



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, April 17, 2013 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the April 3, 2013 Meeting**
3. **Zoning Map Amendment – 1500 and 1505 Gateway Boulevard**  
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-family Residential District, to M-1, Limited Manufacturing District, for the properties located at 1500 and 1505 Gateway Boulevard
4. **Certified Survey Map – 2220 Liberty Avenue**  
Review and consideration of a two-lot Certified Survey Map for the property located at 2220 Liberty Avenue in the City of Beloit
5. **Extraterritorial Certified Survey Map – 2655 W. Finley Road**  
Review and consideration of a one-lot Certified Survey Map for the property located on 2655 W. Finley Road in the Town of Beloit
6. **Zoning Map Amendment – 1533 W. Grand Avenue and 1528 and 1532 Forest Avenue**  
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at 1533 W. Grand Avenue and 1528 and 1532 Forest Avenue
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

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

Notice Mailed: April 12, 2013

Approved: Julie Christensen  
Community Development Director

\*\*Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, April 3, 2013**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

**1. Call to Order and Roll Call**

Chairperson Ramsden called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Faragher, Seifarth, and Smith. Commissioner Moore arrived at 7:10 PM. Commissioner Kelly was absent.

**2. Approval of the Minutes of the March 20, 2013 Meeting**

Commissioner Faragher moved and Commissioner Smith seconded a motion to approve the March 20, 2013 minutes. The minutes were approved (5-0).

**3. Sign Ordinance Exception – Casey’s General Store – 2240 Cranston Road**

Public hearing, review and consideration of exceptions to Section 30.40(2)(c) and 30.40(2)(e) of the Outdoor Sign Regulations to allow a secondary, on-premises wall sign to be larger than 30 square feet in area and to allow more than three (3) secondary, on-premises signs in a C-2, Neighborhood Commercial District, for the property located at 2240 Cranston Road.

Director of Planning & Building Services Drew Pennington summarized the Staff Report and Staff Recommendations.

Commissioner Faragher asked if there was still some question about the location of the building and if so, would that impact the signage. Mr. Pennington answered that the City Council approved Casey’s proposed layout, subject to the conditions that the Plan Commission members had discussed before voting to recommend denial.

Chairperson Ramsden opened the Public Hearing.

Ryan Swanson, Arc Design Resources, was present on behalf of Casey’s General Store. Commissioner Faragher asked Mr. Swanson how the height of the canopy would affect signage. Mr. Swanson answered that the canopy height was about 20 feet and on three sides there would be a smaller logo feature. Commissioner Smith asked Mr. Swanson if the freestanding sign is standard for Casey’s and Mr. Swanson said that it was.

Mr. Pennington stated that additional signs on the canopy would require another Exception and that the question of whether conditions could be attached to this request restricting the size of the monument sign required a legal interpretation because the dimensions meet code.

Chairperson Ramsden closed the Public Hearing.

Commissioner Faragher moved to approve the Sign Ordinance Exception and Commissioner Jacobsen seconded the motion. The motion carried (6-0).

4. **Zoning Map Amendment – 545 & 549 W. Grand Avenue; 615, 619, 625, & 629 Eighth Street; and 548 Locust Street**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District, and R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at 545 & 549 W. Grand Avenue; 615, 619, 625 & 629 Eighth Street; and 548 Locust Street

Mr. Pennington summarized the Staff Report and Staff Recommendations.

Chairperson Ramsden opened and closed the Public Hearing.

Commissioner Faragher moved to approve the Zoning Map Amendment and Commissioner Seifarth seconded the motion. The motion was approved (6-0).

5. **Zoning Map Amendment - 501 Prospect Street**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to CBD-1 Central Business District-Core, for the property located at 501 Prospect Street.

Mr. Pennington summarized the Staff Report and Recommendations.

Commissioner Ramsden asked if the only liquor sales that could be approved would be “liquor sales associated with event hosting” under CBD-1. Mr. Pennington stated that within CBD-1, the applicant was eligible to seek the full spectrum of liquor licenses.

Chairperson Ramsden opened the Public Hearing.

Rodney Tapp was present to represent the Schoville Center Apartments, 545 Public Avenue. Mr. Tapp stated that their concern is that they manage the apartments which include 151 units for seniors and young disabled and more parking issues and traffic concerns for the disabled tenants may be created if this is approved.

Mr. Pennington added that the applicant did have some creative ideas on parking and may be willing to share them.

The applicant, John Wittnebel, stated that they understand that parking will be a problem. He stated that parking concerns will come with a big event and people may have to walk up to five blocks. He added that hundreds of on-street stalls are available nearby.

Commissioner Faragher added that he hopes they will be able to coordinate parking with neighbors.

Chairperson closed the Public Hearing.

Commissioner Faragher moved to approve the Zoning Map Amendment and Commissioner Seifarth seconded the motion. The motion carried (6-0).

6. **Conditional Use Permit – 501 Prospect Street**

Public hearing, review and consideration of a Conditional Use Permit to allow a community service use in a CBD-1, Central Business District-Core, for the property located at 501 Prospect Street.

Mr. Pennington summarized the Staff Report and Staff Recommendation.

Chairperson Ramsden asked if it would be likely that youth would be in the building other than Youth United events. Mr. Pennington commented that the recommended condition was not intended to prevent patrons from bringing children but rather to build a fire wall between community service uses and the sale of alcohol.

Chairperson Ramsden opened the Public Hearing.

Mr. Wittnebel commented that according to the application for a liquor license, they would have to have specific plans to be able to keep liquor sales.

Chairperson Ramsden closed the Public Hearing.

Commissioner Faragher moved and Commissioner Smith seconded a motion to approve the Conditional Use Permit. The motion carried (6-0).

7. **Zoning Map Amendment – 1035 and 1041 Udell Drive**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Residential District, to permanent R-1A, Single Family Residential District, for the properties located at 1035 and 1041 Udell Drive.

Mr. Pennington summarized the Staff Report and Staff Recommendation.

Chairperson Ramsden opened and closed the Public Hearing.

Commissioner Seifarth made a motion to approve and Commissioner Faragher seconded the motion to approve the Zoning Map Amendment. The motion carried (6-0).

8. **Zoning Map Amendment – 1500 and 1505 Gateway Boulevard**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-family Residential District, to M-1 Limited Manufacturing District, for the properties located at 1500 and 1505 Gateway Boulevard.

Mr. Pennington summarized the Staff Report and Staff Recommendation.

Commissioner Seifarth asked if they had heard from the neighbors who were notified and Mr. Pennington stated that he had not received any comments.

Mr. Faragher commented that at the time the property was zoned R-3, it was thought that this would be residential but now it does not seem likely. Commissioner Seifarth commented that just because there is no residential right now does not mean that it will not happen in the future, adding that he could not see opening it up for businesses.

Chairperson Ramsden opened and closed the Public Hearing.

Commissioner Faragher moved that the Zoning Map Amendment be laid over and Commissioner Seifarth seconded the motion. The motion carried (5-1) with Commissioner Jacobsen opposed.

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

Mr. Pennington stated that the City Council approved the Casey's General Store applications and adopted the Wellhead Protection Ordinance.

10. **Adjournment**

The meeting adjourned at 7:57 PM.

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



**Meeting Date:** April 17, 2013

**Agenda Item:** 3

**File Number:** ZMA-2013-03

**Applicant:** Andrew Janke, o/b/o Beloit Economic Development Corporation

**Owner:** Beloit Economic Development Corporation

**Location:** 1500 & 1505 Gateway Boulevard

**Current Zoning:** R-3, Low-Density Multi-Family Residential District

**Existing Land Use:** Agricultural & Vacant Land

**Parcel Size:**  
1500: 17.7 Acres  
1505: 42.5 Acres

**Proposed Zoning:** M-1, Limited Manufacturing District

### Request Overview/Background Information:

Andrew Janke, on behalf of the Beloit Economic Development Corporation, has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-Family Residential District to M-1, Limited Manufacturing District, for the properties located at 1500 & 1505 Gateway Boulevard.

### Key Issues:

- The applicant intends to market the subject properties for Business Park development (e.g. office, light industrial).
- The R-3 district is intended to accommodate low-density multi-family (at a density of up to 25 dwelling units per acre) and other low-density residential development. The M-1 district is intended to accommodate industrial, manufacturing, and commercial activities that do not create appreciable nuisances or hazards.
- The property located at 1500 Gateway Boulevard is 17.7 acres and the property located at 1505 Gateway Boulevard is 42.5 acres. Both properties have direct access to existing infrastructure along Gateway Boulevard.
- On March 18<sup>th</sup>, the City Council adopted an Ordinance amending the Comprehensive Plan's Future Land Use Map to recommend Business Park uses for the subject properties.
- The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The predominant surrounding land use is agricultural, and the property to the east of the 1505 parcel is located in the Town of Turtle within the Boundary Adjustment Area. There is an existing multi-family residential development to the northeast of the 1500 parcel. The 1500 parcel has frontage on Gateway Boulevard and the improved northern segment of Apex Drive. The 1505 parcel has frontage on Gateway Boulevard and the dedicated-but-unimproved southern segment of Apex Drive. The southern segment of Apex Drive will likely be constructed when the 1505 parcel and/or the industrial lands to the south & southwest are developed.
- This application is being considered in accordance with procedures outlined in Section 2-300 of the Zoning Ordinance.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and the Town of Turtle. As of this writing, staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. *The existing use of property within the general area of the subject property;*
    - The subject properties are located in the center of the Gateway Business Park, which includes major employers such as Kettle Foods, Staples, and Kerry Ingredients. Although the surrounding properties remain in agricultural use, they are expected to develop as a mix of office and light industrial projects within the next decade. The M-1 classification is compatible with existing and planned uses within the general area.
  - b. *The zoning classification of property within the general area of the subject property;*
    - The subject properties are adjacent to a massive M-1 district that includes the northern half of the Gateway Business Park, and a massive M-2 district that includes the southern half of the Gateway Business Park. M-1 is more appropriate for the subject properties than M-2 given the existing residential zoning districts (PUD, R-3, and R-1A) that comprise the Eagles Ridge neighborhood to the north of the subject properties. There is a City-owned 9.6-acre parcel to the north of the 1505 parcel that will remain as open space due to topography & surface water, which will serve as a natural buffer between the 1505 parcel and the Eagles Ridge neighborhood.
  - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
    - The subject properties are suitable for the uses permitted in the R-3 district, but the applicant intends to market the subject properties for office & light industrial development.

- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The Gateway Business Park and Eagles Ridge neighborhood have developed in a slow-but-steady fashion over the past decade. Recent nearby projects include a major addition to the Morse Group/Amp Electric building and major additions to the Kettle Foods processing and distribution facilities.

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

The Comprehensive Plan recommends Business Park uses and a zoning district classification of M-1, M-2, or C-1 for the subject properties. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

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

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**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

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

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**Staff Recommendation:**

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-Family Residential District to M-1, Limited Manufacturing District, for the properties located at 1500 & 1505 Gateway Boulevard.

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

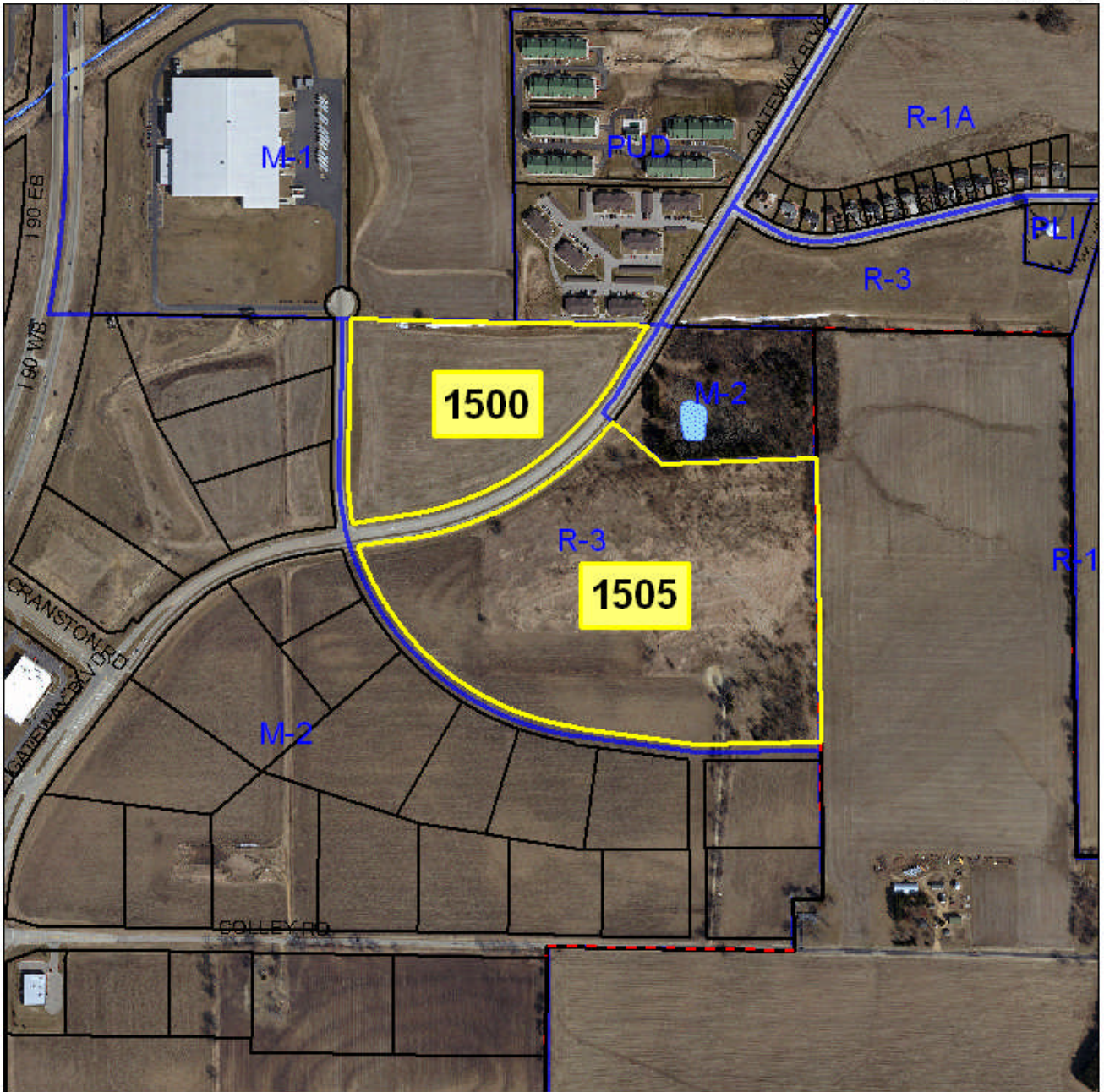
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**Attachments:** Location & Zoning Map, Photos, Application, Public Notice, and Mailing List.

# Location & Zoning Map

1500 & 1505 Gateway Blvd

ZMA-2013-03



1 inch = 605 feet  
0 140 280 560 840 Feet

### Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington  
Date: March 2013  
For: City of Beloit Planning & Building  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION



From W side of 1500, Looking NE



From Gateway/Apex Int., Looking E at 1505









## **NOTICE TO THE PUBLIC**

March 20, 2013

To Whom It May Concern:

Andrew Janke, on behalf of the Beloit Economic Development Corporation, has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-Family Residential District to M-1, Limited Manufacturing District, for the properties located at:

**1500 & 1505 Gateway Boulevard.**

The applicant intends to market the subject properties for Business Park development (e.g. office, light industrial). The R-3 district is intended to accommodate low-density multi-family and other low-density residential development. The M-1 district is intended to accommodate industrial, manufacturing, and commercial activities that do not create appreciable nuisances or hazards.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, April 3, 2013, 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, April 15, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

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

*For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or [penningtond@ci.beloit.wi.us](mailto:penningtond@ci.beloit.wi.us). Comments will be accepted via telephone, email, and U.S. Mail.*

JAMES W & LOIS GUENTHER  
12645 W BURLEIGH RD STE 20  
BROOKFIELD, WI 53005

SOUTHEASTERN CONTAINER  
JACOBSON BELOIT LLC  
1630 APEX DR  
BELOIT, WI 53511

TURTLE CREEK  
DEVELOPMENT LLC  
655 THIRD ST STE 301  
BELOIT, WI 53511

MID AMERICA HOLDINGS LLP  
P.O. BOX 570  
CLINTON, WI 53525

DEB BENNETT, CLERK  
TOWN OF TURTLE  
6916 S. COUNTY RD. J.  
BELOIT, WI 53511

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** April 17, 2013

**Agenda Item:** 4

**File Number:** CSM-2013-07

**Applicant:** Combs & Associates, Inc.

**Owner:** Gary Graves

**Location:** 2220 Liberty Avenue

**Existing Zoning:** R-1A, Single-Family Residential District

**Existing Land Use:** Single-Family Dwelling

**Total Area:** 0.89 Acre

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### Request Overview/Background Information:

Combs & Associates, Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 2220 Liberty Avenue in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### Key Issues:

- The intent of the proposed CSM is to subdivide an existing residential parcel into two identical lots in order to facilitate the sale of the southern lot.
- Both proposed lots are 75 feet in width and 258 feet in length, for an area of 19,350 square feet (0.444 acre) each.
- Proposed Lot 1 includes an existing house and garage and will retain frontage on Liberty Avenue. Proposed Lot 2 is undeveloped with frontage on Merrill Street, and will be listed for sale.
- Both proposed lots meet the minimum lot width and area standards for properties in the R-1A district.
- The application and preliminary CSM are attached to this report.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any comments.

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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *Single-Family Residential – Urban* uses for the subject property. This proposed land division and the underlying zoning district classification are consistent with this recommendation.

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

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### Sustainability:

- **Reduce dependence upon fossil fuels** – This proposed land division will create a buildable single-family lot that will utilize existing infrastructure in close proximity to existing destinations.
- **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** – This land division will allow the property owner to sell an underutilized portion of his property.

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached two-lot Certified Survey Map (CSM) for the property located at 2220 Liberty Avenue in the City of Beloit, subject to the following conditions:

1. Lot 1 shall remain addressed as 2220 Liberty Avenue and Lot 2 shall be addressed as 2221 Merrill Street.
2. The final CSM shall be recorded with the Rock County Register of Deeds and the applicant shall provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2013.

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

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**Attachments:** Location & Zoning Map, Preliminary CSM, Application, and Resolution.

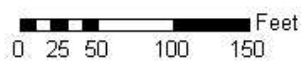
# Location & Zoning Map

2220 Liberty Avenue

CSM-2013-07



1 inch = 106 feet



### Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington  
Date: April 2013  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION

# PRELIMINARY CERTIFIED SURVEY MAP

LOT 4, BLOCK 7 OF MCGAVOCK HEIGHTS UNRECORDED, BEING PART OF OUTLOT 34-7 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34, T. 1N., R. 12E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

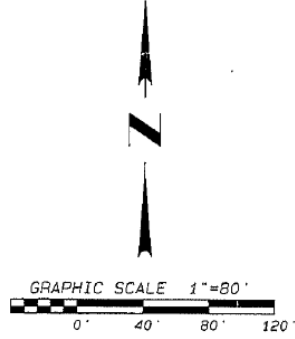
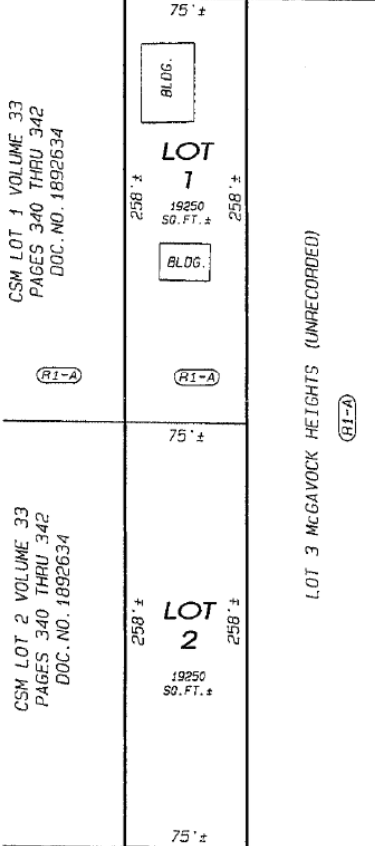
NW CORNER OF  
SEC. 34-1-12.

LIBERTY AVENUE

327' ±

33'

6'6"



NOTES:  
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 052 For: GRAVES

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534



# 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: CSM-2013-07

1. Address of property: 2220 Liberty Avenue

2. Tax Parcel Number(s): 206 13481210

3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie

In the NW Quarter of Section 34, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: Gary Graves Phone: 751-0251

2220 Liberty Avenue Beloit, WI 53511  
(Address) (City) (State) (Zip)

5. ~~Applicant's~~ <sup>Surveyor's</sup> Name: Combs & Associates, Inc.

109 W. Milwaukee Street Janesville, WI 53548  
(Address) (City) (State) (Zip)

608-752-0575 608-751-6117 / rijcombs@combssurvey.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. Number of new lots proposed with this land division is X 2 lot(s).

7. Total area of land included in this map: 0.9 Acres +

8. Total area of land remaining in parent parcel: 0.45 Acres +

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

10. The present zoning classification of this property is: R1-A

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 June 21, 2012 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.

Steven Lathrop, Steven Lathrop, 3-22-13  
(Signature of applicant) (Print name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$170.<sup>00</sup></u>
Scheduled meeting date: <u>April 17, 2013</u>	
Application accepted by: <u>Drew Jamington</u>	Date: <u>3/26/13</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
2220 LIBERTY AVENUE**

**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 jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 2220 Liberty Avenue, containing 0.89 acre, more or less, is located within the jurisdiction of the City of Beloit; and

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

Lot 4, Block 7 of McGavock Heights Unrecorded, being part of Outlot 34-7 of the Assessor’s Plat of Beloit Township (now City of Beloit), being located in the NW ¼ of the NW ¼ of Section 34, T.1N., R.12E. of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 2220 Liberty Avenue in the City of Beloit, subject to the following conditions:

1. Lot 1 shall remain addressed as 2220 Liberty Avenue and Lot 2 shall be addressed as 2221 Merrill Street.
2. The final CSM shall be recorded with the Rock County Register of Deeds and the applicant shall provide the Planning & Building Services Division with a copy of the recorded CSM by December 31, 2013.

Adopted this 17<sup>th</sup> day of April, 2013.

\_\_\_\_\_  
Charles Ramsden, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen  
Community Development Director

# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION

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**Meeting Date:** April 17, 2013

**Agenda Item:** 5

**File Number:** CSM-2013-06

**Applicant:** RH Batterman

**Owner:** Marian Schmid

**Location:** 2655 W. Finley Road, Town of Beloit

**Existing Zoning:** A-2, General Agriculture District (Town Zoning)

**Existing Land Use:** Single-Family Residential, Agriculture, Open Space

**CSM Area:** 4.22 Acres

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### Request Overview/Background Information:

In accordance with Section 12.05 of the Subdivision Ordinance, the applicant has submitted an Application for Review of a Minor Subdivision and one-lot Certified Survey Map (CSM) for the property located at 2655 W. Finley Road in the Town of Beloit within the City's Extraterritorial Jurisdiction. The attached Location & Zoning Map shows the location of the property involved in this application.

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### Key Issues:

- The proposed CSM will create Proposed Lot 1 and the house and garage will remain on the parent parcel. The current owner intends to construct a new home on Proposed Lot 1 and allow one of her children to live in the existing home on the parent parcel.
- Proposed Lot 1 is 4.224 acres in area and is located near the intersection of West Finley Road and South Afton Road. It includes approximately 320-feet of frontage on West Finley Road. The parent parcel will retain 52.9 acres of land once the property has been subdivided.
- The City's Review Agents have not submitted any comments, concerns, or recommendations.

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### Consistency with Comprehensive Plan and Strategic Plan:

The property is outside the boundaries of the Future Land Use Map. Consideration of this request supports City of Beloit Strategic Goal #5.

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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 and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for the property located at 2655 W. Finley Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2013.

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

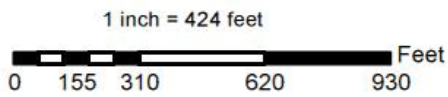
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**Attachments:** Location Map, Application, CSM, and Resolution.

# Location Map

2655 W. Finley Road

CSM-2013-06



Map prepared by: Michael D. Lofton II  
Date: April 2013  
For: City of Beloit, Planning and Building Services  
Date of Aerial Photography: April 2011

## PLANNING & BUILDING SERVICES DIVISION

**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: CSM-2013-06

1. Address of property: 2655 W. Finley Road Beloit WI 53511
2. Tax Parcel Number(s): 6-2-38A
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the NE Quarter of Section 4, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Marian Schmid Phone: 921-4809  
2655 W. Finley Road Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464  
2857 Bartells Driv Beloit WI 53511  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 lot(s).
7. Total area of land included in this map: 4.22 Acres
8. Total area of land remaining in parent parcel: 52.9 Acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A2
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 3/28/13 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.

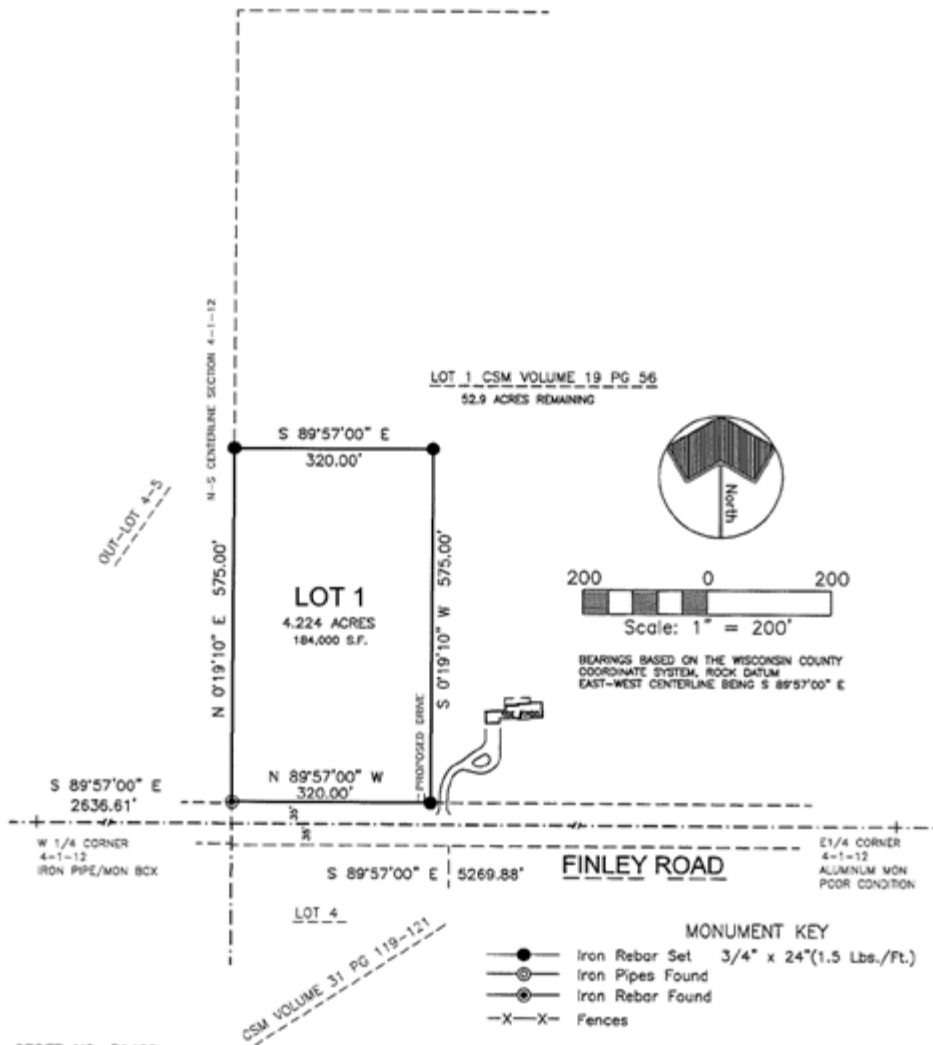
 RH BATTERMAN CO 3/28/13  
(Signature of applicant) (Name of applicant) (Date)

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

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$160.00</u>
Scheduled meeting date: <u>April 17, 2013</u>	
Application accepted by: <u>Michael D. Loffowitz</u>	Date: <u>3/27/2013</u>

# CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1287194, RECORDED IN VOLUME 19 ON PAGES 56-57 OF CERTIFIED SURVEY MAPS, BEING A PART OF OUT-LOT 4-2 OF THE ASSESSORS PLAT OF BELOIT TOWNSHIP, BEING A PART OF THE S.W. 1/4 OF THE N.E. 1/4 SECTION 4, T. 1 N., R. 12 E. OF THE 4<sup>TH</sup> P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.



# CERTIFIED SURVEY MAP

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## SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

*State of Wisconsin* ) I, Robert H. Leuenberger, a Registered Land Surveyor, do hereby certify that I  
*County of Rock* )<sup>ss.</sup> have surveyed and mapped part of Lot 1 of Certified Survey Map Document No. 1287194, recorded in volume 19 on pages 56-57 of Certified Survey Maps, being part of Out-Lot 4-2 of the Assessor's Plat of Beloit Township, being a part of the S.W. 1/4 of the N.E. 1/4 of Section 4, T. 1 N., R. 12 E. of the 4th P.M., Beloit Township, Rock County, Wisconsin.

**DESCRIBED AS FOLLOWS:** Commencing at the West Quarter corner of Section 4, aforesaid; thence South 89°57'00" East 2636.61 feet along the East-West centerline of said Section to the North-South centerline of said Section; thence North 0°19'10" East 35.00 along said North-South centerline to the place of beginning; thence continuing North 0°19'10" East 575.00 feet; thence South 89°57'00" East 320.00 feet; thence South 0°19'10" West 575.00 feet; thence North 89°57'00" West 320.00 feet to the place of beginning. Containing 4.224 acres more or less.

Parcel subject to any easements, agreements, covenants, and restrictions, recorded and unrecorded.

That I have made such survey, division and map by the direction of the Owners of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. Given under my hand and seal, this 21st day of November, 2012 at Beloit, Wisconsin.

Approved by the Planning Commission of the City

of Beloit, this \_\_\_\_ day of \_\_\_\_\_, 2013

By: \_\_\_\_\_

Approved by the Town Board of Beloit Township this

\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_

This Final Land Division No. 2013 013 is approved

this \_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
Rock County Planning, Economic and  
Community Development

ORDER NO. 31499  
DATE: MARCH 28, 2013  
FOR: MARIAN SCHMID  
SHEET 2 OF 3



# CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1287194, RECORDED IN VOLUME 19 ON PAGES 56-57 OF CERTIFIED SURVEY MAPS, BEING A PART OF OUT- LOT 4-2 OF THE ASSESSORS PLAT OF BELOIT TOWNSHIP, BEING A PART OF THE S.W. 1/4 OF THE N.E. 1/4 SECTION 4, T. 1 N., R.12 E. OF THE 4<sup>TH</sup> P.M.,BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.

## OWNERS CERTIFICATE

I, Marian Schmid, owner of the land described in the foregoing description, do hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by Sections 236.10 and .12 of the Wisconsin Statutes to be submitted to the following for approval or objection: the City of Beloit Plan Commission, Rock County Planning Economic and Community Development and the Town Board of the Town of Beloit.

WITNESS the hands and seals of said Owners, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Marian Schmid, Owner

*State of Wisconsin )  
County of Rock ) ss.*

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2013,  
the above-named Marian Schmid, to me known to be the person who  
executed the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public, Rock County, Wisconsin

My Commission Expires: \_\_\_\_\_

I hereby certify that the property taxes on the parent  
parcel are current and have been paid as of  
\_\_\_\_\_, 2013.

By: \_\_\_\_\_  
Rock County Treasurer

DOCUMENT NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_  
OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

\_\_\_\_\_  
REGISTER OF DEEDS

ORDER NO. 31499  
DATE: MARCH 28, 2013  
FOR: MARIAN SCHMID  
SHEET 3 OF 3





**RESOLUTION  
APPROVING A ONE-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT 2655 W. FINLEY ROAD  
IN THE TOWN OF BELOIT**

**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 two-lot Certified Survey Map for the property located at 2655 W. Finley Road in the Town of Beloit is located within the extraterritorial jurisdiction of the City; and

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

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOC. NO. 1287194, RECORDED IN VOLUME 19 ON PAGES 56-57 OF CERIFIED SURVEY MAPS, BEING A PART OF OUT-LOT 4-2 OF THE ASSESSORS PLAT OF BELOIT TOWNSHIP, BEING A PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 4, T.1 N., R.12 E. OF THE 4<sup>TH</sup> P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN (A/K/A 2655 W. Finley Road) Containing 4.224 acres, more or less.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Plan Commission of the City of Beloit does hereby approve the attached one-lot Certified Survey Map for the property located at 2655 W. Finley Road in the Town of Beloit, subject to the following condition:

1. The applicant shall record the CSM with the Rock County Register of Deeds and shall provide the Planning and Building Services Division with a copy of the recorded CSM by December 31, 2013.

Adopted this 17<sup>th</sup> day of April, 2013.

\_\_\_\_\_  
Charles Ramsden, Plan Commission Chairperson

ATTEST:

\_\_\_\_\_  
Julie Christensen, Community Development Director

# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION



**Meeting Date:** April 17, 2013

**Agenda Item:** 6

**File Number:** ZMA-2013-07

**Applicant:** School District of Beloit

**Owner:** School District of Beloit

**Location:** 1528 & 1532 Forest Avenue,  
and 1533 W. Grand Avenue

**Current Zoning:** R-1B, Single-Family Residential

**Existing Land Use:** Single-Family Residential

**Total Area:** 0.45 Acre

**Proposed Zoning:** PLI, Public Lands & Institutions District

**Proposed Land Use:** Gaston School Expansion

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### Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 1528 & 1532 Forest Avenue, and 1533 W. Grand Avenue.

The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R-1B, Single-Family Residential District; Single-Family Dwellings
- South: R-1B, Single-Family Residential District; Single-Family Dwellings
- East: R-1B, Single-Family Residential District; Single-Family Dwellings
- West: R-1B, Single-Family Residential District; Single-Family Dwellings

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment based on written Findings of Facts and consistency with the Comprehensive Plan.

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### Key Issues:

- This request is related to the proposed expansion of Gaston Elementary School. On April 15, 2013, the City Council will consider an Ordinance amending the Future Land Use Map of the City's Comprehensive Plan to Institutional & Community Services which recommends a zoning classification of PLI for the subject properties.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- All of the subject properties must be rezoned to PLI and the existing structures must be demolished in order for the school building and grounds to be expanded as shown on the attached site plan.
- Planning staff is currently performing Architectural and Site Plan Review of this proposed expansion.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments or concerns.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. *The existing use of property within the general area of the subject property;*
    - There are residential uses to the north, south, and west of the subject properties, and a school use to the east of the subject properties. The proposed expanded PLI District is compatible with these existing uses and the proposed school expansion is expected to have a positive impact upon the neighborhood.
  - b. *The zoning classification of property within the general area of the subject property;*
    - Properties within the general area of the subject properties are zoned R-1B, with the exception of Gaston Elementary School, which is zoned PLI. This request involves a proposed expansion of the existing PLI district, and will expand the western boundary of the district by 100 feet along Forest Avenue, and 50 feet along West Grand Avenue.
  - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
    - The subject properties are suitable for Single-Family Residential uses permitted in the existing zoning classification.
  - d. *The trend of development and zoning map amendments in the general area of the subject property.*
    - The subject properties are located within an established neighborhood that has experienced very

little redevelopment activity during the past decade.

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

The Comprehensive Plan recommends Institutional & Community Service uses and a zoning district classification of PLI for the subject properties. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

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

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**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This rezoning will allow for the expansion of Gaston School which will help the school district to better meet the needs of the school children

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**Staff Recommendation:**

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 1528 & 1532 Forest Avenue, and 1533 W. Grand Avenue.

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

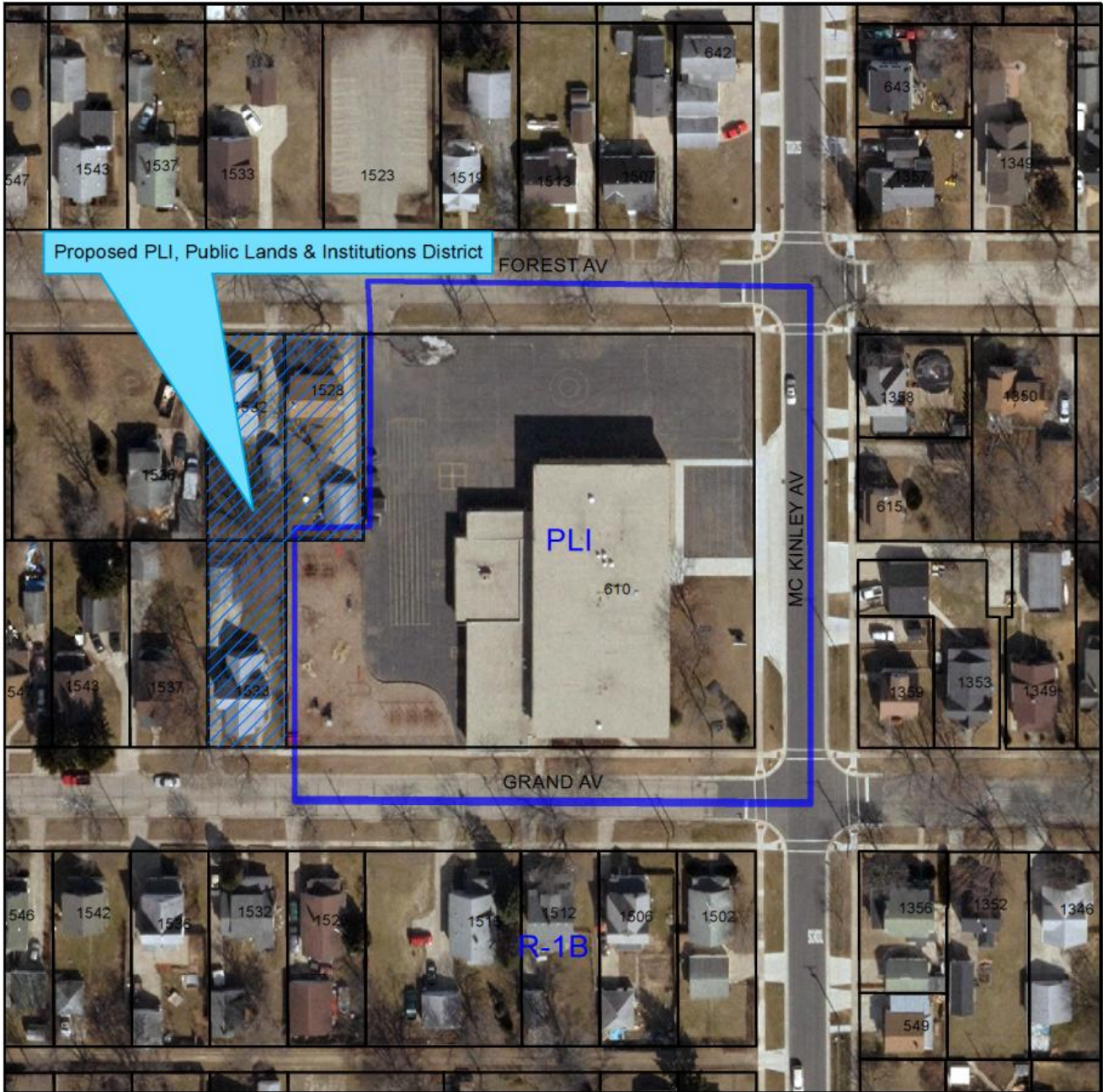
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**Attachments:** Location & Zoning Map, Preliminary Site Plan, Application, Public Notice, and Mailing List.

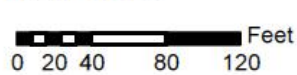
# Location & Zoning Map

Gaston Expansion



ZMA-2013-07



1 inch = 91 feet



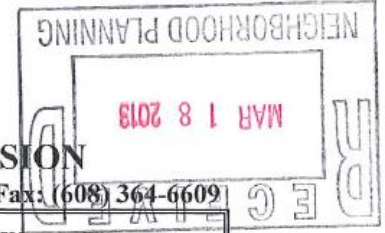
### Legend

-  COB Parcels
-  Zoning District

Map prepared by: Michael Lofton  
 Date: April 2013  
 For: City of Beloit Planning & Building Services  
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

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

### Zoning Map Amendment Application Form

(Please Type or Print) File No.: ZMA-2013-07

1. Address of subject property: 1532 Forest Ave, 1533 W. Grand Ave, 1528 Forest Ave

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: 50 x 132, 50 x 132, 50 x 132 feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

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

3. Tax Parcel Number(s): 13431095, 13431075, 13431090

4. Owner of record: School District of Beloit Phone: 608-361-4015  
1633 Keeler Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Janelle Marotz, Exec Director of Business  
1633 Keeler Ave Beloit WI 53511  
(Address) (City) (State) (Zip)  
608-361-4015 / 715-577-8367 / jmarotz@sdb.k12.wi.us  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**  
Change zoning district classification from: Residential to: PLI  
All existing uses on this property are: School Use

7. All the proposed uses for this property are:  
Principal use(s): School Campus

Secondary use(s): Green Space - Play area

Accessory use(s): \_\_\_\_\_

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

- Owner
- Leasehold, Length of lease: \_\_\_\_\_
- Contractual, Nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

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

Name(s): Tanelle Marotz Phone: 608-361-4015  
1633 Keeler Ave Beloit WI 53511  
(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.

Tanelle Marotz Tanelle Marotz 3/11/13  
(Signature of Owner) (Print name) (Date)

\_\_\_\_\_  
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

**To be completed by Planning Staff**

Filing Fee: **\$275.00** Amount Paid: \$275.00 Meeting Date: April 17, 2013  
 Number of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_  
 Application accepted by: Michael D. Loftis TB Date: 3/19/2013  
 Date Notice Published: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_



City of  
**BELOIT, Wisconsin**  
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Equal Opportunity Employer

## **REVISED NOTICE TO THE PUBLIC**

April 11, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classifications from R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at:

**1528 and 1532 Forest Avenue and 1533 W. Grand Avenue.**

This request is related to the proposed expansion of Gaston Elementary School. All the above-mentioned properties are currently zoned R-1B. All of the subject properties must be rezoned to PLI before the school building and grounds may be expanded as planned.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, April 17, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, May 6, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

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

*For additional information, please contact Michael Lofton in the Planning & Building Services Division at (608) 364-6708 or [loftonm@ci.beloit.wi.us](mailto:loftonm@ci.beloit.wi.us). Comments will be accepted via telephone, email, and U.S. Mail.*



DAYNA GOMEZ  
P O BOX 688  
WILLIAMS BAY, WI 531910688

WANDA VANWORMER  
1546 W GRAND AVE  
BELOIT, WI 535115934

ERIC & CARLA COVEYOU  
1547 JACKSON ST  
BELOIT, WI 535115915

DARRELL RISSEUW  
1543 JACKSON ST  
BELOIT, WI 535115915

ERNEST MARKLEY  
1537 JACKSON ST  
BELOIT, WI 53511

CARMEN BLACK  
1533 JACKSON ST  
BELOIT, WI 53511

STEVEN ALLEN  
1527 JACKSON ST  
BELOIT, WI 535115915

WANDA HUBKA  
1517 JACKSON ST  
BELOIT, WI 53511

RANDALL THORSON  
1507 JACKSON ST  
BELOIT, WI 535115915

GERARDO & SUSANA CORDOSO  
1502 W GRAND AVE  
BELOIT, WI 53511

LARRY R & SALLY J TRACY  
1506 W GRAND AVE  
BELOIT, WI 535115934

FOR HIM INC  
P O BOX 41  
BELOIT, WI 53512

ISAIAS & ANA M JIMENEZ  
1516 W GRAND AVE  
BELOIT, WI 535115934

MARSHA MILNER  
1526 W GRAND AVE  
BELOIT, WI 535115934

MARK VOSS  
1532 W GRAND AVE  
BELOIT, WI 53511

FRED R & JILL R THOMAS  
1755 JACKSON ST  
BELOIT, WI 53511

KEVIN QUADE  
1542 W GRAND AVE  
BELOIT, WI 53511

WANDA VANWORMER  
1546 W GRAND AVE  
BELOIT, WI 535115934

LAIB TRUST DTD 3/10/10  
1552 W GRAND AVE  
BELOIT, WI 53511

JOYCE KRAEPLIN  
1558 W GRAND AVE  
BELOIT, WI 535115934

RAYMOND M ST JOHN  
1356 JACKSON ST  
BELOIT, WI 53511

RAYMOND M ST JOHN  
1356 JACKSON ST  
BELOIT, WI 53511

JASON W & TRACY L SCHOVILLE  
1547 W GRAND AVE  
BELOIT, WI 535115933

NORMAN GEFFERS  
1553 W GRAND AVE  
BELOIT, WI 535115933

MARK THRONSEN  
609 CLEVELAND ST  
BELOIT, WI 53511

SCHOOL DISTRICT OF BELOIT  
1633 KEELER AVE  
BELOIT, WI 53511

SCHOOL DISTRICT OF BELOIT  
1633 KEELER AVE  
BELOIT, WI 53511

JOSE MEZA  
412 COMFORTCOVE ST  
ORFORDVILLE, WI 53576

MEGAN ZIMMERMAN  
1556 FOREST AVE  
BELOIT, WI 53511

LAWRENCE MELTON  
1720 WHIPPLE ST  
BELOIT, WI 53511

DAVID & LINDA D PIKE  
1507 FOREST AVE  
BELOIT, WI 535115927

PATRICIA A SCHUENKE REVOCABLE  
TRUST  
1513 FOREST AVE  
BELOIT, WI 535115927

WINIFRED BUSS  
1519 FOREST AVE  
BELOIT, WI 535115927

SCHOOL DISTRICT OF BELOIT  
1633 KEELER AVE  
BELOIT, WI 53511

CONNIE MILLER  
1533 FOREST AVE  
BELOIT, WI 535115927

JOSEPH BANNO  
1537 FOREST AVE  
BELOIT, WI 535115927

KENNETH C & KAREN BACH  
1543 FOREST AVE  
BELOIT, WI 535115927

ANTHONY & MELODY L CASEY  
1547 FOREST AVE  
BELOIT, WI 53511

RONALD & MARY BENNETT  
1553 FOREST AVE  
BELOIT, WI 535115927

BEVERLY L GARCIA REVOCABLE TRUST  
643 CLEVELAND ST  
BELOIT, WI 53511

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

JOANNA GURSTELLE  
630 SPRUCE ST  
MADISON, WI 537155074

SAMANTHA RISSEEUW  
1910 NELSON AVE  
BELOIT, WI 53511

NANCY GRAHAM  
1247 HACKETT ST  
BELOIT, WI 535115074

DORA MUELLER  
1522 ST LAWRENCE AVE  
BELOIT, WI 53511

DOROTHY VANDEGRAFT  
1526 ST LAWRENCE AVE  
BELOIT, WI 535115074

FRANCISCO & CAROLINA ADALPE-  
NAVARRO  
1532 ST LAWRENCE AVE  
BELOIT, WI 535114611

VICTORIA BRADSHER  
1602 ST LAWRENCE AVE  
BELOIT, WI 53511

ALAN & MARCIA WOELFEL  
1608 ST LAWRENCE AVE  
BELOIT, WI 535114935

STEVE & GEORGIA WHEELOCK  
1612 ST LAWRENCE AVE  
BELOIT, WI 535114935

JOSE ANAYA  
1618 ST LAWRENCE AVE  
BELOIT, WI 535114935

GERALD BELKE  
1622 ST LAWRENCE AVE  
BELOIT, WI 535114935