



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, November 8, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the October 18, 2023 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of Resolution 2023-041 approving a one-lot Extraterritorial Certified Survey Map for the property located at 2077 S Pow Wow Trail in the Town of Beloit
[Attachment](#)
 - 3.b. Consideration of a Resolution approving/denying an amendment to the City of Beloit Comprehensive Plan for the property located at 1642 Sixth Street
[Attachment](#)
4. PUBLIC HEARINGS
 - 4.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1642 Sixth Street
[Attachment](#)
 - 4.b. Consideration of Ordinance No. 3815 amending the Zoning District Map of the City of Beloit for the property located at 1642 Sixth Street
[Staff Report is included with Item 4a](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Rezoning of 1801 Gateway Boulevard
6. FUTURE AGENDA ITEMS
Vacation of Alley between Forest Avenue, St. Lawrence Avenue, Division Street, and Ritsher Street
Vacation of Portion of William Street
PUD Amendment for Dorrbaker's
Extraterritorial CSMs in the Town of Beloit
PUD application for the old YMCA property
7. 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
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, October 18, 2023

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca, Flesch, Jacobsen, Janke, Anderson, and Elliott were present. Councilor Day was absent.

2. MINUTES

2.a. Consideration of the minutes of the October 4, 2023 Plan Commission meeting

Commissioner Flesch moved to approve the minutes, seconded by Commissioner Abarca. Motion prevailed, voice vote (7-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution 2023-040 approving a Conditional Use Permit to allow liquor sales for the property located at 105 Dearborn Street

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

Chairperson Ramsden opened and closed the public hearing. No comments were provided by the public.

Commissioner Janke moved to approve Resolution 2023-040, seconded by Commissioner Flesch. Motion prevailed, voice vote (7-0).

4. REPORTS

There were no reports to review.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on the action taken by City Council related to an item previously reviewed by Plan Commission.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items. The Commissioners asked questions and made comments about some of the upcoming items.

7. ADJOURNMENT

Commissioner Anderson made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:12 PM. Motion carried, voice vote (7-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 8, 2023

Agenda Item: 3.a.

File Number: CSM-2023-18

General Information

Applicant: R.H. Batterman and Co., Inc.

Owner: Surinder Narula and Alice Blue Revocable Trust

Address: 2077 S. Pow Wow Trail /Parcels 6-2-2100 and 6-2-2101

Jurisdiction: Town of Beloit

Applicant's Request: One-lot Extraterritorial Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to combine two residential lots into one. There is an existing single-family residence at 2077 S. Pow Wow Trail that will be combined with an adjacent vacant lot to the southwest. The proposed Lot 1 will be 48,000 square feet or 1.102 acres.

Surrounding Land Use and Zoning: The properties are subject to Town zoning and are zoned R-1, Single-Family Residential District. The subject properties are surrounded by Town R-1 zoning and residential uses.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential-Urban uses for the subject properties. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: AT&T and the Beloit Fire Department indicated they do not have any conflicts with the proposed CSM. No other comments were received.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial CSM for 2077 S. Pow Wow Trail in the Town of Beloit, subject to the following condition:

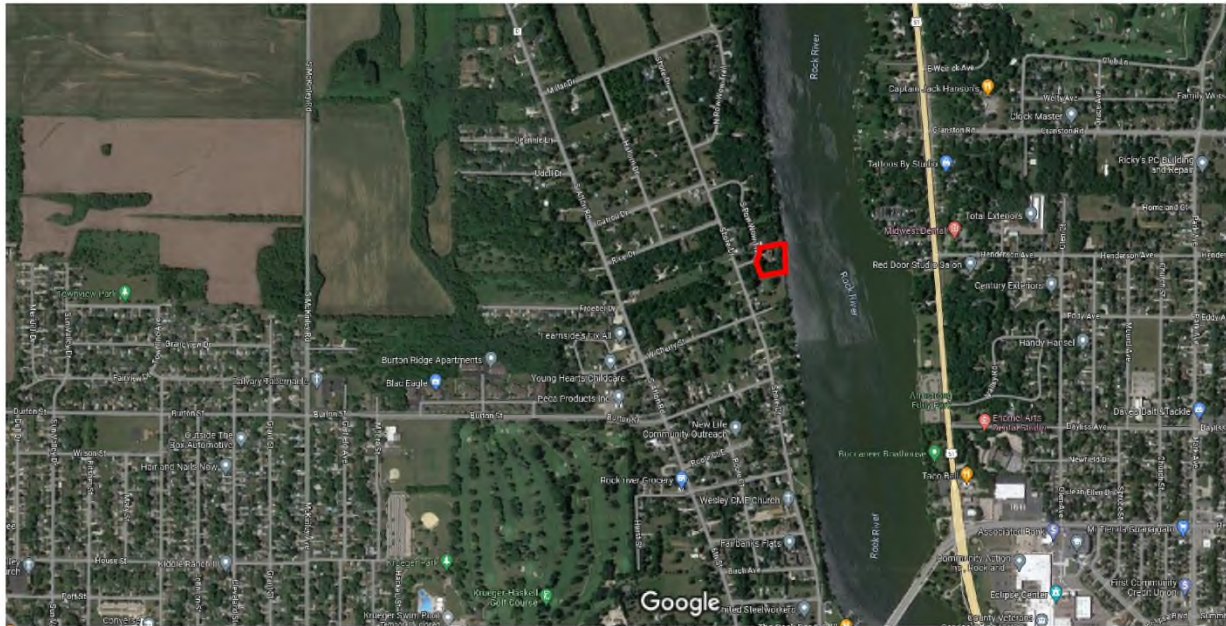
1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Maps, Certified Survey Map, Application and Resolution.

LOCATION MAPS



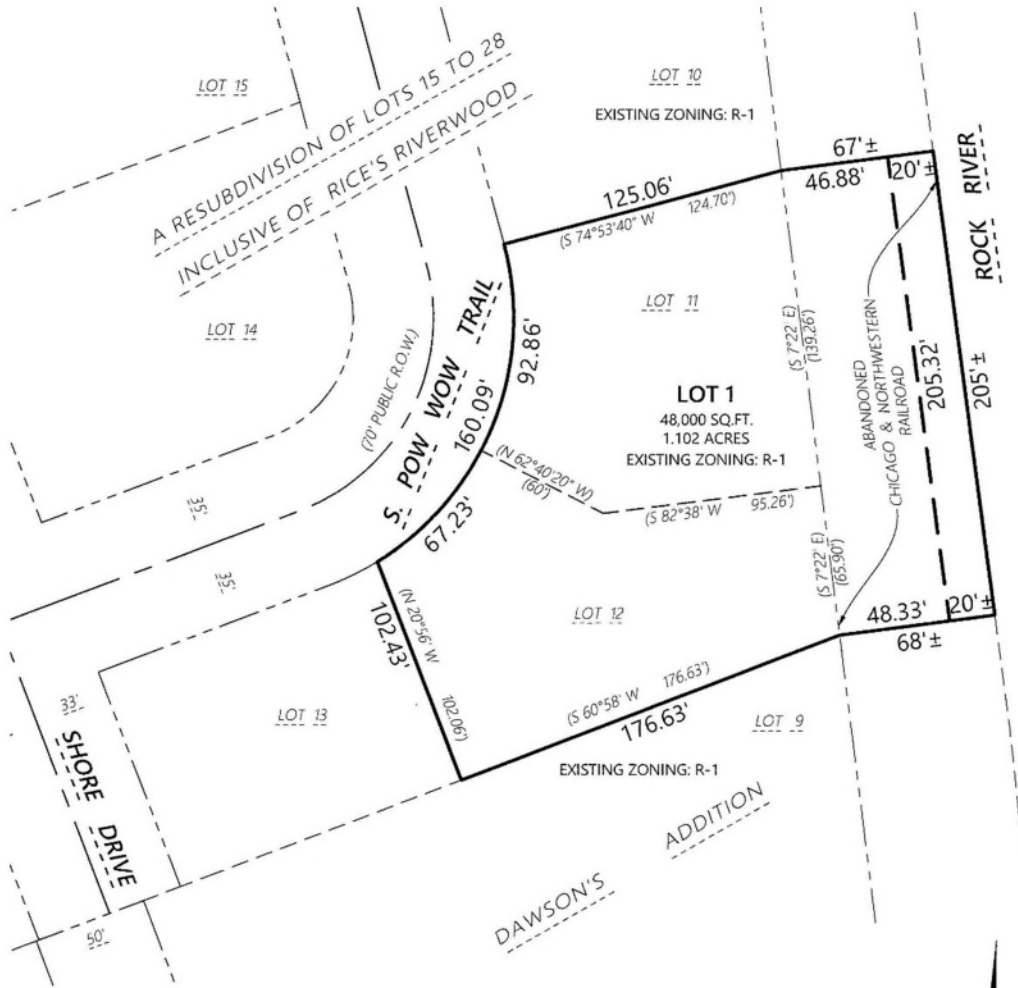
Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE0, Map data ©2023 100 ft



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE0, Map data ©2023 Google 500 ft

PRELIMINARY CERTIFIED SURVEY MAP

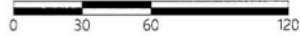
OF LOTS 11 AND 12 OF A RESUBDIVISION OF LOTS 15 TO 28
 INCLUSIVE OF RICE'S RIVERWOOD AND PART OF ABANDONED
 RAILROAD, ALL BEING PART OF THE SW 1/4 AND THE SE 1/4
 OF SECTION 23, T. 1 N., R. 12 E., OF THE 4TH P.M.,
 TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



LEGEND

- Existing Boundary Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- Existing Centerline
- - - Existing Easement Line
- - - Existing Section Line

Scale: 1" = 60'



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK ZONE.



<p>ORDER NO: 34797</p> <p>FIELD CREW: 1BD DRAWN BY: KRS SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF: Alice Blue 2077 S Pow Wow Trail Beloit, WI 53511</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464</p> <p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p>	
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File Name: \\34700-34799\34797 - Alice Blue\SURVEY\RI-13 DRAWING PL.FLS

CITY of BELOIT
Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: _____

1. Address of property: 2077 S. Pow Wow Trail

2. Tax Parcel Number(s): 6-2-2100 & 6-2-2101

3. Property is located in (circle one): Town of: Beloit
 In the ^{SE&SW} Quarter of Section 23, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: Surinder Narula & Alice Blue Revocable Trust Phone: 414-510-8906
2077 S. Pow Wow Trail Beloit WI 53511
(Address) (City) (State) (Zip)

5. Surveyor's name: David Earl Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is one lot(s).

7. Total area of land included in this map: 48,000 Sq.Ft.

8. Total area of land remaining in parent parcel: 48,000 Sq.Ft.

9. Is there a proposed dedication of any land to the City of Beloit? no

10. The present zoning classification of this property is: R-1

11. Is the proposed use permitted in this zoning district: yes

12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
- Pre-application meeting;** a pre-application meeting was held on _____ with City of Beloit Staff.
- Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

David Earl / DAVID EARL / 9/26/23
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: \$150 plus \$10 per lot Amount paid: _____

Scheduled meeting date: _____

Application accepted by: _____ Date: _____

RESOLUTION 2023-041

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT 2077 S. POW WOW TRAIL IN THE TOWN OF БЕЛОIT**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for 2077 S. Pow Wow Trail in the Town of Beloit, containing 1.102 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached one-lot Certified Survey Map, which pertains to the following described land:

LOTS 11 AND 12 OF A RESUBDIVISION OF LOTS 15 TO 28 INCLUSIVE OF RICE’S RIVERWOOD AND PART OF ABANDONED RAILROAD, ALL BEING PART OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Extraterritorial Certified Survey Map for 2077 S. Pow Wow Trail in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 8th day of November, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 8, 2023

Agenda Item: 3.b.

File Number: RPB-2023-09

General Information

Applicant: Northernstar Companies, LLC along with Horizon Development

Owner: The Jomango Company, LLC

Address/Location: 1642 Sixth Street

Current Zoning: R-1A, Single Family Residential

Applicant's Request/Proposal: Northernstar Companies, LLC along with Horizon Development have submitted an application to amend the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan from *Single-Family Residential - Urban* to *Mixed Residential* for the construction of Rock River Townhomes at 1642 Sixth Street. This development consists of multiple multi-family residential buildings on one parcel.

Staff Analysis

Existing Site Conditions: The subject property is a vacant 5.172-acre parcel with road frontage along Sixth Street, Vine Street, and Bluff Street. The applicant has also submitted an application for a PUD – Planned Unit Development Master Land Use Plan and an application to rezone the subject property to PUD if the requested Comprehensive Plan amendment is approved.

Surrounding Land Use and Zoning: The vacant property is adjacent to single family dwellings zoned R-1B and R-1A single-family residential zoning. There are multiple duplexes and multi-family residential used zoned PUD, R-2, and R-3 within 500 feet of the subject property.

City of Beloit Comprehensive and Strategic Plan: Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g., zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. The Beloit City Council approved the City's Comprehensive Plan update in November 2018 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

Because the Comprehensive Plan's Future Land Use Map recommends *Single-Family Residential - Urban* for this parcel, a Comprehensive Plan Amendment to *Mixed Residential* would be needed in order for this proposed rezoning to PUD to be consistent with the Comprehensive Plan. If rezoned, and developed with multi-family residential, this project would be consistent with the Comprehensive Plans goals by increasing a variety of housing options to serve existing and new residents and the proposed design would interconnect

with existing neighborhood facilities. This project also supports Strategic Goal #3 - Create and Sustain Economic and Residential Growth.

Land Use Analysis: As stated above, the City's Comprehensive Plan recommends *Single-Family Residential – Urban* for the subject property. This undeveloped 5.172-acre parcel has remained vacant for decades, with no development occurring under its past or current zoning classification and future land use recommendation of *Single-Family Residential – Urban*. In 1905, the neighborhood directly south was platted and streets were planned and built to continue north as the city grew. That has not happened, and so for nearly 120 years, this parcel has had no investment, and being assessed as agricultural, has provided little tax base. Total property taxes generated over the past ten years were only about \$475. The property's current future land use no longer supports current trends of market rate construction costs for single-family development. The future land use designation is an inefficient use of valuable land, and amending the comprehensive plan will encourage better use of the property with needed housing infill development that will increase the City's tax base. With thoughtful planning, increased density of mixed residential can become a positive component to the city creating a cost savings and the ability to provide more efficient and cost-effective public infrastructure and public services.

The Comprehensive Plan update process has highlighted the need for more housing that is diverse in type and affordability levels. Housing affordability is a pressing challenge, as confirmed by various public outreach events. A majority of participants prefer mixed neighborhoods and a balanced approach to growth that includes both inward and upward development with limited edge development. Most of the participants support building heights of two or three stories or a mix of heights along major community corridors. Sixth Street is suitable for dense mixed residential infill development. The request to amend the Future Land Use Map is an investment in the well-being and economic prosperity of the City of Beloit and its residents that is consistent with the goals and objectives of the Strategic Plan and Comprehensive Plan.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Comprehensive Plan Amendment to change the future land use classification from *Single Family Residential-Urban* to *Mixed Residential* for the property located at 1642 Sixth Street in the City of Beloit.

Resolutions for approval and denial of the Comprehensive Plan Amendment are included in this agenda packet. The Plan Commission will need to make a motion to approve one of the resolutions, as the policy regarding amendments requires Plan Commission to make a recommendation by resolution.

ATTACHMENTS: Future Land Use Map, Documents from File, Application, Public Notice, and Resolution.

FUTURE LAND USE MAP



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: _____

1. Applicant's Name: NORTHERNSTAR COMPANIES LLC

P.O. Box 1652, Milwaukee WI 53201

(Address)

(City)

(State)

(Zip)

/414-708-7121

/brandon@northernstarcompanies.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

2. Type: Text Amendment

Map Amendment

3. The following Text Amendment is requested:

Chapter: _____, Section: _____, Subsection(s): _____

Proposed Amendment: _____

4. The following Map Amendment is requested:

Map No. & Title: Map 8: Existing Land Use

Address of Affected Property: 1642 Sixth St Beloit, WI 53511

Tax Parcel Number(s): 206 12670590

Owner of record: The Jomago Company, LLC

Phone: _____

275 Franklin St

Evansville,

WI 53536-1414

(Address)

(City)

(State)

(Zip)

Proposed Amendment: Single-Family Residential-Urban to Planned to Mixed Residential

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

() Owner

() Leasehold, Length of lease: _____


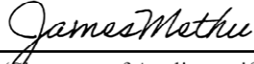
(X) Contractual, Nature of contract: Residential PSA

() Other, explain: _____

City of Beloit Comprehensive Plan Amendment Application Form (continued)

The applicant's signature below indicates the information contained in this application and on an 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 also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

	<i>The Jamago Company</i>	10/20/2023
10/20/2023 5:59:36 PM CDT (Signature of Owner)	(Print name)	(Date)
	James Methu	10/22/2023
(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 & Building Services Division. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

November 1, 2023

To Whom It May Concern:

Northernstar Companies, LLC along with Horizon Development have requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan for the property located at:

1642 Sixth Street - From *Single-Family* to *Mixed Use Residential*

They are co-petitioner with the owner of the property, The Jomango Company, LLC. This request is related to the construction of Rock River Townhomes at 1642 Sixth Street. This development consists of multiple multi-family residential buildings on one parcel.

If the requested amendment is approved, a zoning map amendment will also be considered to rezone 1642 Sixth Street to PUD, Planned Unit Development.

Public hearings will be held regarding these applications at:

City Council: Monday, December 18, 2023 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. *

You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone.

RESOLUTION 2023-042
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
CITY OF BELOIT COMPREHENSIVE PLAN

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1642 Sixth Street - From *Single-Family Residential - Urban* to *Mixed Residential*.

Adopted this 8th day of November, 2023.

Plan Commission

Mike Ramsden, Chairman

ATTEST:

Julie Christensen,
Community Development Director

**RESOLUTION 2023-043
RECOMMENDING DENIAL OF AN AMENDMENT TO THE
CITY OF BELOIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends denial of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1642 Sixth Street - From *Single-Family Residential - Urban* to *Mixed Residential*.

Adopted this 8th day of November, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 8, 2023

Agenda Item: 4.a and 4.b.

File Number: PUD-2023-04 and ZMA-2023-011

General Information

Applicant: Northernstar Companies, LLC along with Horizon Development

Owner: The Jomango Company, LLC

Address/Location: 1642 Sixth Street

Applicant's Request/Proposal: Northernstar Companies, LLC along with Horizon Development have submitted an application for review and consideration of a zoning map amendment for the property located at 1642 Sixth Street from R-1A, Single-Family Residential District to PUD, Planned Unit Development District. They are co-competitor with the owner of the property, The Jomango Company, LLC. The applicant has also submitted a PUD - Master Land Use Plan for the subject property, as well as an application for a Comprehensive Plan amendment. This proposed development named *Rock River Townhomes* is for multiple multi-family residential buildings on one parcel.

Proper public notice of the proposal was provided including mailed notices to property owners within 150 feet of the parcel. Staff received a comment from a resident outside the 150 feet buffer requesting clarification of the review process and disfavor of the development's location with a number of concerns about the effects of the proposal, particularly related to safety and traffic flow.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans. No rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan, Rezoning to PUD District and Final (Site) Plan. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan.

Staff Analysis

Project Summary: The applicant has proposed the construction of four two-story townhome buildings with 22 units each, a clubhouse, green space, and surface parking. The project is utilizing 4% federal and state Low-Income Housing Tax Credits (LIHTC) through the Wisconsin Housing and Development Authority (WHEDA). Approximately 40% of the dwelling units will be at or just below market rate.

WHEDA is appointed by the IRS to administer the Housing Tax Credit (HTC) programs for Wisconsin. The HTC is a reduction of federal income taxes owed by owners/ developers for qualified projects that create housing for tenants whose incomes are at or below 60% of County Median Income (CMI). Developers who wish to participate in the program must meet mandatory threshold requirements to apply. WHEDA evaluates the submitted projects against criteria outlined in the Annual Qualified Allocation Plan. Each proposal is scored, and points are awarded to projects based on energy efficiency, number of bedrooms, number of dwellings serving individuals at or below 60% of CMI, services provided, and location. LIHTC projects are only available to properties located within Qualified Census Tracts (QCTs) or Difficult Development Areas (DDAs). These

Census Tracts must have 50% of households with income below 60% of the Area Median Income (AMI is considered the CMI) or have a poverty rate of 25% or more.

QCTs in the City of Beloit include Census Tracts 15, 16, 17, and 18, which makes them eligible for HTC developments. There are a limited number of properties within the city limits that are large enough and within a QCT for a LIHTC housing development. The Rock River Townhomes are located in Census Track 17 and plan to have a total of 88 dwelling units. The development includes a mix of 1-bedroom, 2-bedrooms, and 3-bedrooms. Eighteen of these units will be rented at 30% CMI, 35 units will be rented at 50% CMI, and 35 units at 60% CMI or greater, which is at or just below market rate.

Estimated Max Family Income Limits at ___% of HUD Estimated 2023 County Median Income for Rock County WI				
Family Size	30%	40%	50%	60%
One	\$18,150	\$24,200	\$30,250	\$36,300
Two	\$20,730	\$27,640	\$34,550	\$41,460
Three	\$23,310	\$31,080	\$38,850	\$46,620

Estimated Max Rent Limits at ___% 2023 County Median Income for Rock County WI				
Bedroom Size	30%	40%	50%	60%
Eff	\$453	\$605	\$756	\$907
One	\$486	\$648	\$810	\$972
Two	\$582	\$777	\$971	\$1,165
Three	\$673	\$898	\$1,122	\$1,503

Surrounding Zoning and Land Use: The undeveloped vacant property is adjacent to single family dwellings zoned R-1B and R-1A, Single-Family Residential. There are multiple duplexes and multi-family residential used zoned PUD, R-2, and R-3 within 500 feet of the subject property.

Review Agent Comments: The proposed Planned Unit Development (PUD) was sent to the City of Beloit staff and utility contacts, and they have the following comments:

Engineering: Engineering indicated a traffic study will be needed to evaluate the proposed access to Sixth Street to determine what if any infrastructure improvements may be needed.

Fire Department: The fire department is requesting a looped hydrant system on site with a total of four hydrants and will review the parking lot dead ends during site plan review.

Zoning and PUD Requirements:

Allowed Uses: Staff recommends approval of up to 88 multi-family residential units, a club house, which includes a management/leasing office, community room, business center, package/mail room and ancillary uses.

Off-Street Parking: Section 8-100 of the Zoning Code requires 1.5 stalls per residential dwelling unit. Based on the number of units proposed, 132 parking spaces are required. The applicant has provided 159 parking spaces on the master land use plan which exceeds the minimum requirement. Further review of parking requirements will be completed during site plan review.

Roadway Access: Vehicular access will be provided from at least one point off Sixth Street subject to the traffic study results.

Density/Intensity and Dimensional Standards: The Master Land Use Plan shows a total of four multi-family residential buildings and one club house. Buildings must maintain a minimum of 20-foot setback from the property lines and not exceed two stories in height. The maximum building coverage will be 60,000 square feet on the 5.172-acre lot.

Building Design: As shown on the attached renderings, the proposed two-story building apartment complexes will consist of fiber cement horizontal siding, board and batten vertical siding, architectural shingles, vinyl windows and doors, and steel framed balconies. The buildings will have private entrances at grade for each dwelling unit. Second floor tenants will have access through a vestibule and a set of private stairs to the second-floor unit.

Signage: The applicant is proposing one wall sign for each building to identify it, one monument sign at the Sixth Street entrance and three temporary construction signs (one is allowed by ordinance). All proposed signage will be subject to the sign ordinance requirements. except the applicant may have up to three construction signs up to 96 square feet each.

Open Space: Section 5-306 of the PUD ordinance requires at least 15 percent (33,794 square feet) of the gross land area shall be open space. The applicant has 105,045 square feet or 46 percent planned for green open space, which exceeds the minimum requirement. Mature trees on site must be preserved to the maximum extent possible.

Other Requirements: The applicant shall construct sidewalk on site that connect to the public sidewalk on Sixth Street. Planning staff strongly recommends the construction of a playground based on the size and number of residential units. The nearest park entrance is over 1,000 feet away.

PUD Master Land Use Plan Review Criteria: Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

The subject property is suitable for the uses that are permitted in R-1A District. However, this site has been vacant for decades, suggesting the current zoning designation should be updated based on the lack of single-family development interest in the property. The proposed Master Land Use Plan includes multiple buildings upon one parcel, which would not be allowed through strict application of conventional zoning standards. If the applicant was approved for R-3 or R-4 zoning, 25 or 50 units per acre would be allowed. The proposed development is requesting 88 units over 5.172 acres which equates to 17 units per acre, significantly less than permitted in the R-3 or R-4 zoning district.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**
The proposed PUD will provide safe, attractive and affordable housing for Beloit's workforce. The development addresses the PUD standards and is an efficient use of public utilities by reducing urban sprawl and energy consumption.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

The location of this infill housing development is ideal because of the proximity of resources. The property currently has access to existing public sidewalks on the west side of Sixth Street. It is located within walking distance of two Beloit Transit System Routes (1 and 6), Beloit Meals on

Wheels, Beloit Boys & Girls Club, restaurants, parks and Beloit Memorial High School. The proximity of the development to education, transportation, and social support programs will provide stability for tenants. Utilities will need to be extended at the developer's expense but are readily available in the area.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

Available and affordable housing has been identified as one of the most prominent issues facing the City, as is the case throughout the country. Cost burdened is defined as spending over 30% of a household's total income on housing costs. According to the HUD 2020 Comprehensive Housing Affordability Strategy (CHAS) Data in Beloit, 32% of households are cost burdened and 14% spend over 50% of their income on housing. There is a lack of housing and a high demand for affordable housing with the city. Multi-family housing such as apartments or townhomes are more cost-effective housing options compared to single family homes and can address housing affordability issues. Allowing a mix of housing types enable a broader range of income groups to live within a neighborhood and create economic sustainability for the community. The proposed development is a prime example of a solution to a city-wide problem and using best practices to solve it.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

With the suggested conditions the proposed development will be a desirable addition to the City's housing options that incorporates sound planning practices.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**

The subject property is an undeveloped vacant 5.172-acre parcel adjacent to single-family residences with frontage along Sixth Street. Sixth street is a minor arterial road, that also has commercial and institutional uses within the neighborhood.

2. **The zoning classification of property within the general area of the subject property.**

The proposed PUD is consistent with the adjacent residential land uses. The site is large enough to accommodate the increased density and intensity of the proposed multi-family development, which has a density less than what is allowed in traditional multi-family zoning districts.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**

R-1A uses are suitable for 1642 Sixth Street but have not come to fruition suggesting the current land use classification needs revising. Affordable townhomes would be a higher and more productive use of land. The PUD designation is a land use strategy identified to create flexibility for projects that support community goals, and is required due to the quantity of buildings and increase in density proposed.

4. **The trend of development and zoning map amendments in the general area of the subject property.**

The area of the city has seen redevelopment and investment. The School District Administration Building, Meals on Wheels, and the Boys and Girls Club of Beloit built new buildings along nearby Maple Avenue. The Rock Bar and Grill finished a renovation earlier this year and the City of Beloit Parks and Recreations upgraded Wootton Park's tennis and pickleball courts. The addition of new multi-family development will contribute to urban revitalization in this area of the city.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning and Building Services Division recommends approval of the PUD – Master Land Use Plan for the property located at 1642 Sixth Street, subject to the following conditions:

1. This approval authorizes up to 88 residential dwelling units and a club house which includes a management/leasing office, community room, business center, package/mail room and ancillary uses

as shown on the PUD – Master Land Use Plan. Any changes to the uses listed above require City Council approval.

2. The applicant shall provide a minimum of 135 off-street parking spaces to serve the townhomes and club house.
3. A traffic study shall be conducted to assess the potential effects of the proposed development on the existing transportation system and incorporate the findings into the proposed project. A copy shall be provided to Community Development Staff.
4. The PUD must maintain 15 percent of the gross land area as open space and mature trees on site must be preserved to the maximum extent possible. A minimum 20-foot setback must be maintained from all PUD district boundaries. The maximum building height shall be two stories and 60,000 square feet is the maximum building coverage limit on the 5.172-acre lot.
5. All proposed signage will be subject to the sign ordinance requirements including construction signage.
6. Prior to issuance of a full building permit for this project, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicants' responsibilities with respect to relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall, at applicant's cost, construct sidewalk connecting to public sidewalks from site.
8. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, signage and lighting plans.
9. 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 PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District, to PUD, Planned Unit Development District, for the property located at 1642 Sixth Street.

ATTACHMENTS: Zoning Map, PUD - Master Plan, Renderings, QCT Map, Application, Public Notice, and Mailing List.

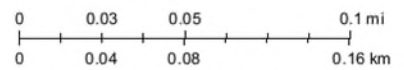
City of Beloit Zoning Map



11/2/2023

- Zoning Districts
- PLI
 - C-2
 - C-3
 - M-1
 - R-2
 - PUD
 - R-1A
 - R-1B
 - R-3
- World Street Map

1:3,103

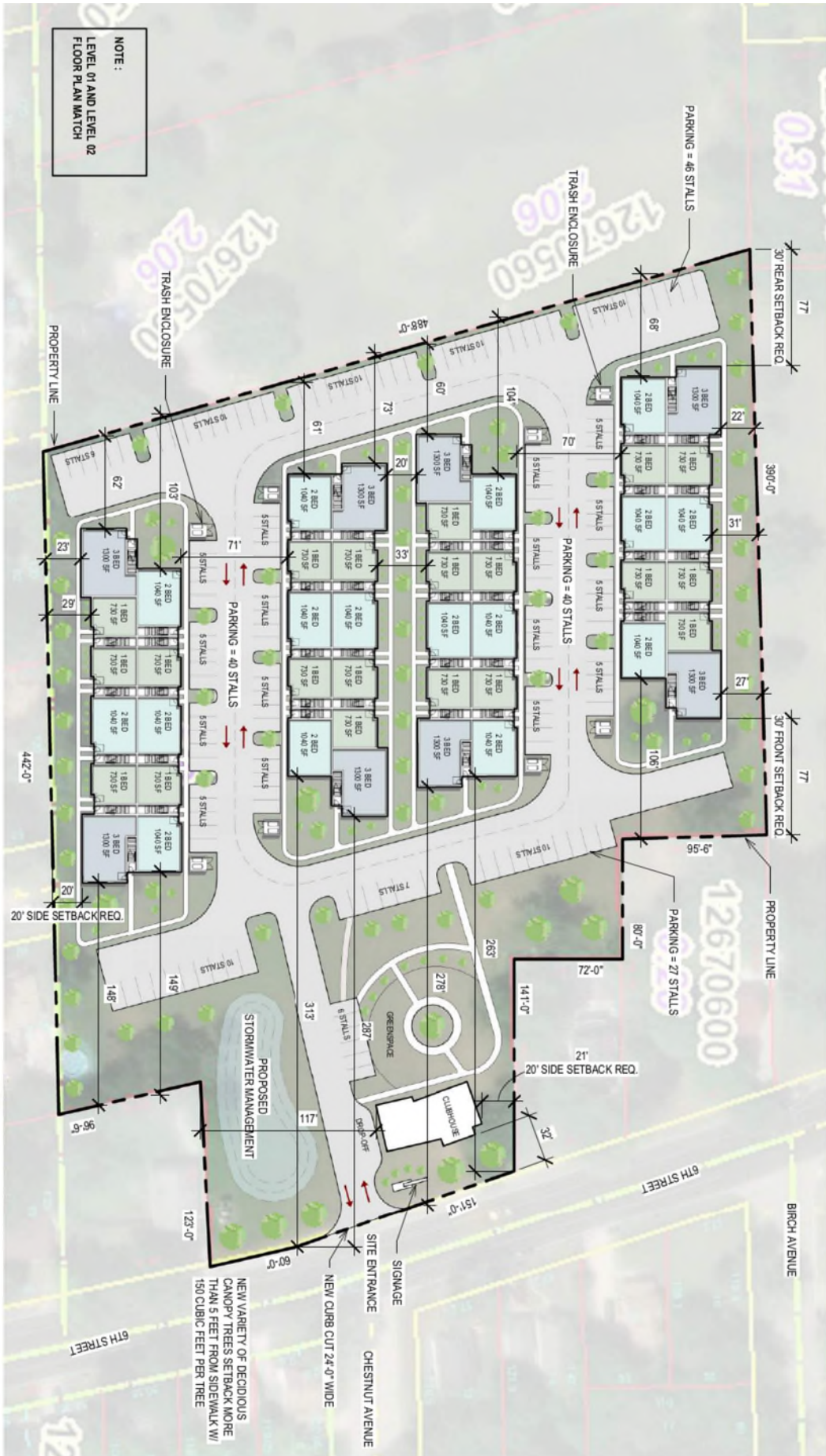


Rock Co Land Information Office, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

SITE PLAN

SCALE 1" = 60'-0"

NOTE:
LEVEL OF AND LEVEL 02
FLOOR PLAN MATCH





City of Beloit Qualified Census Tracts (QCT)

QCT Legend: — Tract Outline LIHTC Project 2023 Qualified Census Tracts

SADDA Legend: — FMR Boundary 2023 Small DDA Non Metro DDA

Hide the overview

The 2023 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2023. The 2023 designations use data from the 2020 Decennial census. The designation methodology is explained in the federal Register notice published October 24, 2022

Map Options

- 14 Current Zoom Level
- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

[Click here for full screen map](#)

Select Year

- 2024
- 2023

City of Beloit Census Tracts

Census Tract 15	Census Tract 22
Census Tract 16	Census Tract 23
Census Tract 17	Census Tract 24
Census Tract 18	Census Tract 25
Census Tract 19	Census Tract 26.01
Census Tract 20	Census Tract 26.02
Census Tract 21	City of Beloit Limits

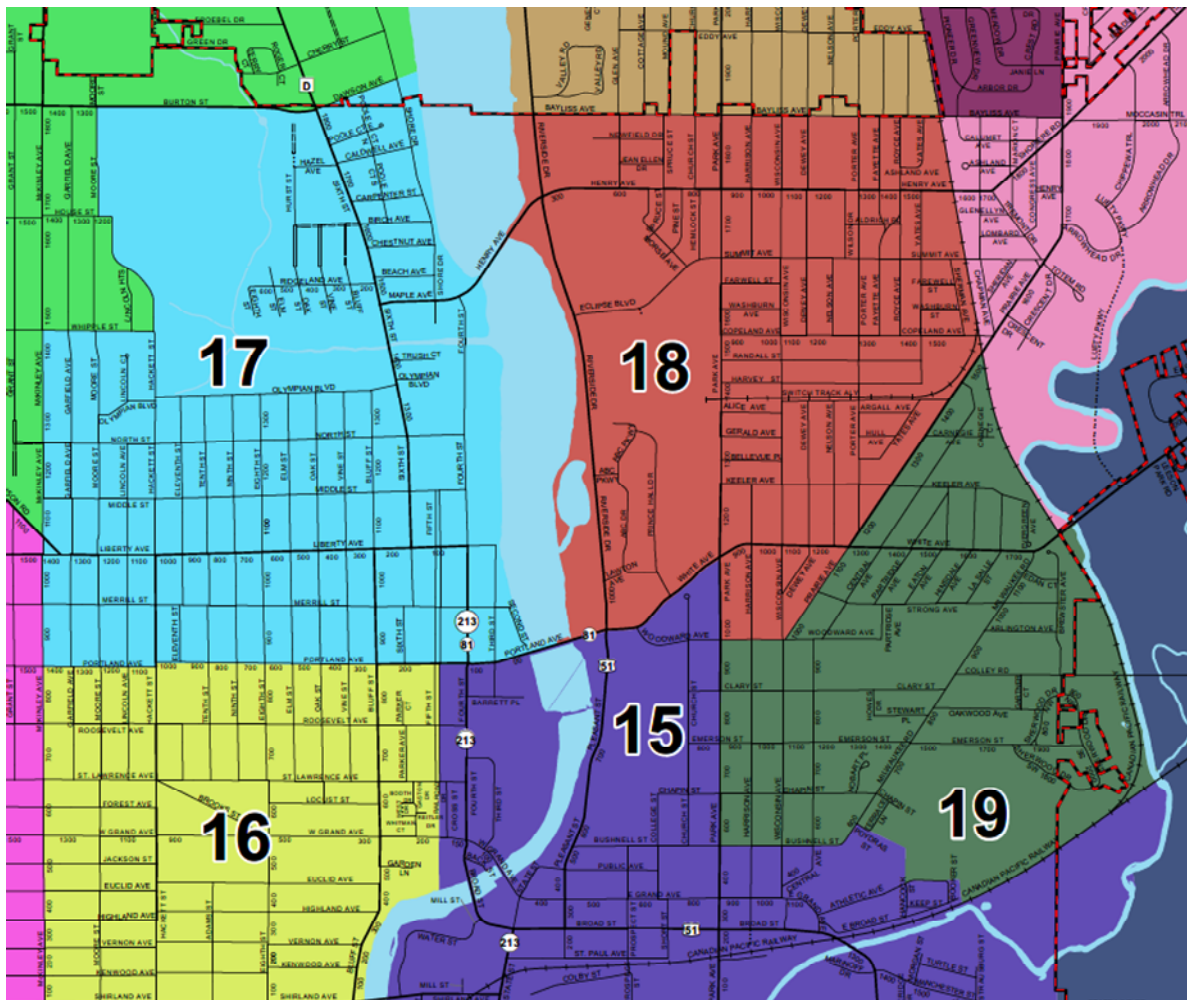
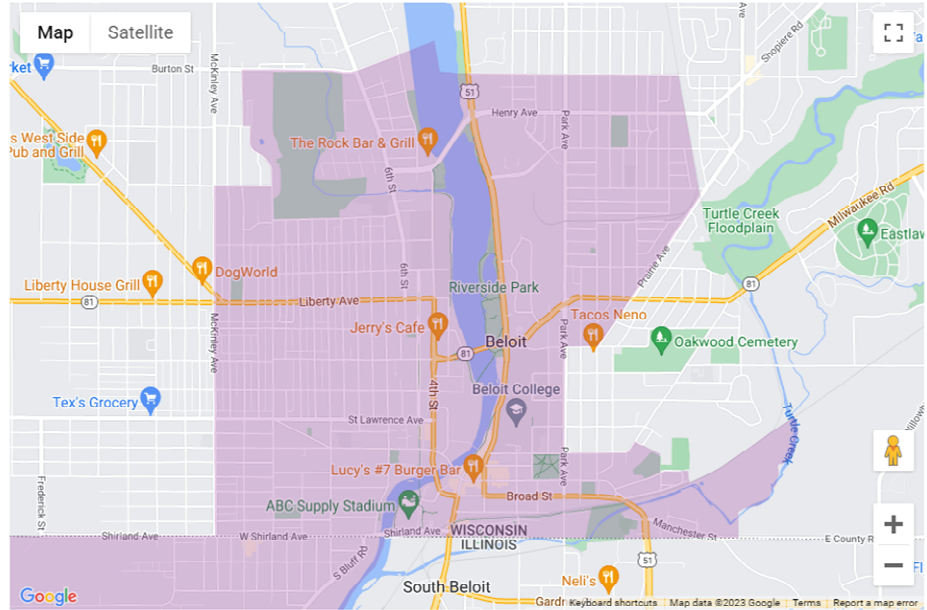


Exhibit A

Northernstar Companies along with Horizon Development requests that a Detailed Planned Development (DPD) for the Lot/Parcel 1, Taxkey # 12670590, a parcel at 1642, North 6th Street, bounded by 6th Street on the East, and neighboring properties to the South, West, and North, be considered in accordance with this submittal to allow a multifamily housing development on this parcel. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development request.

Project Overview:

The proposed project is for the design and construction of 4 Residential Apartment Building blocks, each would be 2 stories tall, also known as Garden Style building type. Each building block will have a total of 22 units, 11 units on the first floor, and 11 units on the second floor. All units on either floor shall have direct entrances from grade. There are a total of 88 units in the development. There is also a 2,000 SF club house building with associated tenant amenities, management/leasing office, community room, business center, and package/mail room.

Each apartment building's height is up to approximately 35'-0". The layout of the site plan allows for ample green spaces between structures and associated outdoor patios. Parking is provided on the surface in close proximity to all units.

The project is financed through Wisconsin Housing and Development Authority, (WHEDA), utilizing its housing and tax credit program. The project will be seeking Low Income Housing Tax Credits 4% Federal & 4% State LIHTC financing. The project plans to have 88 units, 18 rented at - 30% AMI, 35 units at 50% AMI, and 35 units at 60% AMI or greater.

The Development includes multi-family residential units with a mix of, 1-bedrooms, 2-bedrooms and 3-bedrooms. Additional uses for the building include storage for the building residents and entry for utilities to each building.

Building Overview:

All Apartment buildings are designed to have front door entrances to all their associated units both on first and Second floor. Second level apartments will access their private entrances at grade to vestibule and a set of private stairs take residents or guests up to each unit. All buildings are accommodated with trash area enclosures on either side of the buildings for access by tenants. All trash bin areas will be enclosed and screened.

Building Materials:

The exterior materials for the proposed buildings will consist of a combination of the following materials. Material samples will be provided to City of Beloit as requested, and all final material selections will be reviewed and approved by the City of Beloit in advance of permit issuance:

DPD Owner's Written Narrative –
 Detailed Planned Development for 1642 North 6th Street
 Beloit, Wisconsin
 10-06-2023

- Architectural fiber cement horizontal siding. See perspective views.
- Board and Batten vertical siding. See perspective views.
- Architectural shingled roof
- Clear, low E glazing
- Vinyl operable windows, and patio doors
- Steel framed and hung balconies, with associated hardware. Prefinished pipe metal railing. The underside of balconies will show finished painted metal framing at mid support and perimeter. The walking surface of the balcony is made of incombustible material; therefore, the underside looks like the finished top side. Balconies are provided to units facing all Street for the best views and for up to half of the total units.

District Standards

Uses:	<p>The Development includes multi-family residential units with a mix of, 1-bedrooms, 2-bedrooms, and 3-bedrooms.</p> <p>The units will be developed as affordable housing.</p>
Design standards:	
Density (sq. ft. of lot area/dwelling unit):	<p>Total Lot Area: 229,320 SF Total # of dwelling units: 88 Units</p> <p>2,605 SF of lot area per dwelling unit</p>
Space between structures:	<p>Approximately 30'-0" between the two central blocks.</p> <p>Each central block is approximately 70'-0" from the next adjacent block to its South or North side.</p>
Setbacks (approximately):	<p>North: (Neighboring property facing) Side Setback: 20'-0" setback from lot line set forth by RM-3 Design Guidelines of the City of Beloit.</p> <p>Proposed North setbacks varies due to lot's geometry and are as follows:</p> <ol style="list-style-type: none"> a) at Northwest corner 22'-0" from lot line. b) at Northeast corner 27'-0" from lot line. Also see Site drawings. c) In the middle is 31'-0" Also see drawings.

DPD Owner's Written Narrative –
 Detailed Planned Development for 1642 North 6th Street
 Beloit, Wisconsin
 10-06-2023

	<p>South: (Neighboring property facing) Side setback: 20'-0" set back from lot line set forth by RM-3 Design Guidelines of the City of Beloit. Proposed South setbacks varies due to lot's geometry and are as follows:</p> <ul style="list-style-type: none"> a) at Southwest corner 23'-0" from lot line. b) at Southeast corner 20'-0" from lot line. c) In the middle is 29'-0" Also see drawings on sheet A-01 <p>East: (6th street facing): 30'-0" front setback from lot line set forth by RM-3 Design Guidelines of the City of Beloit. Proposed South setbacks varies due to lot's geometry and are as follows:</p> <ul style="list-style-type: none"> a) Buildings startle in alignments please see site plan, and the site irregularities creates various setback conditions. We have setbacks from 106'-0" up to 313'-0" from lot line. <p>West: (Neighboring property facing):</p> <p>30'-0 Rear setback from lot line set forth by RM-3 Design Guidelines of the City of Beloit. Proposed West set back varies due to lot's geometry and building shape and are as follows:</p> <ul style="list-style-type: none"> a) We have setbacks from 60' feet up to 68' from lot line.
Screening:	<ul style="list-style-type: none"> ▪ The mechanical units will consist of condenser units with dimensions of 3'-0" x 3'-0" x 3'-0" located at grade on open spaces available. They will be visible, and care will be taken to plant low shrub landscaping to screen them to an extent possible yet provide access to air and circulation. ▪ Screens will be provided to hide refuse bins. They will be placed in a gated enclosure made of similar material used to design the building. Also, additional landscaping will be planted around them for more screening
Open space:	<ul style="list-style-type: none"> ▪ There are ample open spaces planned for this development. All areas will receive grass/seed and specified species of landscaping as noted on the

DPD Owner's Written Narrative –
 Detailed Planned Development for 1642 North 6th Street
 Beloit, Wisconsin
 10-06-2023

	<p>landscaping plans, to be submitted prior to permitting.</p> <ul style="list-style-type: none"> ▪ Storm water management is achieved through creation of a bio retention pond and is located to work with natural flow and grade of the site. See site plan. This area is placed away from the apartments for limited access by tenants.
<p>Circulation, parking, and loading:</p>	<p>Pedestrian access:</p> <p>All units within buildings will be accessed from grade, See project overview. Additional ADA accessible pedestrian paths are provided on every side of structures for direct and easy access to units.</p> <p>Automobile access and parking:</p> <ul style="list-style-type: none"> ▪ Total parking stalls provided are 159 stalls. ▪ 153 Surface parking stalls, are designed with green islands intermittently to provide shade for the cars and provide direct access to all unit front entry doors.. ▪ 6 stalls are incorporated near the clubhouse for convenience. <p>Loading:</p> <ul style="list-style-type: none"> ▪ A loading zone spot will also be located near the Club house building's front entry, close to the accessible path from the sidewalk. This will allow package delivery vehicles to have access to the building without blocking sidewalks.
<p>Landscaping:</p>	<p>Proposed Landscaping:</p> <ul style="list-style-type: none"> ▪ All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. <p>All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p> <p>The general goal for the landscaping is to provide low maintenance vegetation, a sustainable-focus, and visually cohesive neighborhood aesthetic for the</p>

DPD Owner's Written Narrative –
 Detailed Planned Development for 1642 North 6th Street
 Beloit, Wisconsin
 10-06-2023

	<p>development.</p> <p>The vegetation around the Stormwater Bio Retention Pond will be compatible with raingarden plants moisture-tolerant natives that can also endure dry periods.</p>
<p>Lighting:</p>	<p>Proposed lighting:</p> <ul style="list-style-type: none"> ▪ Site Lighting: The surface parking will have commercial grade pole type parking lot fixtures supported on a 3'-0" tall cylindrical concrete base. Pole fixture lumen output will be selected to ensure proper light coverage over large areas of the lot, and to provide visibility and ensure safe navigation of pedestrians and vehicles. Light pole height to be 15'-0" tall maximum. ▪ Proposed Facility Lighting: Up lighting of development landscape type monumental sign upon entry with development name and address. <p>Downlighting at main entrances. Lighting for egress and safety, where required by the building code. accomplished with building mounted fixtures with cut-offs.</p>
<p>Utilities:</p>	<ul style="list-style-type: none"> ▪ New services from existing public utilities on 6th Street ▪ Electrical power exists on 6th Street. Further specific location of the transformers to be discussed with WE Energies. ▪ The project will protect any existing Easement infrastructure that may exists on the site.
<p>Signs (type, square footage, quantity, and placement):</p>	<p>Freestanding signs: development sign anticipated.</p> <ul style="list-style-type: none"> ▪ Building wall signs: One sign per building to identify block building uniquely. Each apartment unit will get a number assigned for ease of creating individual apartment addresses, and to provide direction to guests. ▪ Temporary signs: temporary construction signs will be installed. Construction signs will be removed within 30 days of receipt of certificate of occupancy. Up to 3 signs pertaining to the construction of the buildings will be provided and not to exceed 96 square feet. Signs will be equally spaced throughout the project site. <p>Other signs: None.</p>

DPD Owner's Written Narrative –
 Detailed Planned Development for 1642 North 6th Street
 Beloit, Wisconsin
 10-06-2023

	<p>Illumination: Landscape uplighting for monumental sign at the gate. Down lighting attached to building over building block names.</p>
--	---

Site Statistics

Gross land area:	229,320 SF
Maximum amount of land covered by principal buildings (approx.):	<p>Each Principal apartment Building block is : 13,375 SF Clubhouse: 2,000 SF</p> <p>4 principal bldgs. @ 53500.00 SF</p> <p>53,500 SF / 229,320 SF</p> <p>(% land coverage by Principal Bldg) 24%</p>
Maximum amount of land devoted to parking, drives and parking structures (approx.):	<p>68,775 SF / 229,320 SF</p> <p>(% land coverage by parking & drives) 30 %</p>
Minimum amount of land devoted to landscaped open space (approx.):	<p>105,045 SF</p> <p>(% land coverage by landscaped) 46%</p>
Proposed number of buildings:	(4) Four Multi-family Buildings
Max dwelling units:	88 Units
Bedrooms per unit:	<p>1-Bed: 40 Units 2-Bed: 32 Units 3-Bed: 16 Units</p>
Parking spaces provided (approx.):	<p>Automobile spaces: Total: 159 Stalls On surface</p> <p>153 stalls dedicated to units. 6 stalls dedicated to Clubhouse.</p> <p>Ratio per residential unit: 153 stalls /88 Units= 1.73 Cars</p>

CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: _____

1. Address of subject property: 1642 Sixth St Beloit, WI 53511

2. Legal description: UNPLAT LAND COM 560 FT WLY OF NE COR LOT 73 ROCKVIEW ADD, TH NLY 484.30 FT TH ELY 383 FT ML TH SELY 102.1 FT TH ELY 71 FT

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 5.9 acres

4. Tax Parcel Number(s): 206 12670590

5. Owner of record: The Jomago Company, LLC Phone: _____

275 Franklin St Evansville, WI 53536-1414
(Address) (City) (State) (Zip)

6. Applicant's Name: NORTHERNSTAR COMPANIES LLC

P.O. Box 1652, Milwaukee WI 53201
(Address) (City) (State) (Zip)

/ 414-708-7121 / brandon@northernstarcompanies.com
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: Vacant Land, 2nd grade tillable

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) R1-A Zoning District.

9. A Preapplication Conference was held on: September 20th, 2023.

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

Principal use(s): Multi-family Apartments

Secondary use(s): _____

11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. _____

The R-1A Zone is specifically designated for single-family dwelling buildings.

However, our proposed development is a multifamily apartment complex.

This project necessitates a higher population density per acre.

12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. _____

The proposed development is not only essential for workforce growth in the city of Beloit,

but also represents a crucial step towards providing accessible and affordable housing options.

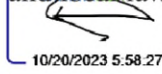
13. Project timetable: Start date: 3/1/2025 Completion date: 3/1/2026

14. 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.

 10/20/2023 5:58:27 PM CDT	<u>The Jamago Company</u>	<u>10/20/2023</u>
(Signature of Owner)	(Print)	(Date)
<u>James Methu</u>	<u>James Methu</u>	<u>10/22/2023</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 Planning & 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 \$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 and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff	
Filing fee: \$275.00 Amount paid: _____ Meeting date: _____	
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: _____ Date: _____	

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.: _____

1. **Address of subject property:** 1642 Sixth St Beloit, WI 53511

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 = 257,004 square feet.

If more than two acres, give area in acres: 5.9 acres acres.

3. **Tax Parcel Number(s):** 206 12670590

4. **Owner of record:** The Jomago Company, LLC Phone: _____

275 Franklin St

Evansville,

WI 53536-1414

(Address)

(City)

(State)

(Zip)

5. **Applicant's Name:** NORTHERNSTAR COMPANIES LLC

P.O Box 1652, Milwaukee WI 53201

(Address)

(City)

(State)

(Zip)

/414-708-7121

(Office Phone #)

(Cell Phone #)

/brandon@northernstarcompanies.c

(E-mail Address)

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

Change zoning district classification from: R1-A to: PUD

All existing uses on this property are: Vacant Land, 2nd grade tillable

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

Principal use(s): Multi-family Apartments

Secondary use(s): _____

Accessory use(s): _____

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

(X) Owner

() Leasehold, Length of lease: _____

() Contractual, Nature of contract: _____

() Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s):-.....'Phone: _____

(Address)

(City)

(State)

(Zip)

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

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Authenticity
10/20/2023 5:58:33 PM CDT
(Signature of Owner)

The Jamago Company

10/20/2023
(Date)

James Methu

James Methu

10/22/2023

(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 \$300.00 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: **\$300.00** Amount Paid: _____ Meeting Date: _____

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

Application accepted by: _____ Date: _____

Date Notice Published: _____ Date Notice Mailed: _____



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

October 27, 2023

To Whom It May Concern:

Northernstar Companies, LLC along with Horizon Development have submitted an application for review and consideration of a zoning map amendment for the property located at 1642 Sixth Street from R1-A, Single-Family Residential to PUD, Planned Unit Development District. They are co-petitioner with the owner of the property, The Jomango Company, LLC. The applicant has also submitted a Planned Unit Development (PUD) - Master Land Use Plan for the subject property. This proposed development named *Rock River Townhomes* is for multiple multi-family residential buildings on one parcel. Please see the attached site plan for details.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, November 8, 2023 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 18, 2023 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. *

Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone.

Owner

Jack M. Cronin
Nguyen K. Ho
The Jomago Company, LLC
Robert B. Crary Linda J. Crary
Ronald Greer Mary A. Greer
Nancy Davis
Heiar Quality, LLC
Bogumila Kuczynski Piotr Kuczynski
Jason R. Rebout
Jacob A. Foulker
William Clark
Asa A. Sarnow
Nicholas E. Schneider Heather L. Schneider
Heiar Quality, LLC
Edward R Mulligan Beverly P. Mulligan
Hunter Nordeng Khali Nordeng
John R. Marshall
WEP Enterprise, LLC
Jannell N. Crary
John R. Marshall
Wilfrido Aldama Angel Eduardo Aldama
Ladder Property Ventures, LLC
Kenneth J. Klass
David Garcia Maria G. Mora
Nancy Davis
Mark E. Hirst Donna A. Hirst
Fernando Lara Maria Dejesus Lara
Brauer Trust No 2005
Abel Valadez
Eric Dale Austin
Anne Ames

Owner Address

335 Ridgeland Ave Beloit, WI 53511-3469
1605 Bluff St Beloit, WI 53511-3410
275 Franklin St Evansville, WI 53536-1414
1618 Vine St Beloit, WI 53511-3468
1628 6th St Beloit, WI 53511-3460
1618 Bluff St Beloit, WI 53511-3410
PO Box 155 Oregon, WI 53575-0155
1618 6th St Beloit, WI 53511-3460
PO Box 840 Janesville, WI 53547-0840
1612 6th St Beloit, WI 53511-3460
111 Geers Ct Lebanon, TN 37087-3024
1720 Sixth St Beloit, WI 53511-3462
1617 Bluff St Beloit, WI 53511-3410
PO Box 155 Oregon, WI 53575-0155
2091 Shopiere Rd Ste D Beloit, WI 53511-3741
236 N Osborne Ave Janesville, WI 53548-3352
1707 Hurst St Beloit, WI 53511-3431
1313 11th St Beloit, WI 53511-4219
1608 Vine St Beloit, WI 53511-3468
1707 Hurst St Beloit, WI 53511-3431
3179 S High Crest Rd Beloit, WI 53511-1657
828 E Nakoma Ct Beloit, WI 53511-2128
1666 6th St Beloit, WI 53511-3460
2206 Conde St Janesville, WI 53546-5702
1618 Bluff St Beloit, WI 53511-3410
1034 11th St Beloit, WI 53511-5131
1608 6th St Beloit, WI 53511-3460
11779 W Hafeman Rd Orfordville, WI 53576-9469
1607 Vine St Beloit, WI 53511-3468
7832 S Lathers Rd Beloit, WI 53511-7804
1658 6th St Beloit, WI 53511-3460

ORDINANCE NO. 3815

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from R-1A, Single-Family Residential District to PUD, Planned Unit Development District:

That part of the SE 1/4 of the NW 1/4 of Section 26, T. 1 N., R. 12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at a point 208 links South and 353 links East of the Northwest corner of the South 1/2 of the NW 1/4 of said Section 26; thence S. 88°30' E., 18.41 chains to the point of beginning; thence continuing S. 88° 30' E., 14.67 chains to the center of the Beloit and Afton Road (now known as Sixth Street); thence Southeasterly along the center of said Beloit and Afton Road, 7.42 chains; thence N. 88° 30' W., 14.67 chains; thence Northwesterly parallel to the center of said Beloit and Afton Road, 7.42 chains to the point of beginning; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

1. That part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at a point 137.28 feet South and 232.98 feet East of the Northwest corner of the South 1/2 of the NW 1/4 of said Section 26; thence S. 88° 30' E., 1215.06 feet to the point of beginning; thence Continuing S. 88° 30' E., 188.68 feet; thence Southeasterly parallel to the center of the Beloit and Afton Road, 7.42 chains; thence N. 88° 30' W., 188.68 feet; thence Northwesterly parallel to the center of said Beloit and Afton Road, 7.42 chains to the place of beginning, (intending to be the West 2 acres of the above described property).
2. That part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at a point 137.28 feet South and 232.98 feet East of the Northwest corner of the South 1/2 of NW 1/4 of said Section 26; thence S. 88° 30' E., 1403.74 feet to the point of beginning; thence continuing S. 88° 30' E., 186.26 feet; thence S. 12° 55' E., 484.30 feet; thence N. 88° 30' W., 186.26 feet; thence N. 12° 57' W., 482.88 feet to place of beginning.
3. Part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County, of Rock, State of Wisconsin, described as follows: Beginning at a point in the Westerly line of Sixth Street, at its intersection with the Northerly line of the above described property; thence Westerly along said Northerly line, 120 feet; thence Southeasterly parallel to Sixth Street, 51.05 feet; thence

Easterly parallel to said Northerly line, 120 feet; thence Northwesterly along Sixth Street, 51.05 feet to the point of beginning.

4. Part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Beginning at a point in the Westerly line of Sixth Street, 51.05 feet Southeasterly of its intersection with the Northerly line of the above described property; thence Westerly parallel to said Northerly line, 120 feet; thence Southeasterly parallel to Sixth Street, 51.05 feet; thence Easterly parallel to said Northerly line, 120 feet; thence Northwesterly along Sixth Street, 51.05 feet to place of beginning.
5. Part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at the Southeast corner of Lot 1 of Hazelhurst Addition to the City of Beloit; thence S. 18° 58' 40" E., 359.58 feet; thence S. 16° 20' 10" E., 29.91 feet; thence S. 89° 56' 30" W., 118.34 feet to the place of beginning; thence continuing S. 89° 56' 30" W., 50.24 feet; thence S. 0° 03' 30" E., 98.01 feet; thence N. 89° 56' 30" E., 78.78 feet; thence N. 16° 20' 10" W., 102.10 feet to the place of beginning.
6. Part of The NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Commencing at an iron pipe on the Westerly line of Sixth Street at its intersection with the Northerly line of the above described property, said pipe being S. 17° 25 1/2' E. along the Westerly line of Sixth Street, 389.92 feet from the Southeast corner of Hazelhurst Addition to the City of Beloit; thence S. 14 ° 44' E. along the Westerly line of Sixth Street, 102.10 feet to an iron pipe at place of beginning of this description; thence continuing S. 14° 44' E. along the Westerly line of Sixth Street, 75.00 feet to an iron pin; thence N. 88° 30' W., parallel with said Northerly line of the above described property, 140.97 feet to an iron pin; thence N. 1° 30' E., 72.05 feet to an iron pipe; thence S. 88° 30' E., 120.00 feet to place of beginning.
7. Part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Beginning at a gas pipe monument in the West line of Sixth Street, 98.14 feet Northerly from the Northeast Corner of Lot 73 of Rockview Addition to the City of Beloit; thence S. 99° 43' W., 120 feet to a gas pipe monument; thence Southerly in a direct line that would intersect the Northwest corner of said Lot 73 of Rockview Addition, 47.97 feet to a gas pipe monument; thence Easterly in a direct line, 119.98 feet to a gas pipe monument in the West line of Sixth Street; thence Northerly along the West line of Sixth Street, 49.07 feet to place of beginning.
8. Part of the NW 1/4 of Section 26, T.1 N., R.12 E., City of Beloit, County of Rock, State of Wisconsin, described as follows: Beginning at a point 49.07 feet Northerly from the Northeast corner of Lot 73 of Rockview Addition to the City of Beloit, on the West line of Sixth Street; thence Westerly parallel to the North boundary line of said Rockview Addition, 120 feet to a point 47.97 feet North of the boundary line of said Rockview Addition; thence Southerly to the Northwest corner of said Lot 73 of Rockview Addition; thence Easterly along said North

boundary line of Rockview Addition to the West line of Sixth Street, 49.07 feet to the place of beginning.

Said parcel contains 5.172 Acres more or less. A/K/A 1642 Sixth Street.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.
Adopted this ____ day of _____, 2023.

City Council of the City of Beloit

Regina Dunkin, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2023

Effective this ____ day of _____, 2023

01-611100-5231-_____