



CITY HALL • 100 STATE STREET • БЕLOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, November 20, 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 November 6, 2013 Meeting**
3. **Referral from Public Bodies – Locating a Historic Marker in Riverside Park**
Review and consideration of a Request to Install a Historic Marker about Roy Chapman Andrews in Riverside Park
4. **Referral from Public Bodies – Natural Gas Easement for Wisconsin Power and Light**
Review and consideration of an easement to Wisconsin Power and Light from the City of Beloit for natural gas infrastructure on lands located along the Fifth Street bike path adjacent to the Railroad Bridge
5. **Petition of Attachment to the City – 9817 and 9847 S. Turtle Townhall Road**
Review and consideration of a Petition for Attachment for the properties located at 9817 and 9847 S. Turtle Townhall Road from the Town of Turtle to the City of Beloit
6. **Planned Unit Development Master Land Use Plan – 1907 and 2000 Aspen Drive and 1907, 2000 and 2001 Dell Drive**
Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive
7. **Zoning Map Amendment – 1907 and 2000 Aspen Drive and 1907, 2000, and 2001 Dell Drive**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1A-Single-Family Residential District, to Planned Unit Development District, for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive
8. **Status Report on Prior Plan Commission Items**
9. **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: November 15, 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, November 6, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

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

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Nee, and Ruster. Commissioners Kelly and Kincaid arrived at 7:04 PM and 7:05 PM respectively.

2. **Approval of the Minutes of the October 23, 2013 Meeting**

Commissioner Moore moved and Commissioner Nee seconded a motion to approve the October 23, 2013 minutes. The minutes were approved (5-0).

3. **Zoning Map Amendment – 1877 Madison Road – Woodman’s**

Public hearing, review and consideration of Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD Planned Unit Development, for the property located at 1877 Madison Road.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Moore seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

4. **Conditional Use Permit – 443 E Grand Avenue – Rival’s Bar & Grill**

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, and consumption of alcohol in a CBD-1, Central Business District-Core, for the property located at 443 E. Grand Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kincaid asked if the tenants from the neighboring property had been notified about the Conditional Use Permit. Ms. Christensen explained that the property owner had been notified.

Commissioner Kincaid inquired about the loudness of the music in the outdoor seating area. Brad McCaslin, the owner of Rivals, indicated that the live bands are in the front of the bar and that the music piped through speakers into the outdoor seating area. He commented that the music was not really an issue, that it is not very loud. He also indicated that since they opened in February, they have not had any complaints.

Ms. Christensen indicated that the City has limited the timeframe music is able to be played in outdoor seating areas for some of the conditional use permits and offered to provide that information to the City Council when they took action on the application.

Commissioner Moore moved to approve the Conditional Use Permit with the Staff recommendation and Commissioner Jacobsen seconded the motion. The motion carried (6-0).

5. **Comprehensive Plan Amendment – 1556 Forest Avenue – Gaston School**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Single-Family Residential-Urban to Institutional and Community Services for the property located at 1556 Forest Avenue.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kelly asked if there were any plans to acquire the other houses on Grand Avenue, and Janelle Marotz, representing the Beloit School District, stated that there are no plans to acquire any additional houses at this time. Ms. Marotz stated that the School District is putting up an 11,000 square foot addition to allow for ten more classrooms, so they needed to purchase the houses so that they would be able to provide green space.

Commissioner Nee moved to approve the Comprehensive Plan Amendment. Commissioner Kelly seconded the motion. The motion carried (6-0).

6. **Zoning Map Amendment – 1556 Forest Avenue – Gaston School**

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 and Institutions District, for the property located at 1556 Forest Avenue.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee moved to approve the Zoning map Amendment and Commissioner Kelly seconded the motion. The motion carried (6-0).

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

Ms. Christensen commented that she has started researching Sign Ordinances, and she will be preparing a complete re-write of the ordinance. She indicated that she was trying to find a less complicated model ordinance to use as a starting point.

8. **Adjournment**

The meeting adjourned at 7:37 PM.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 20, 2013

Agenda Item: 3

File Number: RPB-2013-14

Request: Historical Marker in Riverside Park

Owner: City of Beloit

Location: 1160 Riverside Drive

Existing Zoning: PLI, Public Lands and Institutions District

Existing Land Use: Park

Request Overview/Background Information:

The Roy Chapman Andrews Society has requested that the Plan Commission and City Council review their proposal to install a historical marker about Roy Chapman Andrews in Riverside Park located at 1160 Riverside Drive.

Key Issues:

- As shown on the attachments, the applicant has proposed two possible installation locations within Riverside Park: Turtle Island or the Riverside Promenade.
- The proposed historical marker text is attached to this report, along with an example of the proposed historical marker.
- The Parks, Recreation, and Conservation Advisory Commission reviewed this request on October 9, 2013 and voted unanimously (4-0) to recommend approval of installation of the historical marker on Turtle Island.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses. This land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.
- Consideration of this request supports Strategic Goal #5.

Sustainability:

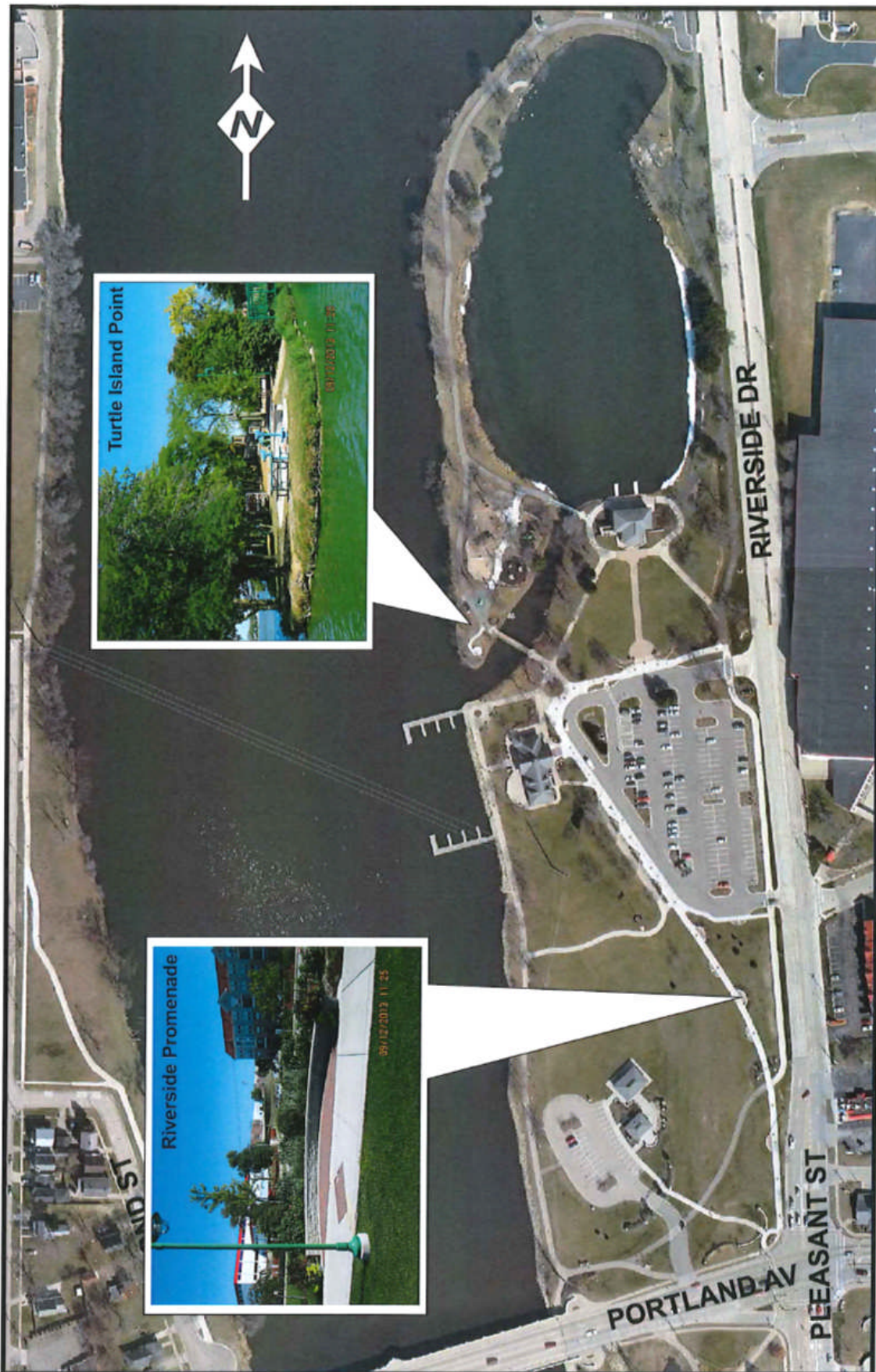
- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and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

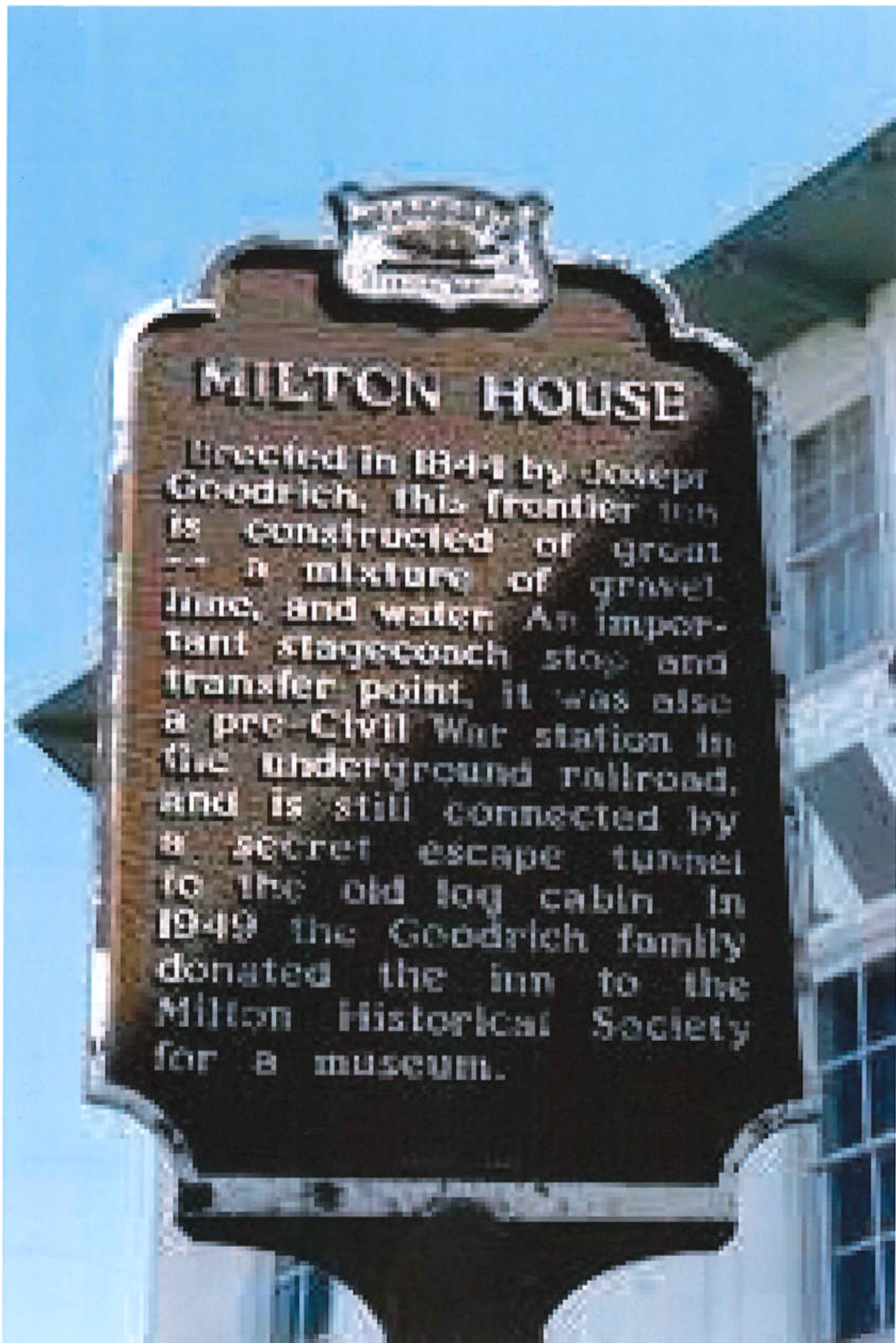
Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the installation of a historical marker about Roy Chapman Andrews on Turtle Island in Riverside Park located at 1160 Riverside Drive.

Fiscal Note/Budget Impact: The Roy Chapman Andrews Society will be paying for this project.

Attachments: Location Map, Historical Marker Example, and Proposed Historical Marker Text





Suggested Text

Historical Marker about Roy Chapman Andrews

Sponsored by the Roy Chapman Andrews Society

Roy Chapman Andrews, a native of Beloit who became one of the most celebrated explorers of the twentieth century, grew up on and near the Rock River that winds through his hometown's city center. During his childhood he lived beyond its western banks at 419 St. Lawrence Avenue, and he earned his undergraduate degree at Beloit College on the east side of the river.

As a youth Andrews nurtured a passion for the natural world and his interest in exploration while traversing the woods, waterways, and prairies of this river valley. In March of 1905, as a college junior, he experienced a near-fatal boating accident upriver from this point; the event claimed the life of his companion, English professor Montague White.

A year later Andrews graduated from Beloit and he headed east, talking his way into a job at the American Museum of Natural History in New York City. His first post there included responsibility for sweeping lab room floors; his last assignment, nearly three

decades later, found him serving as the museum's director. In between Andrews embarked on a career of field work that is most remembered for the series of five interdisciplinary expeditions he led to the Gobi of Mongolia and China from 1922 to 1930. Using a unique blend of ancient and modern forms of transportation—camel caravans and motorized vehicles—his team of explorers discovered new species of dinosaurs, the first nests of dinosaur eggs, evidence of early mammals that coexisted with dinosaurs, and colossal Ice Age mammals.

Andrews collected a lifetime of adventure as well, crediting a lucky star with seeing him through encounters with snakes, standoffs with bandits, and accidental tumbles over cliffs, among other escapades. Andrews, an accomplished storyteller, wrote extensively about his exploits and discoveries, inspiring new generations of young people to take up the profession of exploration.

The intrepid explorer, who died in 1960 at the age of 76, is buried with other family members in Beloit's Oakwood Cemetery, east of this marker. Contemporary explorers covet the local award presented in his name, the Roy Chapman Andrews Society Distinguished Explorer Award.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: November 20, 2013

Agenda Item: 4

File Number: RPB-2013-16

Applicant: Wisconsin Power and Light Company
Owner: City of Beloit

Location: 208 West Grand Avenue;
101 Water Street; 55 Water Street;
217 Shirland Avenue

Request Overview/Background Information:

Wisconsin Power and Light Company has submitted a proposed Utility Easement Agreement that would allow a permanent easement and a temporary construction easement for the properties of 208 West Grand Avenue, 101 Water Street, 55 Water Street, and 207 Shirland Avenue. A copy of the proposed Utility Easement Agreement is attached to this report.

Key Issues:

- The proposed easements would allow the construction of underground natural gas line facilities.
- The proposed permanent easement is twenty (20) feet in width and is shown on the attached easement exhibit. This would be on a portion of the bike path (208 West Grand Avenue) and on the portion of land on both 101 & 55 Water Street.
- The proposed temporary construction easement will cover the entire bike path area and the portion of the land south of Water Street on 217 Shirland Avenue.
- The Plan Commission must review and the City Council must approve the granting of easements over City-owned properties.

Consistency with Strategic Plan:

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

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

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

Staff Recommendation:

The Planning & Building Services Division recommends approval of the attached Utility Easement Agreement for the properties located at 208 West Grand Avenue, 101 Water Street, 55 Water Street, and 217 Shirland Avenue.

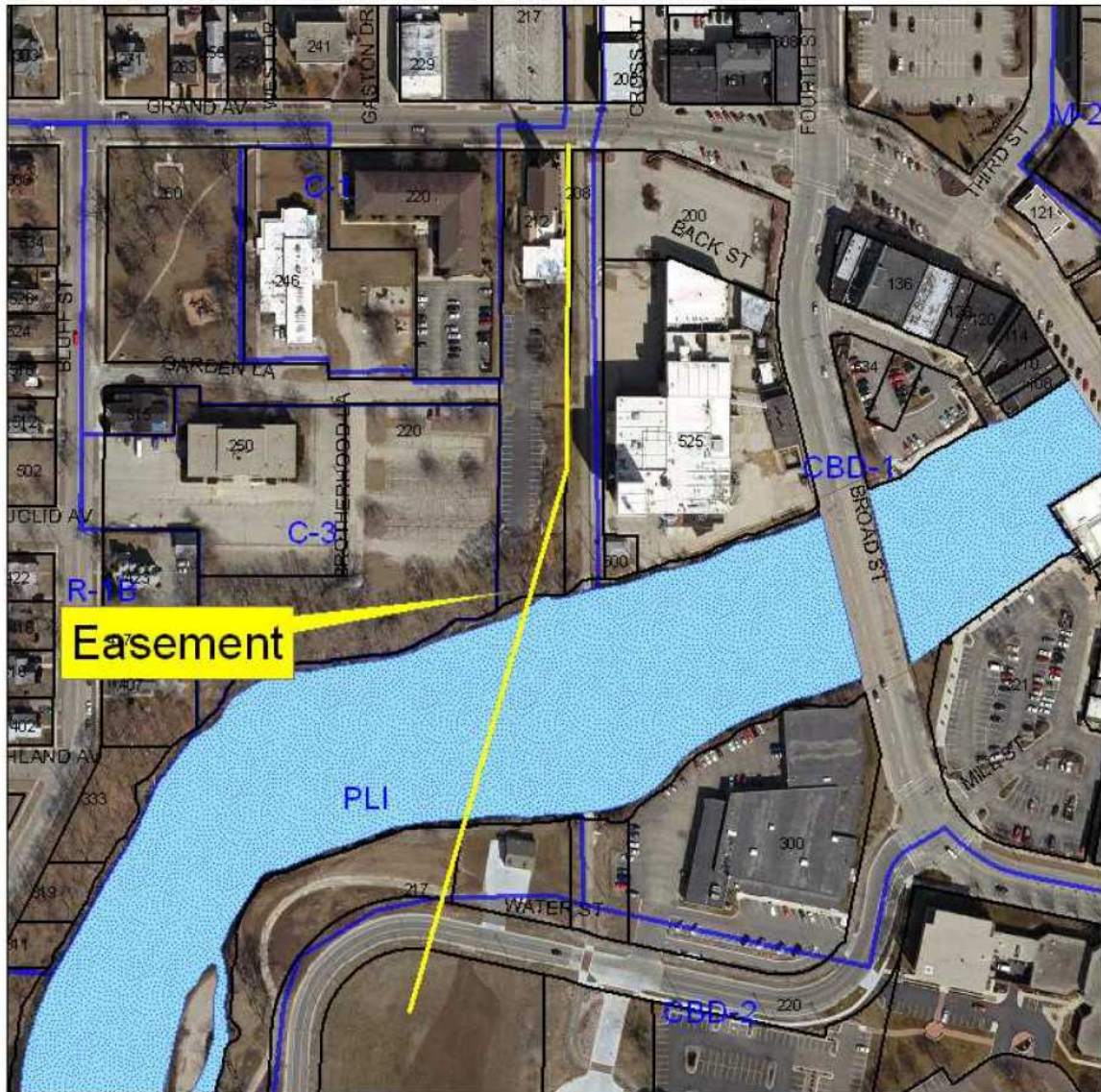
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map and Utility Easement Agreement

Location & Zoning Map

208 W. Grand Ave., 101 Water St., 55 Water St., 217 Shirland Ave.

RPB-2013-16



1 inch = 197 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: November 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Document No.

**EASEMENT
NATURAL GAS**

The undersigned **Grantor(s)** *City of Beloit, a municipal corporation, (hereinafter called the "Grantor")*, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor in the **City of Beloit, County of Rock, State of Wisconsin**, said Easement Area to be described as follows:

See attached Exhibits A and B.

Record this document with the Register of Deeds

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground natural gas line facilities, including but not limited to pipelines with valves, main and service laterals, and other appurtenant equipment above and underground associated with the transmission and distribution of natural gas products.
2. **Grant of Easement.** The Grantor grants to the Grantee, and its successors and assigns, a perpetual easement and right-of-way to construct, reconstruct, maintain, operate, supplement, and remove the Designated Facilities as described in Section 1 that may from time to time be required, with the right of ingress and egress for the purpose of this grant, within the Easement Area. All improvements shall be located below grade, and the Grantee shall not install anything above grade or in any fashion that would affect the appearance of the surface of the real property or limit access to the real property. The Grantee acknowledges that the real property is used for park purposes. The Grantee agrees to construct all such improvements no later than July 1, 2014 (the Final Completion Date). The Grantee also agrees to use the grant of easement only for the specific purposes described above and for no other purpose, and this grant is not assignable by the Grantee to others for other uses nor shall it be construed to create a common utility corridor.
3. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
4. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
5. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation to Grantor hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
6. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee, with which consent shall not be unreasonably withheld. None of the foregoing provisions shall apply to nor limit Grantor's shoreline maintenance activities along the banks of the Rock River which include, but are not limited to, grading, vegetation planting, or the placement of sand, gravel, or riprap for purposes of erosion control.
7. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
8. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
9. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
10. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane, Suite 1000
Madison, WI 53718-2148

Parcel Identification Number(s):

**13530066, 13540060,
13540073, 13540080**

11. **Temporary Construction Easement:** During the period of construction or installation of improvements within the Property, the Grantee shall have a Temporary Construction Easement as described on Exhibit A for the purpose of transporting equipment and materials in connection with the construction or installation of improvements within the Property. The Temporary Construction Easement shall expire on the earlier to occur of (a) completion of installation as contemplated in Section 2 above, or (b) the Final Completion Date as specified in Section 2 above.
12. **Indemnification:** The Grantee shall indemnify the Grantor from and against all loss, costs (including reasonable attorney fees), injury, death, or damage to persons or property that at any time during the term of this Agreement may be suffered or sustained by any person or entity in connection with the Grantee's activities conducted on the Property, except to the extent caused by the negligence or misconduct of the Grantor or its agents or employees.
13. **Consistent Uses Allowed:** The Grantor reserves the right to use the Easement and the Temporary Construction Easement for purposes that will not interfere with the Grantee's full enjoyment of the Easement rights granted in this Agreement. The Grantor specifically reserves the right to alter and improve the surface area of the Easement for purposes consistent with use of the Property as a bike path and green space, and the Grantee agrees that the elevation of the surface area may be increased, but not permanently decreased, that paved bike paths and walkways may be installed, and landscaping consistent with such purposes may occur.
14. **General Compliance:** The Grantee, at its own expense, and with all due diligence, shall observe and comply with all laws, ordinances, rules, and regulations which are now in effect or may later be adopted by any governmental authority, and which may be applicable to the Easement Area or any improvement on it or any use of it.
15. **Environmental Laws:** In furtherance and not in limitation of the foregoing paragraph, the Grantee must, at its own expense, comply with all laws, ordinances, regulations and administrative agency or court orders relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality. In the event any discharge, leakage, spillage, emission or pollution of any type occurs caused by the Grantee upon or from the Utility Easement Area the Grantee shall immediately notify Grantor and shall, at the Grantee's own expense, clean and restore the Easement Area to the satisfaction of the Grantor and any governmental body or court having jurisdiction of the matter.
16. **Disturbance of Surface and Restoration of Surface:** The Grantee shall restore the surface disturbed by any construction or maintenance of any equipment located within the Easement or the Temporary Construction Easement to its condition before the disturbance.
17. **Covenants Run with Land:** All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Grantor and the Grantee and their respective successors and assigns. The party named as Grantor in this Agreement and any successor or assign to the Grantor as fee simple owner of the Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in the Property.
18. **Non-Use:** Non-use or limited use of the Easement or Temporary Construction Easement rights granted in this Agreement shall not prevent the benefiting party from later use of the Easement or Temporary Construction Easement rights to the fullest extent authorized in this Agreement.
19. **Governing Law:** This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.
20. **Entire Agreement:** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Rock County, Wisconsin.
21. **Notices:** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.
22. **Invalidity:** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.
23. **Waiver:** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.
24. **Enforcement:** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees, from the non-prevailing party.
25. **No Public Dedication:** Nothing in this Agreement shall be deemed a gift or dedication of any portion of the easements granted under this Agreement to the general public or for any other public purpose whatsoever.

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

City of Beloit, a municipal corporation

_____(SEAL)
Signature

Larry N. Aft, City Manager
Printed Name and Title

_____(SEAL)
Signature

Printed Name and Title

_____(SEAL)
Signature

Rebecca Housman LeMire, City Clerk
Printed Name and Title

_____(SEAL)
Signature

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
 } SS
COUNTY OF ROCK }

Personally came before me this _____ day of _____, 20_____, the above named _____ to me known

to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by:

Steve M. Betz

Jason A. Hogan

Checked by: _____

City of Beloit Easement.docx
November 8, 2013

Project Title:	Rock River Gas Line Bore
ERP Activity ID:	WR# 3773737
Tract No.:	2 of 2
PPN:	None

Exhibit A

North Side of the Rock River:

A 20 foot wide easement, lying 10 feet on each side of the following described reference line:

Commencing at the Northeast Corner of Lot 4 of a Certified Survey Map being recorded April 8, 1987, in Volume 12 of Certified Survey Maps, on pages 552-554, as Document Number 1048301, in the office of the Register of Deeds for Rock County, Wisconsin; thence S00°04'40"E, 372.23 feet to the Point of Beginning; thence N12°57'49"E, 43.00 feet, and there terminating.

The side margins of the easement strip are lengthened or shortened to end at the property lines that are intersected by the above described reference line.

ALSO, a temporary construction easement over lands owned by the City of Beloit described as all that part of the Beloit-Madison Railroad, as depicted on the Plat of Hackett's Alteration, being recorded November 30, 1854, in Volume 2 of Plats, on page 47, as Document Number P2P47, in the office of the Register of Deeds for Rock County, Wisconsin.

Grantor's property being located in Government Lot 3 of the Southeast Quarter of Section 35, Township 1 North, Range 12 East, City of Beloit, Rock County, Wisconsin.

Grantor's quit claim deed being recorded January 22, 1965, in Volume 153 of Records, on pages 463-470, as Document number 684076, in the office of the Register of Deeds for Rock County, Wisconsin.

South Side of the Rock River:

A 20 foot wide easement across Lot 1, Outlot 1, Outlot 3, Outlot 4, and Vacated Water Street of the Final Plat of Riverbend, being recorded March 19, 2010, in Volume 32 of Plats, on pages 870-872, as Document Number 1887635, in the office of the Register of Deeds for Rock County, Wisconsin, and lying 10 feet on each side of the following described reference line:

Beginning at the Southwest Corner of Outlot 4 of said final Plat of Riverbend; thence N12°57'49"E, 131.00 +/- feet to the river, and there ending.

The Notice of Pendency for the Vacation of a Portion of the Water Street Right-of-Way in the City of Beloit, Rock County, Wisconsin, being recorded June 22, 2010, as Document Number 1894627, in the office of the Register of Deeds for Rock County, Wisconsin.

ALSO, A 50 foot wide temporary construction easement being across a part of Lot 2 of said Final Plat of Riverbend, being adjacent to and south of the road right of way for Water Street, and lying 25 feet on each side of the following described reference line:

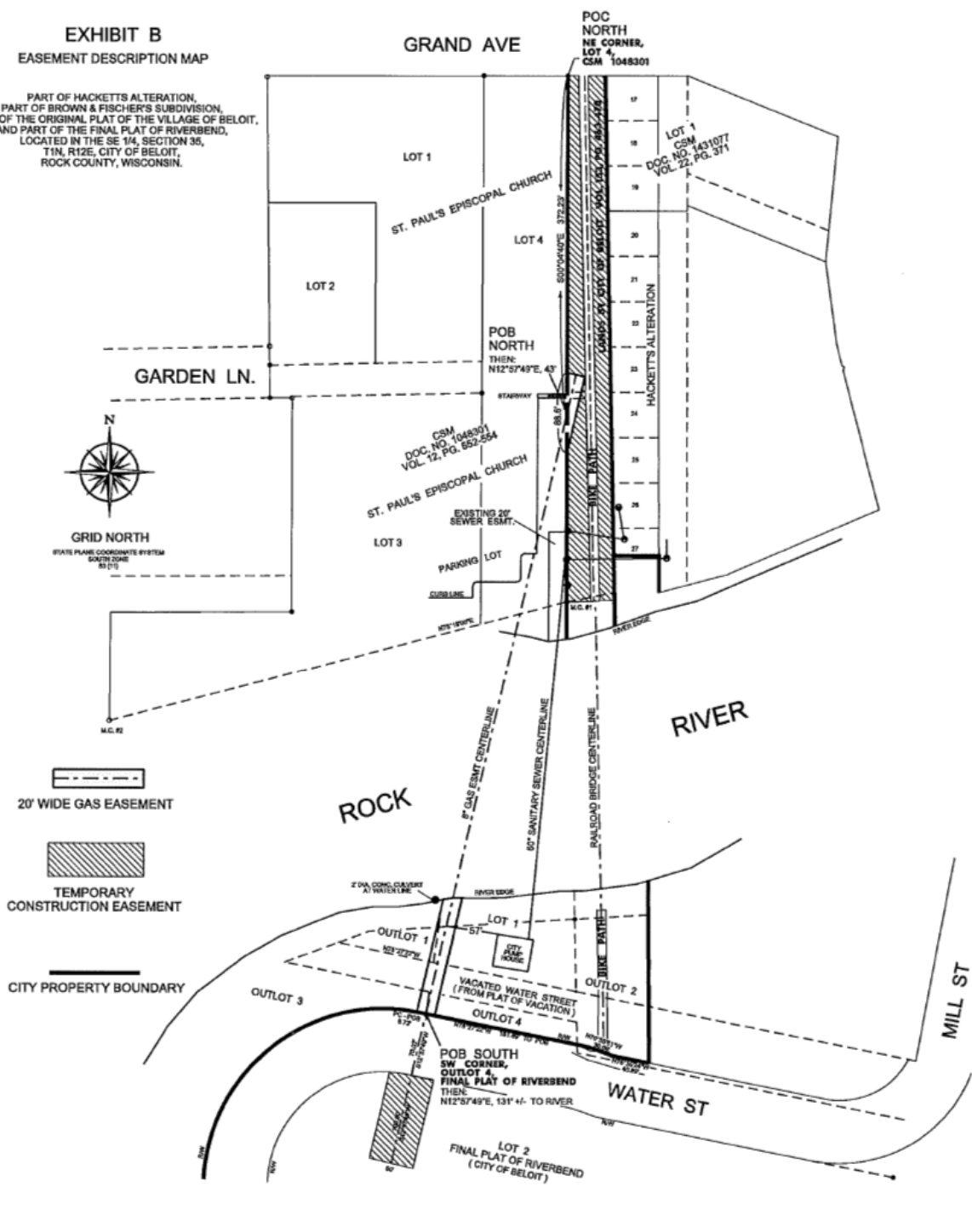
Beginning at the Southwest Corner of Outlot 4 of said final Plat of Riverbend; thence S12°57'49"W, 70.02 feet to the southerly boundary of Water Street, and the Point of Beginning for this description; thence S12°57'48"W, 100.00 feet, and there terminating.




The side margins of the easement strip are lengthened or shortened to end at the property lines that are intersected by the above described reference line.

Grantor's property being located in Government Lot 7 of the Southeast Quarter of Section 35, Township 1 North, Range 12 East, City of Beloit, Rock County, Wisconsin.

EXHIBIT B
EASEMENT DESCRIPTION MAP

PART OF HACKETT'S ALTERATION,
PART OF BROWN & FISCHER'S SUBDIVISION,
PART OF THE ORIGINAL PLAT OF THE VILLAGE OF BELOIT,
AND PART OF THE FINAL PLAT OF RIVERBEND,
LOCATED IN THE SE 1/4, SECTION 35,
T1N, R12E, CITY OF BELOIT,
ROCK COUNTY, WISCONSIN.



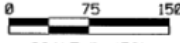
-  20' WIDE GAS EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  CITY PROPERTY BOUNDARY

File: X:\Drifce\Annex\Surveyor\Gas Projects\Rock River Crossing (beloit gas)\CITY ESMT.DGN



This drawing shall be used solely for easement description purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.



SCALE: 1" = 150'

CITY OF BELOIT GAS EASEMENT	
PRT OF LOT1,2 & OL.1,FNL. PLT.OF RIVERBND AND PART OF RR. CORRIDOR N. OF RIVER	
Drawn: SJF	Date: 09/11/2013
Scale: 1" = 150'	SHEET 1 OF 1

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 20, 2013

Agenda Item: 5

File Number: ANX-2013-01

Applicant: Corporate Contractors Inc.

Owner: Corporate Contractors Inc.

Location: 9817 & 9847 S. Turtle Townhall Road, Town of Turtle

Existing Zoning: UAT, Urban-Ag Transition District (Town Zoning)

Existing Land Use: Vacant Buildings

Total Area: 3.06 Acres

Request Overview/Background Information:

Brad Austin of Corporate Contractors Inc. has requested attachment to the City of Beloit for the properties located at 9817 & 9847 S. Turtle Townhall Road in the Town of Turtle. The Petition and Plat are attached to this report. The applicant has requested a zoning district classification of M-1, Limited Manufacturing District.

Key Issues:

- The applicant intends to redevelop the subject properties into an office & industrial facility. The City is currently designing the provision of utilities to serve the subject properties.
- The subject properties are not located within the Boundary Adjustment Area (BAA) designated in the *Cooperative Boundary Plan between the City of Beloit and the Town of Turtle*.
- The subject properties are surrounded by the City of Beloit on three sides, and the land to the north is within the BAA. Because the subject properties are outside of the BAA, they are subject to Section 4.2(A) of the Boundary Agreement, specifically the provision stating that “no lands lying outside the BAA shall be attached to the City of Beloit from the Town of Turtle except by mutual consent of both municipalities.”
- The City of Beloit and Town of Turtle have negotiated a separate agreement regarding this proposed attachment.
- The City Council is expected to adopt a Resolution accepting this Petition for Attachment on November 18, 2013.
- The Wisconsin Department of Administration (DOA) does not need to review this attachment, as the DOA does not review attachments pursuant to a boundary agreement [Wis. Stat. § 66.0307(10)].
- 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: Street & Interstate Right-of-Way
 - South: M-2, General Manufacturing District; Mining
 - East: M-2, General Manufacturing District; Mining
 - West: M-1, Limited Manufacturing District; Vacant Land With Billboard
- When property is attached to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Planning staff recommends a temporary zoning classification of M-1, Limited Manufacturing District, due to the size, location, and surrounding land uses. A Zoning Map Amendment with a recommendation for a permanent zoning classification will be processed in the near future.
- The area to be attached includes a 50-foot right-of-way to the west of the subject properties. This 50-foot right-of-way and the triangular remnant to the west are excess right-of-way resulting from the realignment of the Gateway Boulevard/Townhall Road intersection. Planning & Engineering staff support the vacation of this excess right-of-way and the incorporation of this land into the applicant's redevelopment at a future date.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Business Park uses for the subject properties. This land use category is intended for land within the City's Gateway Business Park. The proposed attachment, M-1 zoning classification, and office/industrial redevelopment are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – Attachment of contiguous properties within the Town of Turtle may reduce dependence upon fossil fuels by allowing for more efficient and consistent public services such as police and fire protection, refuse collection, and snow removal.
- **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** – The requested attachment will allow the redevelopment of this blighted, underutilized parcel, which will benefit all stakeholders.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the Petition for Attachment to the City of Beloit for the properties located at 9817 & 9847 S. Turtle Townhall Road in the Town of Turtle and assignment of a temporary zoning district classification of M-1, Limited Manufacturing District.

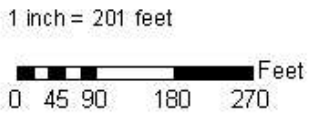
Fiscal Note/Budget Impact: See the tax revenue sharing provisions in the Agreement between the City and Town.

Attachments: Location & Zoning Map, Photos, Petition for Attachment, and Plat.

Location & Zoning Map

9817 & 9847 S. Turtle Townhall Rd

ANX-2013-01



Legend	
	Turtle Parcels
	COB Parcels
	Zoning District

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

PLANNING & BUILDING SERVICES DIVISION





PETITION FOR ANNEXATION AND/OR ATTACHMENT TO THE CITY OF БЕЛОIT

Address of Property: 9817 & 9847 South Turtle Townhall Road, Beloit WI 53511

Property is located in (circle one): Town of Turtle Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place Turtle Ridge Sherwood Drive N/A

If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the *Cooperative Boundary Agreement between the City of Beloit and Town of Turtle*? (If you are not sure, please leave blank for Planning staff to answer.) YES NO

The current population or territory to be annexed and/or attached is 0 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned M1.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	Corporate Contractors c/o Brad Austin	655 Third St Suite 301 Beloit WI 53511	4-26-13

Personally came before me this 26 day of April, 2013, the above named,
(day) (month) (year)

Brad Austin to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Lori A. Goff
Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 6-5-16



PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF БЕЛОИТ

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOC. NO. 1580041 AS RECORDED IN VOLUME 25 ON PAGES 408-410 OF CERTIFIED SURVEY MAPS, BEING ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 22, T. 1 N., R. 13 E. OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN

FURTHER DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Section 22, aforesaid; thence South 0°00'14" West 1017.01 feet along the West line of said Northwest Quarter to the North right of way line of Millington Road and the place of beginning; thence Northeastly 37.95 feet along a curve to the right, having a radius of 1050.00 feet, the chord bearing North 61°19'12" East 37.95 feet; thence continuing along said right of way line, North 63°41'33" East 183.77 feet; thence South 0°00'14" West 289.49 feet; thence South 89°59'46" East 30.00 feet; thence South 0°00'14" West 376.60 feet; thence North 89°59'46" West 228.00 feet to the West line aforesaid; thence North 0°00'14" East 566.43 feet to the place of beginning. Containing 3.06 acres more or less.

STATE OF WISCONSIN } ss.
COUNTY OF ROCK

I, Rebecca Houseman LeMire, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Beloit, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the plat hereon drawn is a correct representation of the annexation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin,

this _____ day of _____, A.D. 2013.

Rebecca Houseman LeMire, Clerk

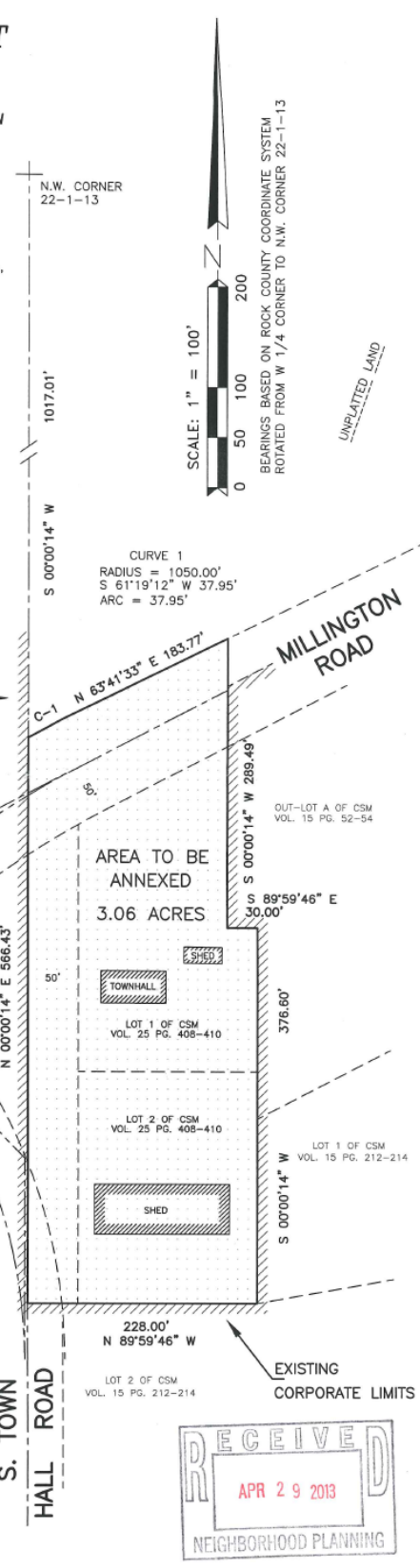
STATE OF WISCONSIN } ss.
COUNTY OF ROCK

I HEREBY CERTIFY THAT THE PLAT OF ANNEXATION AS DESCRIBED ABOVE AND HEREON DRAWN CORRECTLY REPRESENTS SAID TERRITORY AS DESCRIBED ABOVE AND SAID PLAT IS TRUE AND CORRECT.
DATED THIS 16TH DAY OF APRIL, 2013.

Robert Leuenberger RLS 1244

ORDER NO. 31582
CORPORATE CONTRACTORS INC.

File Name: J:\31551-31599\31582-CCI\31582-ANNEX.DWG



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: November 20, 2013

Agenda Item: 6

File Number: PUD-2013-03

Applicant: Mirus Partners, Inc.

Owner: City of Beloit

Location: 1907, 2000 Aspen Drive;
1907, 2000, 2001 Dell Drive

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

Existing Land Use: Vacant/Agricultural

Parcel Size: 16.9 Acres

Request Overview/Background Information:

Mirus Partners, Inc. has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.

Key Issues:

- This proposed PUD – Master Land Use Plan involves the development of cottage-style affordable apartments. There will be nine single story, eight unit attached dwellings for a total of 72 units. The PUD is necessary in order to construct multiple eight-unit dwellings on one parcel.
- The subject properties are currently zoned R-1A, Single-Family Residential. The applicant has submitted a Zoning Map Amendment application to change the zoning from R-1A to PUD, Planned Unit Development.
- The attached **Location & Zoning Map** shows the various zoning districts surrounding the subject properties.
- According to Section 8-103 of the Zoning Ordinance, a multi-family residential dwelling must have 1.5 parking spots per dwelling. The proposed development includes adequate parking. Each unit will have an attached garage with parking in the driveway.
- The proposed PUD – Master Land Use Plan also involves the development of a clubhouse available to all residents that will contain a community room, exercise room, and business center. The rental office will be located here. The proposed development has a landscaping berm surrounding the property to the east and north. This will act as a buffer between the development and the surrounding neighborhood. There is also a walking path from the clubhouse that encircles the detention area.
- The submitted PUD – Master Land Use Plan does not include sufficient sidewalks and paths. This issue will be addressed during the site plan review process.
- This project will require a cul-de-sac at the west end of Fairview Drive. Fir Drive will need to be extended from its current end to Staborn Drive.
- The project site includes several public rights-of-way that were dedicated when this area was originally subdivided. Approval of the PUD - Master Land Use Plan would necessitate the vacation of these rights-of-way.
- Due to the significant amount of proposed open space and the proximity to Christilla Park and Townview Park, Planning staff does not see a need for the dedication of parkland. However, the applicant will need to pay park improvement impact fees.
- Planning staff mailed the attached Public Notice to owners of nearby properties. As of this writing, we have received one letter in opposition to this development. This letter is attached.
- The City's review agents have reviewed the proposed PUD and have submitted the following comments:
 - Alliant Energy has requested to retain the existing public easement rights of the two vacated streets to the north of the development.
 - The Assessor's Office would like the developer to be mindful of addressing on the buildings.
 - The Community and Housing Services Division commented that they are in support of this development and that it will offer an affordable alternative for some of Beloit's low-to-moderate income households to improve their housing.
 - The Water Resources Division has recommended sanitary and storm sewer configurations. These will be addressed during site plan review.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. Development standards are addressed in the Staff Recommendation section of this report.

- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - Master Land Use Plan if the following five criteria can be met:
 - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed plan allows for a more cohesive design throughout the development, as well as flexibility in site design, specifically the development of multiple multi-family residential units on one parcel. This development also allows for 12.4 acres (or 73%) open space. This amount of open space would be difficult to achieve through current zoning.
 - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan complies with the standards of Section 5-300.
 - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Service providers will be able to provide necessary services, facilities, and programs to serve the development. The review agents have been notified and have not raised objections.
 - **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** See the consistency section below.
 - **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** Subject to certain conditions of approval, the proposed PUD will improve the appearance of the subject property while enhancing traffic flow, safety, and creating housing opportunities for the community.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Planned Neighborhood uses of the subject properties. The PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – The proposed development will reduce dependence upon fossil fuels by providing housing opportunities near businesses and community services. In addition, the proposed development would be served by the Beloit Transit System.
- **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 project will increase the availability of safe and accessible housing for Beloit's low-to-moderate income households.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the PUD - Master Land Use Plan for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of nine single story, eight unit attached dwellings for a total of 72 units for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive. A clubhouse is also allowed as part of this PUD.
2. The maximum residential density shall be 5.0 units per acre. The minimum lot area shall be 16 acres and the maximum lot area shall be 18 acres.
3. The minimum building setback from all property lines shall be 30 feet.
4. The maximum building height within the PUD shall be one (1) story or 25 feet, whichever is taller.
5. The building coverage limit shall be 4.3 acres or 25 percent of the project site, whichever is greater.
6. The landscape berm shall be at least three (3) feet in height.
7. The applicant shall be responsible for the cost of constructing the Fairview Drive cul-de-sac and shall be responsible for a proportionate share of the Fir Drive extension.
8. The buildings shall not be occupied until both access points, the pedestrian paths, and the Burton Street sidewalk have been completed.
9. For outdoor sign purposes, the regulations applicable in the R-3, Low-Density Multi-Family Residential District, shall apply to the subject property. This development may have two (2) multi-family signs.
10. Prior to issuance of a Building Permit for this project, the applicant shall rezone the subject property to PUD and submit detailed site & architectural plans for Planning staff review and approval.
11. Prior to the issuance of a Building Permit for this project, all of the lots involved shall be combined into one tax parcel and excess right-of-way shall be vacated.

12. Prior to the issuance of a Building Permit for this project, the applicant shall pay the current Parks Improvement Impact Fee per dwelling unit.
13. The PUD Final Plan and Site Plan shall include bicycle and pedestrian infrastructure that is acceptable to the Planning and Building Services Division.
14. The applicant shall not use blasting during the construction of this development. A first violation of this condition shall result in immediate revocation of the building permit. The building permit may be reinstated at the discretion of the Community Development Director. A section violation of this condition shall result in permanent revocation of the building permit and this PUD – Master Land Use Plan approval shall become null and void.
15. 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 Director of Planning & Building Services 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.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, PUD – Master Land Use Plan, Application, Public Comments, Public Notice, and Mailing List.

Location & Zoning Map

1907, 2000 Aspen Drive; 1907, 2000, 2001 Dell Drive

PUD-2013-03



1 inch = 236 feet
 0 55 110 220 330 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
 Date: November 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



OWNER:
 MRUS PARTNERS
 7447 UNIVERSITY AVENUE, SUITE 210
 MIDDLETON, WISCONSIN 53592

PROJECT:
 PROPOSED COTTAGE DEVELOPMENT
 BURTON STREET
 BELLOTT, WISCONSIN

PRELIMINARY SHEET DATES:
 10/15/2012
 08/20/2012
 08/20/2012

JOB NUMBER: 1375860
 SHEET: A1.1



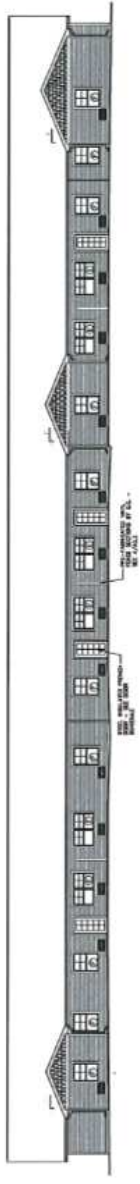
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

WINDOW SCHEDULE		NO. OF
NO.	DESCRIPTION	UNITS
1	12" x 16" DOUBLE HUNG	12
2	12" x 16" DOUBLE HUNG	12
3	12" x 16" DOUBLE HUNG	12
4	12" x 16" DOUBLE HUNG	12
5	12" x 16" DOUBLE HUNG	12
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8	12" x 16" DOUBLE HUNG	12
9	12" x 16" DOUBLE HUNG	12
10	12" x 16" DOUBLE HUNG	12
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98	12" x 16" DOUBLE HUNG	12
99	12" x 16" DOUBLE HUNG	12
100	12" x 16" DOUBLE HUNG	12

1. BUILDING 1 & 3 SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE, AS APPLICABLE TO THE TYPE OF OCCUPANCY.



BUILDING 1 & 3
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1 & 3
REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1 & 3
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1 & 3
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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: PUD-2013-03

1. Address of subject property: 1907 & 2000 Aspen Drive, 2000 & 2001 Dell Drive
2. Legal description: Lots 185-197, 200-226, 229-236, 248-255 Poff's Fourth Sun Valley Subdivision
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 16.9 Acres
4. Tax Parcel Number(s): _____
5. Owner of record: City of Beloit Phone: (608) 364-6708

<u>100 State Street</u> <small>(Address)</small>	<u>Beloit</u> <small>(City)</small>	<u>WI</u> <small>(State)</small>	<u>53511</u> <small>(Zip)</small>
---	--	-------------------------------------	--------------------------------------
6. Applicant's Name: Mirus Partners, Inc.

<u>7447 University Avenue, Suite 210</u> <small>(Address)</small>	<u>Middleton</u> <small>(City)</small>	<u>WI</u> <small>(State)</small>	<u>53562</u> <small>(Zip)</small>
<u>(608) 824-2292</u> <small>(Office Phone #)</small>	<u>/ (608) 212-3982</u> <small>(Cell Phone #)</small>	<u>/ morgan@miruspartners.com</u> <small>(E-mail Address)</small>	
7. All existing use(s) on this property are: Vacant Land
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**
Master Land Use Plan: in a(n) PUD from R1A & R2 **Zoning District.**
9. A Preapplication Conference was held on: August 26, 2013
10. All the proposed use(s) for this property will be:
Principal use(s): Cottage Style Affordable 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. Current zoning is R1A & R2 which allows for 2-5 units and 4-10 units/acre in 1-2 unit buildings. We propose 8 unit single story buildings at a density of approximately 4.25 units/acre.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. The proposed development will provide much needed affordable housing and eliminate an underutilized property as well as provide tax revenue for the site.

13. Project timetable: Start date: October 2014 Completion date: June 2015

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: Discussions with land owner. It is our intention to enter into contract to purchase with the seller.

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

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

[Signature] / LARRY N. ARFITT / 10-29-13
 (Signature of Owner) (Print name) (Date)

[Signature] / Kristi Morgan / _____
 (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: <u>\$200.00</u>	Amount paid: <u>\$200.00</u>	Meeting date: <u>Nov. 20, 2013</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Draftington</u>	Date: <u>10/4/13</u>	

**Proposed Development
At
1907 and 2000 Aspen Drive
1907, 2000, and 2001 Dell Drive**

The proposed development will comprise of nine single story, 8 unit attached dwellings, for a total of 72 units. Each unit will have its own individual entry, washer and dryer in the unit as well as a garage and a parking stall. The proposed development will also have a clubhouse available to all residents and will contain a community room with a full kitchen, exercise room, business center along with a rental office. The common area grounds will also have walking path, retention pond, and playground area. The land area is 16.9 acres; the proposed development will be 2.1 acres of dwelling units, .8 acres for the clubhouse, and 1.6 acres of paved surface for parking areas and driveways, leaving 12.4 acres or 73% of the site as open space. The proposed development will be buffered from the single family residents by a landscape berm to the east and north.

The proposed development will target work force housing, which our market study shows there is a strong need for in Beloit. The development will target families making 60% of the median income or below, which equates to \$37,320 a year for a family of four. As per City-Data.com the neighborhood surrounding the proposed development's median income is \$35,652. The proposed development would in no way change the economic or social makeup of the neighborhood, but instead create needed work force housing in the community with no changes to the makeup of the neighborhood.

There have been numerous studies done to examine the impact of affordable housing on the surrounding property values. The studies have shown that affordable housing does not depress the neighboring property values and in some cases may even raise them. The only negative factor in the surrounding housing values from affordable housing seemed to be poor property management of the project. The property management firm Oakbrook Corporation has managed the adjacent property "Woodside Terrace", which we purchased and renovated in 2007. Oakbrook will also handle of all the management functions for the proposed development, so there will be no risk of inadequate management.

We believe that with the strong management of the property along with a strong need for work force housing in the community that this would be a great asset to a neighborhood which we already have a substantial stake in.



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

Equal Opportunity Employer

NOTICE TO THE PUBLIC

November 8, 2013

To Whom It May Concern:

Mirus Partners, Inc. has submitted applications for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan and Zoning Map Amendment in an R-1A, Single-Family Residential District, and an R-2, Two-Family Residential District, for the properties located at:

1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive.

This proposed PUD – Master Land Use Plan involves the development of cottage-style affordable apartments. There will be nine single story, eight unit attached dwellings for a total of 72 units. These properties will need to be rezoned to PUD, Planned Unit Development, before development can occur. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding the proposed PUD - Master Land Use Plan and Zoning Map Amendment:

City Plan Commission: Wednesday, November 20, 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, December 2, 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 Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

KATHLEEN ACKLEY
2104 BURTON ST
BELOIT, WI 535112702

JAMIE ACKLEY
P O BOX 783
SANTA CRUZ, CA 95061

MARIA ADAMS
2009 BURTON ST
BELOIT, WI 535112803

BILL & VICKI ADAMS
1807 DELL DR
BELOIT, WI 535113203

ROGER B & CARLETTE M ALLEN
2128 STABORN DR
BELOIT, WI 53511

MOISES FLORES ALMANZA
2014 SUN VALLEY DR
BELOIT, WI 53511

ARMANDO ALVAREZ
2048 SUN VALLEY DR
BELOIT, WI 535112741

JEFF ANDERSEN
W277 S 8860 LAKESIDE DR
MUKWONAGO, WI 53149

GERALD ARMSTRONG
2064 MERIDITH DR
BELOIT, WI 53511

JOSE RAMIRO ARREOLA
2035 FREDERICK ST
BELOIT, WI 53511

DAVID & WENDY BACH
1822 DELL DR
BELOIT, WI 535113204

KARL BANKER
1934 MERIDITH DR
BELOIT, WI 53511

SHIRLEY BENNETT
1850 DELL DR
BELOIT, WI 535113259

JASON J & MELANIE A BENNETT
2008 HIGHVIEW CT
BELOIT, WI 535112817

LAYMON BLAKE
1339 BITTEL ST
BELOIT, WI 53511

WILLIAM BLASER
1813 SUN VALLEY DR
BELOIT, WI 53511

TODD A & LINDA M BLEEKER
2007 SUNRISE CT
BELOIT, WI 53511

JOHN BRICKSON
2243 KNOLL VIEW DR
BELOIT, WI 535112754

PATRICK L & SHANNON M BRICKSON
2237 KNOLL VIEW DR
BELOIT, WI 535112754

JEFFREY BROWN
1355 VINEWOOD DR
MANSFIELD, TX 76063

RAY BROWN
2169 STABORN DR
BELOIT, WI 535112733

GEORGE & ELEANOR BUCHANAN
2288 STABORN DR
BELOIT, WI 535112785

VONNA BUCHHOLZ
2110 MASTERS ST
BELOIT, WI 53511

DALE & LANA L BURROW
2167 KNOLL VIEW DR
BELOIT, WI 53511

CAROLYN CAMPBELL
2003 BURTON ST
BELOIT, WI 535112803

MILES CAPSTICK
1814 SUN VALLEY DR
BELOIT, WI 53511

IVORY F & NICOLLE M CARROLL
1908 SUN VALLEY DR
BELOIT, WI 53511

DAVID CARTER
2259 STABORN DR
BELOIT, WI 535112747

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 535121317

PAT CASIDAY
2238 STABORN DR
BELOIT, WI 53511

JAMEY D & RACHEL C CATES
2244 KNOLL VIEW DR
BELOIT, WI 53511

DAVID COLES
1762 DELL DR
BELOIT, WI 535113202

JOHN M & STACY M CROMWELL
2036 MERIDITH DR
BELOIT, WI 535112730

THOMAS A & GINA M DAVIES
2014 MERIDITH DR
BELOIT, WI 535112730

DIANNE L FINNEGAN TRUST DTD APRIL 13,
2013
2212 KNOLL VIEW DR
BELOIT, WI 53511

DAN & ANGELA ELDRIDGE
1953 MERIDITH DR
BELOIT, WI 535112727

DAVID ETRINGER
2010 GRANDVIEW DR
BELOIT, WI 535112816

MELODY FALDET
2047 SUN VALLEY DR
BELOIT, WI 535112752

JAMES FISKE
2010 FAIRVIEW DR
BELOIT, WI 535112807

FOR HIM INC
P O BOX 41
BELOIT, WI 53512

MONICA CLEVELAND
2063 SUN VALLEY DR
BELOIT, WI 53511

ROBERT COLLINS
2002 GRANDVIEW DR
BELOIT, WI 53511

CESAR CUAZON
1749 DELL DR
BELOIT, WI 53511

JAMES DAY
1935 FREDERICK ST
BELOIT, WI 535112709

HIPOLITO & RITA DOMINQUEZ
1842 SUN VALLEY DR
BELOIT, WI 535113263

DENNIS ELMER
2159 KNOLL VIEW DR
BELOIT, WI 535112713

COLUMBUS FAIRCLOTH
1021 OAK ST
BELOIT, WI 53511

JOSHUA T & SCOTT C FENWICK
2150 STABORN DR
BELOIT, WI 535112734

KATIE FLORES
1915 FREDERICK ST
BELOIT, WI 53511

CYNTHIA FRALEY
2219 KNOLL VIEW DR
BELOIT, WI 53511

FRANK T & VICTORIA L CLINGAN
2008 GRANT ST
BELOIT, WI 535112838

DANIEL & KATHLEEN CORNFORD
2015 TOWNLINE AVE
BELOIT, WI 535112821

MARY DANIELS
5322 DEER RUN PKWY
BELOIT, WI 53511

CHRISTINA DEREMO
1960 GRANDVIEW DR
BELOIT, WI 53511

JOEL EDDY
1933 MERIDITH DR
BELOIT, WI 53511

JONNA ESPINOZA
2289 STABORN DR
BELOIT, WI 53511

GERALD & MELODY FALDET
2014 FREDERICK ST
BELOIT, WI 535112712

OWEN FIELDS
2043 FREDERICK ST
BELOIT, WI 535112711

CLAUDIA FOLIACO
1911 FREDERICK ST
BELOIT, WI 535112709

CHRISTOPHER D & AMBER S FROEMMING
2158 STABORN DR
BELOIT, WI 53511

G G BELOIT 2001 LP
500 GRANT ST STE 2000
PITTSBURGH, PA 15219

MARY GALLAGHER
2001 SUNRISE CT
BELOIT, WI 53511

EDMUND GATES
2010 FREDERICK ST
BELOIT, WI 53511

PEGGY GEAREN
1962 SUN VALLEY DR
BELOIT, WI 53511

GREG GENSLER
3348 N CTY RD E
JANESVILLE, WI 53548

ROBERT & LORI GOFF
1757 DELL DR
BELOIT, WI 535113201

DREW GRACYALNY
1917 SUN VALLEY DR
BELOIT, WI 53511

DAVID GROVER
2175 STABORN DR
BELOIT, WI 535112733

EFRAIN GUIZAR
2220 KNOLLVIEW DR
BELOIT, WI 53511

JEFFREY HAAS
1941 SUN VALLEY DR
BELOIT, WI 535112749

JAY HALLETT
2008 MERIDITH DR
BELOIT, WI 53511

JASON W & JESSICA M HALLSTROM
2042 MERIDITH DR
BELOIT, WI 535112730

DARYL HANSEN
2278 STABORN DR
BELOIT, WI 53511

NANCI HANSON
2001 FREDERICK ST
BELOIT, WI 53511

DANIEL HARRISON
2020 SUNRISE CT
BELOIT, WI 535112818

RUBY HAY
1924 FREDERICK ST
BELOIT, WI 53511

HOWARD HAYES
2247 KNOLL VIEW DR
BELOIT, WI 535112754

HEARTLAND BELOIT-BURTON
2 SCIENCE CT
MADISON, WI 53744

ARTHUR HENDRICK
2105 BURTON ST
BELOIT, WI 53511

ELSIE HENDRICKSON
2225 STABORN DR
BELOIT, WI 535112735

DONALD HENNING
2042 SUN VALLEY DR
BELOIT, WI 535112741

WILLIAM HENSEL
2014 SUNRISE CT
BELOIT, WI 53511

RICARDO HERNANDEZ
2007 MERIDITH DR
BELOIT, WI 535111716

STEVEN & JENNIFER HEYERDAHL
2021 MERIDITH DR
BELOIT, WI 535112729

BRADLEY G & NANCI L HEYERDAHL
2001 FREDERICK ST
BELOIT, WI 53511

DAWN HICKOK
2204 STABORN DR
BELOIT, WI 53511

RAY E & CHERYL A HIRSCHUBER
2007 HIGHVIEW CT
BELOIT, WI 535112817

CHARLES & KATHLEEN HOGAN
2236 KNOLL VIEW DR
BELOIT, WI 535112743

GERALD HOLLIS
2049 FREDERICK ST
BELOIT, WI 535112711

APRIL INGALLS
2212 STABORN DR
BELOIT, WI 53511

PATRICK N & GLORIA S JACOBS
1940 SUN VALLEY DR
BELOIT, WI 535112751

RANDY JACOBSON
1947 MERIDITH DR
BELOIT, WI 53511

JEFFREY JACOBSON
2015 FREDERICK ST
BELOIT, WI 535112711

JAMES J RAMSEY REVOCABLE TRUST
2041 SUN VALLEY DR
BELOIT, WI 53511

JANET JENSEN
2166 STABORN DR
BELOIT, WI 535112734

MICHAEL JENSON
1934 FREDERICK ST
BELOIT, WI 535112710

ROBERT & BARBARA ST JOHN
1822 RITSHER ST
BELOIT, WI 535113236

MICHAEL L & HEIDI L JOHNS
1961 MERIDITH DR
BELOIT, WI 53511

AARON JOHNSON
2153 STABORN DR
BELOIT, WI 53511

CAROL JOHNSON
2153 STABORN DR
BELOIT, WI 535112733

JOHNSON BANK
1 SOUTH MAIN ST
JANESVILLE, WI 53545

GUY KASBOHM
1849 SUN VALLEY DR
BELOIT, WI 53511

BARBARA KELLER
2137 STABORN DR
BELOIT, WI 535112733

GARY & DEBRA KELSEY
2035 MERIDITH DR
BELOIT, WI 535112729

CURTIS & LAURIE KELTNER
2241 STABORN DR
BELOIT, WI 535112735

H JAMES & DORIS C KENNEDY (LE)
2029 FREDERICK ST
BELOIT, WI 535112711

MONTY & JAYNE KENNY
1930 FREDERICK ST
BELOIT, WI 535112710

LENA KIDD
2022 SUN VALLEY DR
BELOIT, WI 535112741

ROBERT KITTO
316 SOUTH AVE
EDGERTON, WI 53534

RUSSELL KLATT
1743 DELL DR
BELOIT, WI 535113201

DAVID & GLENDA KLINE
1948 SUN VALLEY DR
BELOIT, WI 535112751

THEODORE KNAPP
724 ALLEN ST
SOUTH BELOIT, IL 61080

MARY ANNE KRAJECK
2002 TOWNVIEW AVE
BELOIT, WI 53511

AUDREY LAUGHLIN
1836 DELL DR
BELOIT, WI 53511

JOHN & NANCY LEONHARD
1829 JOHNSON ST
BELOIT, WI 53511

THOMAS & PEGGY LINCOLN
2231 KNOLL VIEW DR
BELOIT, WI 535112754

RONNIE LOCK
2122 FAIRVIEW DR
BELOIT, WI 535112742

LOUISE S AHN LOUISE S AHN TRUST
1221 VIRGIN LAKE DR
STOUGHTON, WI 53589

SHAD LYNCH
2022 MERIDITH DR
BELOIT, WI 53511

GREGORY MALUEG
2063 MERIDITH DR
BELOIT, WI 535112729

SANDRA MANNING
1127 RIDGEWAY ST
BELOIT, WI 53511

CLINTON & BEVERLY MCKITTRICK
1814 DELL DR
BELOIT, WI 535113204

SANDY MEADE
2037 TOWNLINE AVE
BELOIT, WI 535113919

CLARENCE MELLOH
1941 FREDERICK ST
BELOIT, WI 535112709

BALTAZAR MONTERO
1948 MERIDITH DR
BELOIT, WI 53511

GARY & LORRAINE MULLVAIN
2013 SUNRISE CT
BELOIT, WI 535112818

GUNTHER NEUMANN
1705 GRANDVIEW DR
BELOIT, WI 53511

JAMES OATES
2175 KNOLL VIEW DR
BELOIT, WI 535112713

TY PEARSON
2021 TOWNLINE AVE
BELOIT, WI 53511

THOMAS PINK
1806 SUN VALLEY DR
BELOIT, WI 535113244

MICHAEL MARKLEY
2211 KNOLL VIEW DR
BELOIT, WI 535112754

ERIC MCMILLAN
2123 FAIRVIEW DR
BELOIT, WI 53511

SANDRA MEADE
2037 TOWNLINE AVE
BELOIT, WI 535112821

BRUCE E & KATHLEEN MIELKE
1843 SUN VALLEY DR
BELOIT, WI 535113264

ANSELMO & MARLENE MORGAN
1931 FREDERICK ST
BELOIT, WI 535112709

GREG & MARISSA NEAL
9150 OLSON RD
BELOIT, WI 53511

KENNETH NILES
1754 DELL DR
BELOIT, WI 53511

GORDON OBERTS
1612 CLEVELAND ST
BELOIT, WI 53511

RONALD PERRY
2008 SUNRISE CT
BELOIT, WI 53511

WESLEY PIPER
2134 STABORN DR
BELOIT, WI 53511

OLIVIA MARTINEZ
1940 MEREDITH DR
BELOIT, WI 53511

MICHAEL T & MARY A MEADE
2524 LAUNDALE DR
BELOIT, WI 535114025

JEROME MEDEMA
2056 SUN VALLEY DR
BELOIT, WI 535112741

DAVID & SANDRA MILLER
2114 FAIRVIEW DR
BELOIT, WI 535112742

KIM MORK
1822 SUN VALLEY DR
BELOIT, WI 535113244

JEAN NELSON
2047 MERIDITH DR
BELOIT, WI 53511

ROGER NULL
1914 FREDERICK ST
BELOIT, WI 53511

ORLAND OLSON
1860 SUN VALLEY DR
BELOIT, WI 535113263

TOM & SAMANTHA S PHONGSA
2007 GRANDVIEW DR
BELOIT, WI 535112815

TREVOR PORTER
2035 SUN VALLEY DR
BELOIT, WI 53511

BRADLEY POTTER
1954 MERIDITH DR
BELOIT, WI 535112728

PHILYUS PULLIAM
8443 N 101 ST COURT
MILWAUKEE, WI 53224

KATHERYN PUTMAN
2246 STABORN DR
BELOIT, WI 535112784

QUAD CITY INVESTMENTS INC
1401 SHERIDAN RD
WINTHROP HBR, IL 60096

MICHAEL & ULLA BRITH QUINN
1910 FREDERICK ST
BELOIT, WI 535112710

TERI RAMIREZ
2003 FAIRVIEW DR
BELOIT, WI 53511

LAVAUGHN RICE
2055 SUN VALLEY DR
BELOIT, WI 535112752

FLOYD RICHARDSON
1719 GRANDVIEW DR
BELOIT, WI 535112809

LARRY RILEY
2010 TOWNVIEW AVE
BELOIT, WI 53511

MARCO & ROSA RODRIGUEZ
2056 MERIDITH DR
BELOIT, WI 53511

MICHELLE ROGERS
2233 STABORN DR
BELOIT, WI 53511

DIANA ROGICH
1821 SUN VALLEY DR
BELOIT, WI 535113243

KEITH RULESTEAD
1962 MERIDITH DR
BELOIT, WI 535112728

HARRY SATNESS
1861 SUN VALLEY DR
BELOIT, WI 535113264

CINDY SCHOBER
2036 SUN VALLEY DR
BELOIT, WI 535112741

ROSE SCHOON
730 VERNON AVE
BELOIT, WI 535116065

JEFF T & TINA SCHROEDER
2014 HIGHVIEW CT
BELOIT, WI 535112817

JOHN SCHUELKE
2220 STABORN DR
BELOIT, WI 535112736

JOHN H & CINDI L SEVERSON
2267 STABORN DR
BELOIT, WI 535112747

DANNIE C & DANA R SHEAR
3150 S NYE SCHOOL RD
BELOIT, WI 53511

SHIRLEY SHEAR
2013 GRANT ST
BELOIT, WI 535112837

STEVEN SHIPLER
2217 STABORN DR
BELOIT, WI 53511

MICHAEL SKAIFE
1730 DELL DR
BELOIT, WI 53511

TIMOTHY & ROBIN SMITH
2013 BURTON ST
BELOIT, WI 535112803

DEANNA SMITH
1940 FREDERICK ST
BELOIT, WI 535112710

ROSE SMITH
1939 MERIDITH DR
BELOIT, WI 535112727

DIANA SMITH
2048 MERIDITH DR
BELOIT, WI 535112730

SANDRA SMITH
2270 STABORN DR
BELOIT, WI 535112785

SHIRLEY SNYDER
1958 FAIRVIEW DR
BELOIT, WI 53511

EILEEN STANDIFORD
1945 FREDERICK ST
BELOIT, WI 535112709

STATHIS FAMILY LIMITED PARTNERSHIP
630 MAUREEN LN
PLEASANT HILL, CA 94523

DANIELLE & MICHAEL STAUFFACHER
1961 GRANDVIEW DR
BELOIT, WI 535112813

EUNICE STEINKE
2027 MERIDITH DR
BELOIT, WI 53511

MICHAEL & CHRISTINE STRAIT
2013 HIGHVIEW CT
BELOIT, WI 535112817

SUZANNE STRICKLER
2002 MCKINLEY AVE
BELOIT, WI 53511

TERI SUMMERS
1806 DELL DR
BELOIT, WI 53511

DBA WOODSIDE TERRACE APARTMENTS
SUMMERSET LLC
7447 UNIVERSITY AVE #210
MIDDLETON, WI 53562

SUNDE REVOCABLE TRUST DTD
MARCH 24, 2011
2454 S VICTORY DR
BELOIT, WI 53511

KATHY TABER
1934 SUN VALLEY DR
BELOIT, WI 535112751

ALFRED L & WENDY K TALIGNANI
1738 DELL DR
BELOIT, WI 53511

CECILE TAYLOR
2055 FREDERICK ST
BELOIT, WI 53511

RAYMOND & JUDY THOMAS
2203 STABORN DR
BELOIT, WI 535112735

PETER & KATRINA THOMAS
2206 KNOLL VIEW DR
BELOIT, WI 53511

THI TRAN TRANG
1921 FREDERICK ST
BELOIT, WI 53511

KIM TRINH
2015 MERIDITH DR
BELOIT, WI 53511

ROBERT L & TERESA & CHERYL UTZIG
2064 SUN VALLEY DR
BELOIT, WI 535112741

THOMAS VANCE
2028 MERIDITH DR
BELOIT, WI 535112730

JAVIER VELASCO
1815 DELL DR
BELOIT, WI 53511

VICTORY BAPTIST CHURCH
2021 BURTON ST
BELOIT, WI 535112803

MARK & KATHRYN VIVIAN
2002 HIGHVIEW CT
BELOIT, WI 535112817

TERRANCE P & SANDRA L VOSS
1925 FREDERICK ST
BELOIT, WI 535112709

CORY WADEL
2008 SUN VALLEY DR
BELOIT, WI 535112741

ROBERT D & DEBRA R WAGNER
4179 WALTHAM RD
ROSCOE, IL 61073

NORMA WALES
2161 STABORN DR
BELOIT, WI 53511

MICHAEL K & PATRICIA L WELLS
2211 STABORN DR
BELOIT, WI 535112735

WHIRLING WHEEL ENTERPRISE LLC
3307 RIVERSIDE DR
BELOIT, WI 535111532

DEAN WILDES
1916 SUN VALLEY DR
BELOIT, WI 535112739

TERRY WILLIAMS
1746 DELL DR
BELOIT, WI 53511

MICHAEL V & KATHLEEN WILLIAMS
2051 MASTERS ST
BELOIT, WI 53511

JONATHAN WILLIAMS
2254 STABORN DR
BELOIT, WI 53511

TERRY WILSON
2273 STABORN DR
BELOIT, WI 53511

DANIEL J & RITA WOJSZYNSKI
2145 STABORN DR
BELOIT, WI 53511

WOODMANS FOOD MARKETS INC
2631 LIBERTY LN
JANESVILLE, WI 535450319

DAVID ZAHN
1855 SUN VALLEY DR
BELOIT, WI 53511

ZIEMBA LAND TRUST NO 2008
1203 W WISCONSIN AVE APT 7
OCONOMOWOC, WI 53066

ROBERT ZINN
1854 SUN VALLEY DR
BELOIT, WI 53511

ANN ABBOTT
2007 TOWNLINE AVENUE
BELOIT, WI 53511

MIRUS PARTNERS, INC.
7447 UNIVERSITY AVENUE, STE 210
MIDDLETON, WI 53562

November 10, 2013

Dear Members of the City Plan Commission & City Council Members,

Re: Proposed PUD, Development of Cottage style affordable apartments.

We are submitting this letter to let you know that as homeowners in a R-1 Residential District , we are opposed to the rezoning of the properties located at 1907 & 2000 Aspen Drive and 1907 2001 Dell Drive. All of these addresses border Burton Ave where **currently** we have within ½ mile of our neighborhood, 4 large multi family complexes consisting of hundreds of rental units surrounding our single family residential neighborhood.

Each time Rental units/complexes are added to this area, it devalues our home a little more. The west side of Beloit seems to be a dumping ground for everything that homeowners do not want built near their neighborhoods on the far east side. Beloit has more than its fair share of affordable apartment/rentals with most being allowed to exist and be built on the west side of Beloit instead of equally on both sides of the river.

We are asking both the Plan Commission and the City Council to deny this rezoning and realize that we must maintain the existing well maintained neighborhoods on the far northwest side of the City to show a well balanced City on both sides of the river.

Sincerely,

Linda & Todd Bleeker
2007 Sunrise Ct
Beloit, WI 53511

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 20, 2013

Agenda Item: 7

File Number: ZMA-2013-15

Applicant: Mirus Partners, Inc.

Owner: City of Beloit

Location: 1907, 2000 Aspen Drive; 1907, 2000, 2001 Dell Drive

Current Zoning: R-1A, Single-Family Residential

Proposed Zoning: PUD, Planned Unit Development

Existing Land Use: Vacant/Agricultural

Parcel Size:

1907 Aspen:	0.8120 Acres
2000 Aspen:	1.8525 Acres
1907 Dell:	0.4090 Acres
2000 Dell:	6.3244 Acres
2001 Dell:	3.2780 Acres
Right-of-ways:	4.2241 Acres
Total:	16.9 Acres

Request Overview/Background Information:

Mirus Partners, Inc. has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to PUD, Planned Unit Development, for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive.

Key Issues:

- The applicant intends to develop these properties as cottage-style affordable apartments. There will be nine single story, eight unit attached dwellings for a total of 72 units. A PUD and rezoning is necessary in order to construct multiple eight-unit dwellings on these lots.
- The R-1A district is intended for single-family residential purposes. The PUD district is a special purpose zoning district that permits greater flexibility of land planning and site design.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- The Comprehensive Plan's Future Land Use Map recommends Planned Neighborhood 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 adjacent zoning and land uses are as follows:
 - North: R-1A, Single-Family Residential District; Single-Family Residential
 - South: C-3, Community Commercial District; Commercial (Woodman's Grocery Store)
R-3, Low-Density Multi-Family Residential District; Multi-Family Residential
R-1B, Single-Family Residential District; Single-Family Residential
 - East: R-1A, Single-Family Residential District; Single-Family Residential
 - West: R-1A, Single-Family Residential District (& some R-2, Two-Family); Undeveloped Land
R-3, Low-Density Multi-Family Residential District; Multi-Family Residential
- Planning staff mailed a Public Notice to the owners of nearby properties. As of this writing, we have received one letter in opposition. This letter is attached.
- **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 near single-family and multi-family residential areas. This development will be low-density multi-family housing. The site will be mostly open space (73%) and there will be a landscape berm separating this development from the neighboring single-family neighborhood. The proposed use 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 near R-1A, R-2, and R-3 zoning districts. The proposed PUD would be limited to the exact uses proposed, which are compatible with neighboring properties.

- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
- The subject properties were originally platted in the 1960's. The fact that the project site remains undeveloped is strong evidence that there is weak demand for single-family detached housing in the area.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The surrounding area is a well-established residential area that contains both single-family and multi-family residential units. The neighboring Woodman's site is in the process of expanding and rezoning with an approved PUD. The subject properties were part of a different multi-family project in 2007, but the zoning amendment was denied. The site was then approved for a PUD project similar to the current project in 2009. No PUD Final Site Plan was submitted due to applicant not being able to secure tax credits for the project and the approved PUD lapsed.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Planned Neighborhood uses. 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.

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

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

Staff Recommendation:

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-1A, Single-Family Residential, to PUD, Planned Unit Development, for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, and 2001 Dell Drive.

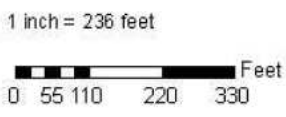
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Site Plan, Application, and Public Comment.

Location & Zoning Map

1907, 2000 Aspen Drive; 1907, 2000, 2001 Dell Drive

ZMA-2013-15



Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: November 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-2013-15

1. Address of subject property: 1907, 1907, 2000 & 2001 Dell Drive

2. Legal description: Lot: _____ Block: _____ Subdivision: _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 16.9 acres.

3. Tax Parcel Number(s): _____

4. Owner of record: City of Beloit Phone: (608) 364-6708

<u>100 State Street</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)

5. Applicant's Name: Mirus Partners, Inc.

<u>7447 University Avenue, Suite 210</u>	<u>Middleton</u>	<u>WI</u>	<u>53562</u>
(Address)	(City)	(State)	(Zip)

<u>(608) 824-2292</u>	<u>/(608) 212-3982</u>	<u>/ morgan@miruspartners.com</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

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

Change zoning district classification from: R1A & R2 to: PUD

All existing uses on this property are: Vacant Land

7. All the proposed uses for this property are:

Principal use(s): Cottage Style Affordable 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:

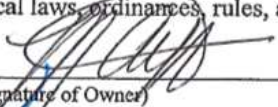
- () Owner
- () Leasehold, Length of lease: _____
- () Contractual, Nature of contract: _____
- (x) Other, explain: Discussions with land owner. It is our intention to enter into contract to purchase with the seller.

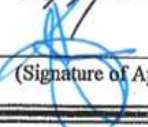
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Kristi Morgan & Chris Jaye Phone: (608) 824-2292
7447 University Avenue, Suite 210 Middleton WI 53562
 (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.

 LARRY N. ARFETTI 10-29-13
 (Signature of Owner) (Print name) (Date)

 Kristi Morgan _____
 (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: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u> Meeting Date: <u>Nov. 20 2013</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>[Signature]</u>	Date: <u>10/4/13</u>
Date Notice Published: _____	Date Notice Mailed: _____

November 10, 2013

Dear Members of the City Plan Commission & City Council Members,

Re: Proposed PUD, Development of Cottage style affordable apartments.

We are submitting this letter to let you know that as homeowners in a R-1 Residential District , we are opposed to the rezoning of the properties located at 1907 & 2000 Aspen Drive and 1907 2001 Dell Drive. All of these addresses border Burton Ave where **currently** we have within ½ mile of our neighborhood, 4 large multi family complexes consisting of hundreds of rental units surrounding our single family residential neighborhood.

Each time Rental units/complexes are added to this area, it devalues our home a little more. The west side of Beloit seems to be a dumping ground for everything that homeowners do not want built near their neighborhoods on the far east side. Beloit has more than its fair share of affordable apartment/rentals with most being allowed to exist and be built on the west side of Beloit instead of equally on both sides of the river.

We are asking both the Plan Commission and the City Council to deny this rezoning and realize that we must maintain the existing well maintained neighborhoods on the far northwest side of the City to show a well balanced City on both sides of the river.

Sincerely,

Linda & Todd Bleeker
2007 Sunrise Ct
Beloit, WI 53511