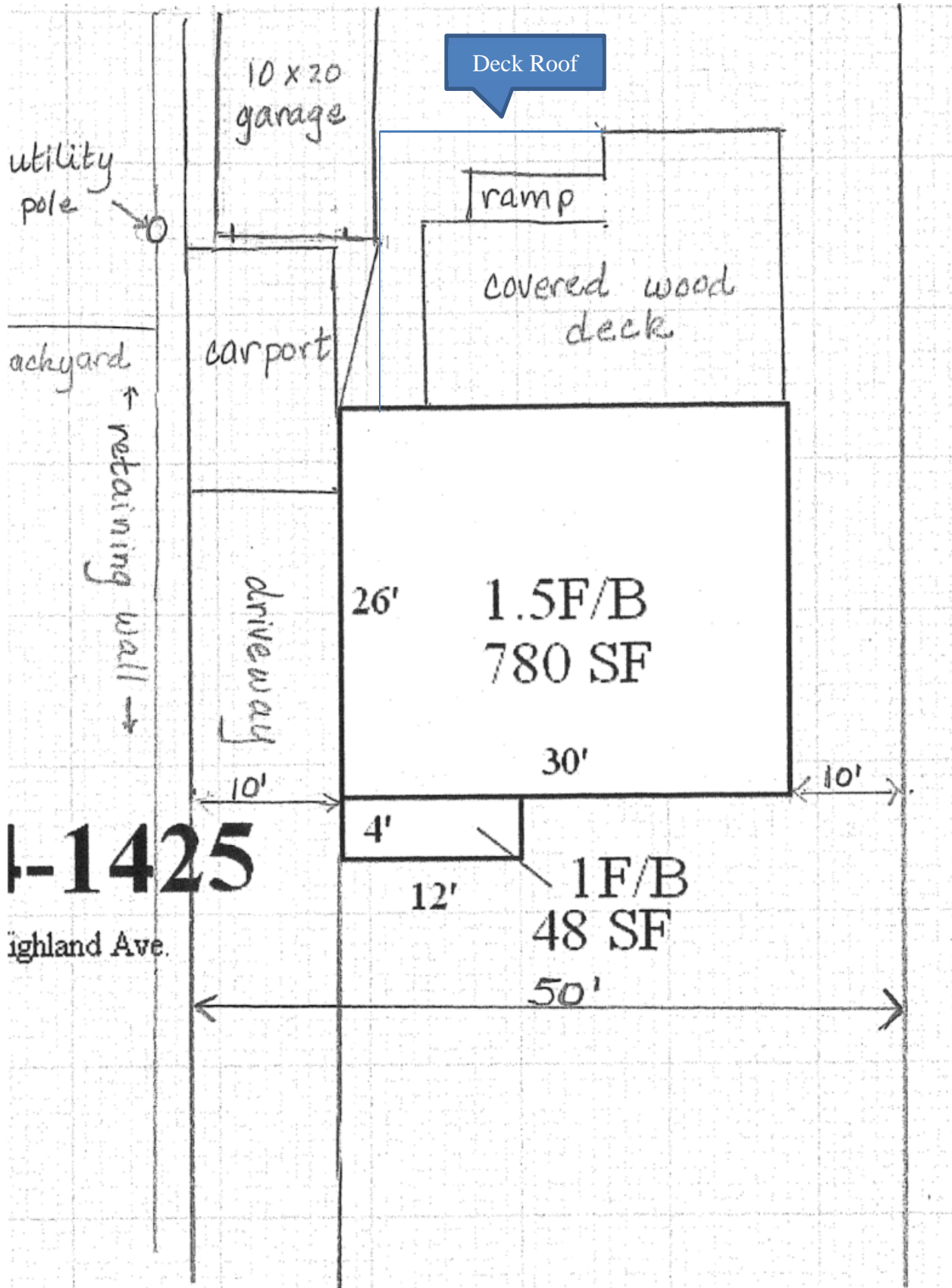
(Signature of Owner) [Signature] Richard A. Bergmann (Print name) 7/13/21 (Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

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 & Building Services Division for acceptance by the filing deadline date prior to a scheduled Board of Appeals meeting. This application must be submitted with the \$200.00 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, which is typically between \$5.00 and \$20.00.

To be completed by Planning Staff: Filing fee: \$200.00 Amount paid: \$200.00 Meeting date: Aug 1st, 2021 Application accepted by: Drew Pennington Date: JUL 13 REC'D No. of notices: X mailing cost (\$0.50) = cost of mailing notices: \$ Date Notice Published: Date Notice Mailed:



**1-1425**

Highland Ave.

1343 Highland

## 9.02 - PURPOSE.

The purpose of the Building Code is to provide minimum standards for the protection of life, limb, health, property, environment and for the safety and welfare of the general public, consumers, owners and occupants of residential, commercial, industrial and public buildings.

### 8-107(e)

Enclosed buildings and carports containing off-street parking shall be subject to applicable setback requirements.

### Definition of *applicable*

: capable of or suitable for being applied :

## 20.035 - DISCRIMINATION BECAUSE OF HANDICAP. (Cr. #2334)

(1)

In addition to the prohibitions of discriminatory acts under §20.03 of this chapter, it shall be a prohibited discriminatory practice on the basis of handicap for any person to:

For purposes of this section, discrimination includes:

(2)

(a)

A refusal to permit at the expense of the handicapped person reasonable modifications of existing premises occupied or to be occupied by the handicapped person if the modifications may be necessary to afford the handicapped person full enjoyment of the premises,

(b)

A refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling.



The **Americans with Disabilities Act of 1990** or **ADA** ([42 U.S.C. § 12101](#)) is a [civil rights](#) law that prohibits [discrimination](#) based on [disability](#).

We learned that the City of Beloit, by denying our request for a variance on Nov. 10, 2020 is in violation of the Americans with Disabilities Act, Title II-3.6100 which states that a public entity shall make reasonable modifications in policies to accommodate persons with disabilities.

We are now making a reasonable accommodation request of the City of Beloit to allow our structure to remain in place within the side setback.

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

February 23, 2022

To Whom It May Concern:

Richard Bergmann has filed an application requesting an Area Variance to Sections 6.3.3(b)(1) & 8-107(e) of the City of Beloit Zoning Ordinance to allow a carport within a side setback area in an R-1B, Single-Family Residential District, for the property located at:

**1343 Highland Avenue.**

In late 2019, the applicant constructed a carport without a Building Permit within a side setback area. The applicant is seeking a variance to allow the carport to remain in place.

The following public hearing will be held regarding this requested Variance:

**Board of Appeals:** Tuesday, March 8, 2022, at 7:00 PM or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion. Due to COVID-19, members of the public are highly encouraged to provide oral or written comments to the Board via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at City meetings may be limited.

You may submit a letter to the Board of Appeals, 100 State Street, Beloit, Wisconsin 53511, to either support or oppose the applicant's request. The Board of Appeals may grant an "Area" Variance **only** if it finds that all of the following facts are true:

- a. Compliance with the strict letter of the Zoning Ordinance regulating area, setbacks, frontage, height, bulk or density would create a hardship by either:
  1. unreasonably preventing the owner from using the property for a permitted purpose; or
  2. rendering conformity with such regulations unnecessarily burdensome.
- b. The hardship is unique to the property.
- c. The hardship is not self-created.
- d. The variance will not undermine the purpose of the ordinance or the public interest.
- e. The variance will not permit a use of land that substantially changes the character of the neighborhood.

For more information, contact Drew Pennington at [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov) or (608) 364-6711.

SALVADOR JIMENEZ  
405 MCKINLEY AVE  
BELOIT, WI 53511

WISCONSIN INVESTMENT RENTALS LLC  
PO BOX 2571  
JANESVILLE, WI 53547

DEANNE E GILE  
421 MCKINLEY AVE  
BELOIT, WI 53511

MARILYN J & JOHN POFF  
135 E YOST DR  
BELOIT, WI 53511

KADAST PROPERTIES LLC  
PO BOX 652  
BELOIT, WI 53511

TIMOTHY A KYSER  
1342 HIGHLAND AVE  
BELOIT, WI 53511

CHRISTOPHER A YUHAS  
1342 EUCLID AVE  
BELOIT, WI 53511

DONALD H LAFAVOR  
420 LISTON AVE APT 100  
SOUTH BELOIT, IL 61080

MARIA E LUCERO  
1336 EUCLID AVE  
BELOIT, WI 53511

WILLIAM MOSHER  
1332 HIGHLAND AVE  
BELOIT, WI 53511

MAX & VIRGINIA RYKOWSKI  
234 PRAIRIE HILL DR  
SOUTH BELOIT, IL 61080

HOLLY ANN R HANNER  
1326 EUCLID AVE  
BELOIT, WI 53511

MICHAEL E & COURTNEY M HARRIS  
1337 HIGHLAND AVE  
BELOIT, WI 53511

CHARLES P BROWN  
1333 HIGHLAND AVE  
BELOIT, WI 53511

PATRICK & LYLA WARD  
1327 HIGHLAND AVE  
BELOIT, WI 53511