



CITY HALL • 100 STATE STREET • БЕLOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, June 21, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the June 7, 2017 Meeting**
3. **Extraterritorial Certified Survey Map – 7504 East State Highway 67 – Town of Turtle**
Review and consideration of a One-Lot Certified Survey Map for the property located at 7504 East State Highway 67 in the Town of Turtle
4. **Extraterritorial Certified Survey Map – 1133 & 1143 East Inman Parkway – Town of Beloit**
Review and consideration of a Two-Lot Certified Survey Map for the property located at 1133 and 1143 East Inman Parkway in the Town of Beloit
5. **Extraterritorial Certified Survey Map – 2433 & 2449 Riverside Drive – Town of Beloit**
Review and consideration of a Three-Lot Certified Survey Map for the property located at 2433 & 2449 Riverside Drive in the Town of Beloit
6. **Certified Survey Map – 3 Reynold Drive – City of Beloit**
Review and consideration of a Two-Lot Certified Survey Map for the property located at 3 Reynolds Drive in the City of Beloit
7. **Conditional Use Permit – 640 Bluff Street**
Public hearing, review and consideration of a Conditional Use Permit to allow a multi-family use in a C-1, Office District, for the property located at 640 Bluff Street
8. **Status Report on Prior Plan Commission Items**
9. **Adjournment**

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

Notice Mailed: June 16, 2017

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

Meeting Minutes
Beloit City Plan Commission
Wednesday, June 7, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor De Forest were present.

2. Approval of the Minutes of the May 17, 2017 Meeting

Commissioner Weeden said there was a misspelled word in the minutes. Shammy will be corrected to read chamois.

Commissioner Weeden moved to approve the minutes from the May 3, 2017 meeting, as amended. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 10404–10406 S. Walker Road – Town of Turtle

Review and consideration of a Two-Lot Certified Survey Map for the property located at 10404-10406 S. Walker Rd in the Town of Turtle.

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

Commissioner Johnson moved to approve the resolution. Commissioner Haynes seconded the motion. The motion passed, voice vote.

4. Certified Survey Map – 3022 Ford Street

Review and consideration of a Four-Lot Certified Survey Map for 3022 Ford Street in the City of Beloit

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

R. H. Batterman and Co Inc. stated that the interstate acquisition has not been done yet. They have worked closely with the Interstate Acquisition Team and have accounted for the acquisition on the map. It should not affect lot two or four but it will affect lots three and one.

Commissioner Johnson asked if the intent was to extend Ford Street to Wyetta Drive. Ms. Christensen confirmed that the intention was to connect not only the streets but also the utilities. She stated that the City is planning ahead to make future development easier to facilitate as the land develops.

Councilor De Forest asked if a salt shed would still be located somewhere on the property. Ms. Christensen stated that the original plans had been to place it in the infield of the interstate but that was opposition to that location. She explained that the proposed location for the salt shed is along Milwaukee Road near Kerry Ingredients. Ms. Christensen stated that Mike Flesch had been assured that the original site for the salt shed was no longer being considered, although the plans are still in the “draft” stage.

Commissioner Haynes moved to approve the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Certified Survey Map – 1520 Madison Road

Review and consideration of a Two-Lot Certified Survey Map for 1520 Madison Road in the City of Beloit.

Commissioner Faragher asked who currently owns the lot. Ms. Christensen answered that Premier Holdings LLC is the owner.

Councilor DeForest asked Ms. Christensen if she believed the Department of Natural Resources would be satisfied with the proposed zoning of the lots in such close proximity to the retention pond. Ms. Christensen stated there should be no problems with the zoning as the City would ensure to include proper drainage in the site plans.

Commissioner Finnegan confirmed that the only access to the proposed lots would be through the existing parking lots. Ms. Christensen verified that there is a cross access agreement included on the CSM. She expounded that the Department of Transportation limits the number of access points off Madison Road.

Commissioner Weeden asked if semi-trucks are able to utilize Whipple Avenue for deliveries. Ms. Christensen said that the drivers can use the street but that their preferred access to the site was from Madison Road.

Commissioner Johnson moved to approve the resolution. Commissioner Ruster seconded the motion. The motion passed, voice vote.

6. Status Report on Prior Plan Commission Items

The Conditional Use for the proposed car wash at 2667 Prairie Ave and the rezoning of 3375 Prairie Ave were approved by City Council. The presentation regarding Parking Study will be held on June 12, 2017 at 6:30 pm at Vision Beloit. On June 28, the School District of Beloit will be holding a Kolak neighborhood meeting to discuss what the nearby residents would support in terms of redevelopment for the building. Ms. Christensen explained the plans for

the redevelopment further and possible ideas to address previously voiced concerns, including WHEDA tax credits and a possible mix of commercial and residential use. The City of Beloit will also be hosting two neighborhood meetings at the Historical Society (June 13) and Community Action (June 14) at 5:30pm to discuss the planned Neighborhood Revitalization Strategy Areas.

7. **Adjournment**

The meeting adjourned at 7:40pm.

Minutes respectfully submitted by Amber DesRoberts

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 21, 2017

Agenda Item: 3

File Number: CSM-2017-10

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

Owner: Sofija Galante Declaration of
Trust

Location: 7504 East State Highway
67

Existing Zoning: A-E, Exclusive
Agricultural District

Existing Land Use: Agriculture

Total CSM Area: 130,680 SF (3 AC)

Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of Sofija Galante Declaration of Trust, has submitted an Application for the Review of a Minor Subdivision and a 1-Lot Certified Survey Map (CSM) for the property located at 7504 East State Highway 67, in the Town of Turtle. 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 of Beloit's extraterritorial jurisdiction where there is no dedication of land to the City.

Key Issues:

- This land is currently unplatted and is zoned A-E, Exclusive Agricultural District; the submitted CSM application indicated that the zoning will be changed to A-G, General Agricultural District.
- Lot 1 will have 444.39 feet of frontage on East State Hwy 67, and 313.78 feet of frontage on South Clinton Corners Road, and will be approximately 3 acres (130,680 Sq. Ft.). Approximately 77 acres will remain in the parent parcel.
- Lot 1 will have 40 ft. wide strip of land dedicated to the public on East State Hwy 67, and a 30' roadway reservation on S Clinton Corners Rd.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

Consistency with Comprehensive Plan and Strategic Plan:

The subject property is outside of the Future Land Use Map area and therefore does not have a recommended land use.

Sustainability:

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

Staff Recommendation:

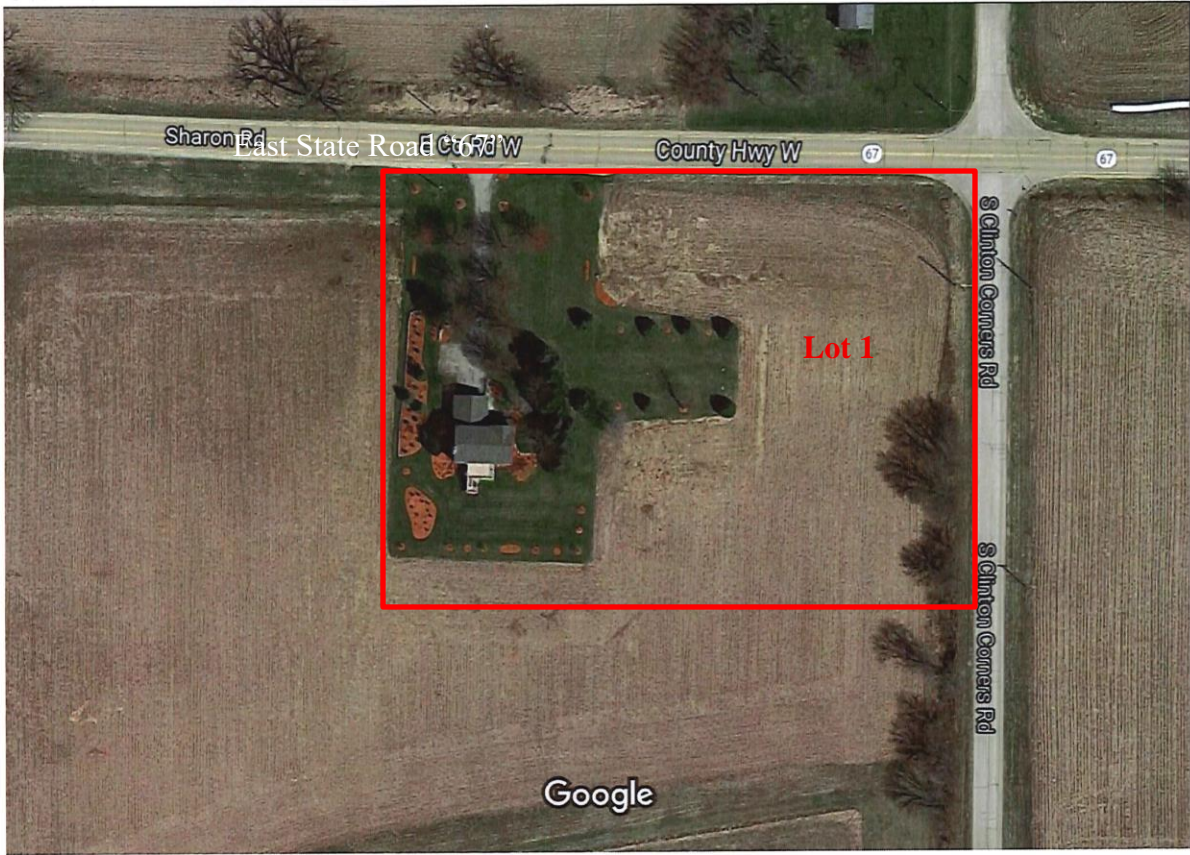
The Planning & Building Services Division recommends **approval** of the attached 1-Lot Certified Survey Map (CSM) for the property located at 7504 East Highway Road 67, in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, CSM, Application, and Resolution

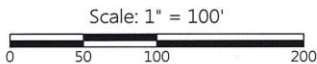
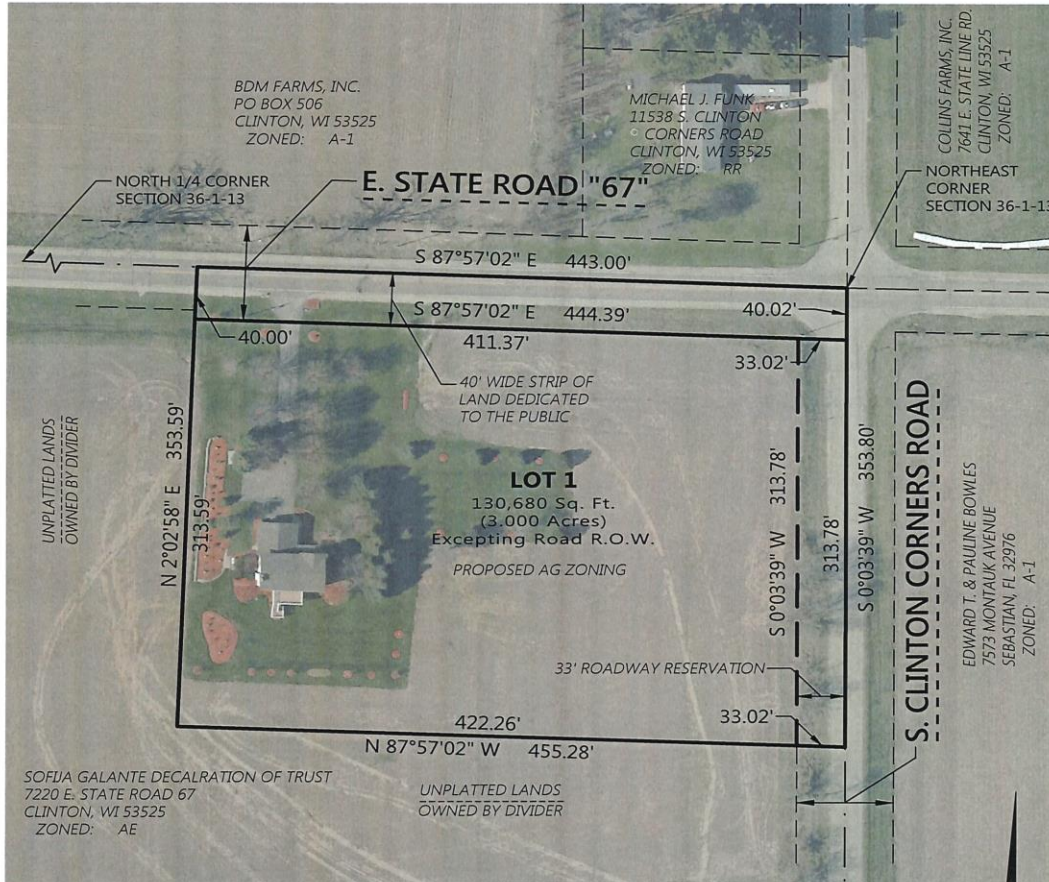
Property Not Visible on Beloit ArchGIS Layer



Imagery ©2017 Google, Map data ©2017 Google 100 ft

PRELIMINARY CERTIFIED SURVEY MAP

BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 36, T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE
TOWNSHIP, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 32727 BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: KJB DATE: May 15, 2017</p>	<p>FOR THE EXCLUSIVE USE OF: SOFIJA GALANTE DECLARATION OF TRUST 7220 E. STATE ROAD 67 CLINTON, WI 53525</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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File Name: J:\32700-32799\32727 - Sofija Galante Trust\SURVEY\RH8 DRAWING FILES

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-2017-10

1. Address of property: 7504 E. State ^{Hwy} Road 67, Clinton
2. Tax Parcel Number(s): 6-19-382
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NE Quarter of Section 36, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Charles Galante, trustee of Marital Trust est. under Sofia Galante Declaration of Trust
60 Inwood Darien CT 06820
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464
2857 Bartells Dr. Beloit WI
(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: 3.65 Ac.
8. Total area of land remaining in parent parcel: 77 Ac. +/-
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: AE (to be rezoned all to AG)
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 May 31st 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.

Galas Charles Galante 5/26/17
(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>\$150.00</u>
Scheduled meeting date: <u>6/2/17</u>
Application accepted by: <u>Rudolf M...</u> Date: <u>6/1/17</u>

**RESOLUTION
APPROVING A ONE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
7504 EAST STATE HIGHWAY 67**

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

WHEREAS, the attached one-lot Certified Survey Map for the property located at 7504 East State Highway 67, containing 3 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

BEING PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF
SECTION 36, T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP,
ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 7504 East State Highway 67, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 21st day of June, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 21, 2017

Agenda Item: 4

File Number: CSM-2017-09

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

Owner: Town of Beloit

Location: 1133 & 1143 East Inman Parkway

Existing Zoning: B-3, General Business District, & C-1, Conservancy District.

Existing Land Use: Civic Uses

Total CSM Area: 239,580 SF (5.5 AC)

Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of the Town of Beloit, has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the properties located at 1133 & 1143 East Inman Parkway, in the Town 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 of Beloit extraterritorial jurisdiction where there is no dedication of land to the City.

Key Issues:

- The submitted CSM is proposing to divide part of 1133 E Inman Parkway into a separate lot, and combine the remaining portion of 1133 E Inman Parkway and 1143 E Inman Parkway. Once divided, the Town of Beloit would like to sell 1133 Inman Parkway for commercial development.
- 1133 E Inman Parkway is currently zoned B-3, General Business District, and 1143 E Inman Parkway is currently zoned C-1, Conservancy District; the total square footage of these two lots is 239,580 sq. ft. (5.5 acres).
- Lot 1 will have 178 ft. of frontage on E Inman Pkwy and will be approximately 74,345 sq. ft. (1.7 acres). Lot 1 will have a 15 ft. wide sanitary sewer easement, and the north 135 ft. of Lot 1 will be a detention basin easement. The zoning for Lot 1 will remain B-3.
- Lot 2 will have 475.37 ft. of frontage on E Inman Pkwy, 351.5 ft. frontage on Bartells Dr., and will be approximately 167,714 sq. ft. (3.85 acres). The zoning for Lot 2 will be C-1.
- There will be 24 ft. wide, 321.5 ft. long ingress/egress easement between lots 1 & 2 accessible off E Inman Pkwy.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

Consistency with Comprehensive Plan and Strategic Plan:

The subject property is intended for Planned Neighborhood use according to the Future Land Use Map. The intent of the land division is consistent with the Comprehensive Plan.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the properties located at 1133 & 1143 East Inman Parkway, in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

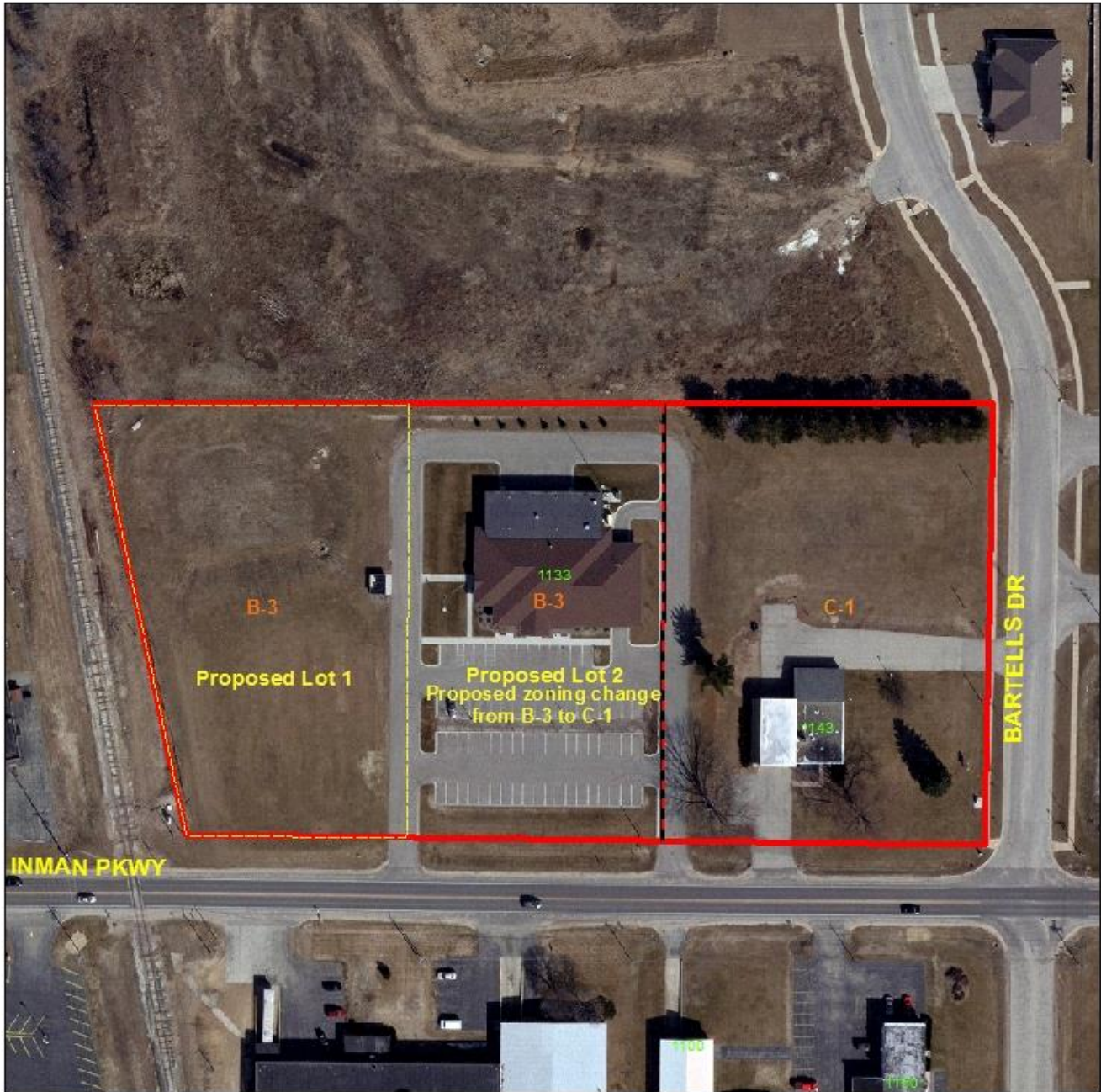
Fiscal Note/Budget Impact: N/A

Attachments: Location Map, CSM, Application, and Resolution

Location & Zoning Map

1133 & 1143 Inman Parkway

CSM-2017-09



1 inch = 117 feet

0 15 30 60 90 Feet

— — — — — Proposed Removal of Existing Parcel Boundary

□ Proposed Lots

□ Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II

Date: May 19, 2017

For: City of Beloit Planning & Building Services


Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP

LOTS 50 AND 51 OF BLACK HAWK RUN, BEING A PART OF OUT LOT 12-5 OF THE ASSESSOR'S PLAT OF БЕЛОIT TOWNSHIP, SITUATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 1 N., R. 12 E. OF THE 4TH P.M., ROCK COUNTY, WISCONSIN



<p>ORDER NO: 32648 BOOK: SEE FILE FIELD CREW: DM DRAWN BY: RHL DATE: FEBRUARY 20, 2017</p>	<p>ORDERED BY: TOWN OF БЕЛОIT 2871 S AFTON ROAD БЕЛОIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p> 
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File Name: J:\32600-32699\32648 TOB CSM Black Hawk Run\SURVEY\RHB DRAWING FILES

City of Beloit

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: _____


1. Address of property: 1133 & 1143 INMAN PARKWAY
2. Tax Parcel Number(s): 6-2-450.550 & 6-2-450.551
3. Property is located in (circle one): City of Beloit or Town of: Turtle; **Beloit**; Rock or LaPrairie
In the SW Quarter of Section 12, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: TOWN OF БЕЛОИТ Phone: 364-2980
2871 S AFTON ROAD Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 5.5 ACRES
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: C-1 & B-3
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;** pre-application meeting was held on 2-23-17
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 / 5-18-17
(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>\$170.⁰⁰</u>	<u>9</u> <u>CHRECHT</u> <u>63558</u>
Scheduled meeting date: <u>5/18/17</u>		
Application accepted by: <u></u>	Date: <u>5/18/17</u>	

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT 1133 & 1143 EAST INMAN PARKWAY**

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 properties located at 1133 & 1143 East Inman Parkway, containing 5.5 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOTS 50 AND 51 OF BLACK HAWK RUN, BEING A PART OF OUT LOT
12-5 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP, SITUATED IN
PART OF THE SE ¼ OF THE SW ¼ OF SECTION 12, T. 1 N., R. 12 E., OF
THE 4TH P.M., TOWN 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 properties located at 1133 & 1143 East Inman Parkway, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 21st day of June, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 21, 2017

Agenda Item: 5

File Number: CSM-2017-11

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

Owner: WIBE Beloit MHP, LLC

Location: 2433 & 2449 Riverside Drive

Existing Zoning: R-5, Mobile/Manufactured Home Park, and B-2, Local Business District.

Existing Land Use: Commercial and Residential

Total CSM Area: 448,880 SF (10.3 AC)

Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of WIBE Beloit MHP, LLC, has submitted an Application for the Review of a Minor Subdivision and a 3-Lot Certified Survey Map (CSM) for the properties located at 2433 & 2449 Riverside Drive, in the Town 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 of Beloit's extraterritorial jurisdiction where there is no dedication of land to the City.

Key Issues:

- The intent of this CSM is to combine the existing mobile home park into one lot; the mobile home park currently sits on three separate parcels. The proposed CSM will also separate the single family home on Parcel A and the commercial building on Parcel C into separate lots, resulting in 3 lots total.
- Parcels A and B are currently zoned R-5, Mobile/Manufactured Home Park. Parcel C, is zoned B-2, Local Business District. Parcel D, located at 2433 Riverside Drive, is currently zoned R-5 and B-2.
- Proposed Lot 1 will divide approximately 47,075 sq. ft. (1.08 acres) from the western portion of Parcel A, and will have 140.67 ft. of frontage off Riverside Drive. Lot 1 will change its zoning from R-5 to R-2, Single & Two-Family Residential District. Lot 1 will include the single family home that currently sits on the Parcel A, and the address for Lot 1 will remain 2449 Riverside Drive.
- Proposed Lot 3 will divide approximately 10,892 sq. ft. (.25 acres) from Parcel C, and will have 113.70 ft. of frontage off Riverside Drive. Zoning for Lot 3 will remain B-2, Local Business District.
- Lot 2 will combine the remaining parcels into one lot, approximately 390,913 sq. ft. (8.974 acres), with a total of 286.65 ft. of frontage off Riverside Drive. Zoning for Lot 3 will remain R-5, Mobile/Manufactured Home Park, and B-2, Local Business District.
- There is an ingress/egress easement over Lot 3 for the benefit of Lot 2 for access to mailboxes and to Riverside Drive. Lot 3 has the benefit of ingress/egress over part of the existing drive on Lot 2 that is south of lot 3.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

Consistency with Comprehensive Plan and Strategic Plan:

The subject property is intended for Single Family Residential-Urban and Community Commercial uses according to the Future Land Use Map. The intent of the land division is consistent with the Comprehensive Plan.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 3-Lot Certified Survey Map (CSM) for the properties located at 2433 & 2449 Riverside Drive, in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, CSM, Application, and Resolution

Location & Zoning Map

2433 & 2449 Riverside Drive

CSM-2017-11



1 inch = 131 feet
 Feet
 0 150 60 90

----- Proposed Removal of Parcel Boundaries

- Proposed Lots
- Parcel Boundaries

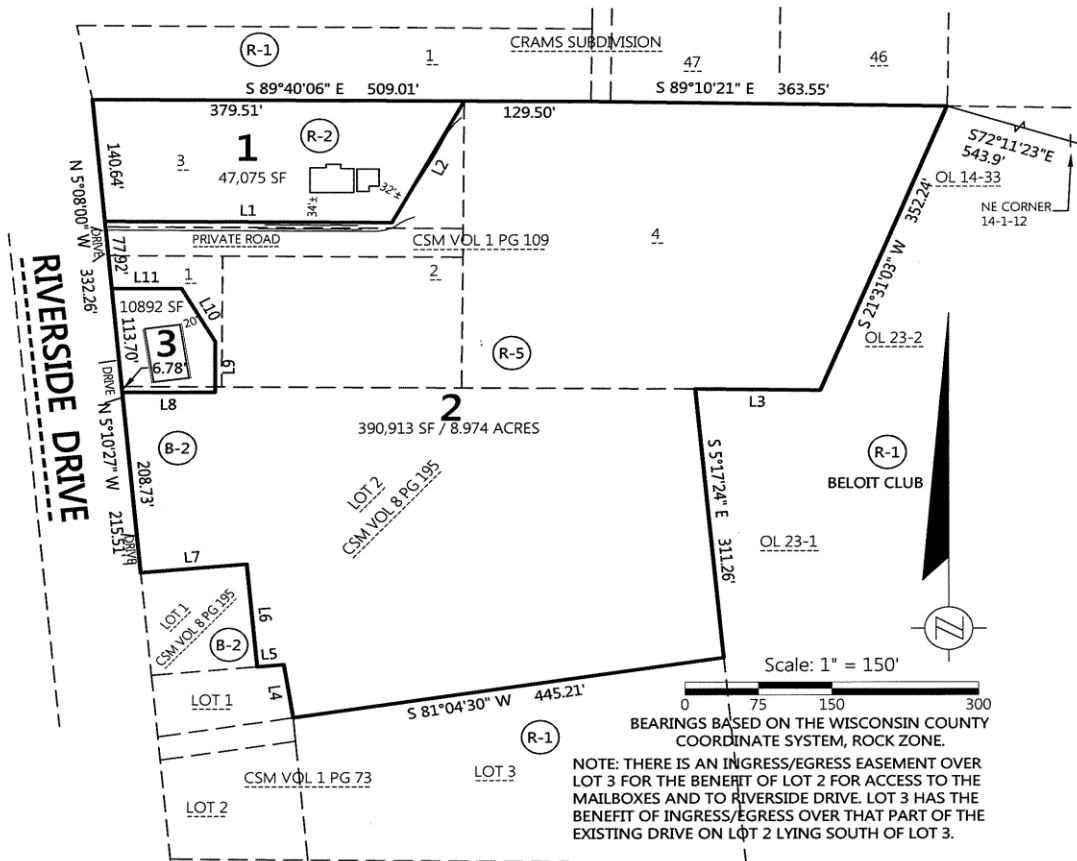
Map prepared by: Rudy Moreno, Planner II
 Date: June 6, 2017
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CERTIFIED SURVEY MAP

OF LOTS 1, 2, 3 AND 4 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 1 ON PAGE 109, ALSO LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8 ON PAGE 195, BEING ALL A PART OF OUT-LOTS 14-32, 14-33, 23-2, 23-3 AND 23-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, SITUATED IN THE FRACTIONAL SE 1/4 OF SECTION 14 AND THE FRACTIONAL NE 1/4 OF SECTION 23, ALL IN T. 1 N., R. 12 E. OF THE 4TH P.M., ROCK COUNTY, WISCONSIN

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	293.00	S 89°40'06" E	L6	118.77	S 05°04'57" E	L11	71.50	N 90°00'00" E
L2	157.94	S 27°54'27" W	L7	108.53	N 84°55'03" E			
L3	127.76	N 89°21'08" W	L8	95.00	N 90°00'00" E			
L4	62.40	N 08°45'22" W	L9	58.80	N 00°00'00" E			
L5	27.27	N 84°48'24" E	L10	70.15	S 29°15'35" E			



<p>ORDER NO: 32645 BOOK: SEE FILE FIELD CREW: RHL DRAWN BY: RHL DATE: April 10, 2017</p>	<p>ORDERED BY: RV HORIZONS PO BOX 457 CEDAREDGE, CO 81413</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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File Name: J:\32600-32699\32645 RV HORIZONS\SURVEY\RHB DRAWING FILES

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-2017-11

1. Address of property: 2433 AND 2449 RIVERSIDE DRIVE
2. Tax Parcel Number(s): 6-2-181 6-2-255 6-2-255.1 6-2-256A
3. Property is located in (circle one): City of Beloit or Town of: Turtle: **Beloit** Rock or LaPrairie
In the NE Quarter of Section 23, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of Record: WIBE BELOIT MHP LLC Phone: 9202097080
POBOX 457 CEDAREEDGE CO 81413
(Address) (City) (State) (Zip)
5. Surveyor's name: RH Batterman & Co., Inc. Phone: 365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 3 lot(s).
7. Total area of land included in this map: 10.3 ACRES
8. Total area of land remaining in parent parcel: NA
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: B-2 R-5 R-2
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;** pre-application meeting was held on 5-18-17
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.

[Signature] / BATTERMAN / 5-30-17
(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>\$180.00</u>
Scheduled meeting date: <u>6/21/17</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>6/02/17</u>

RESOLUTION

**APPROVING A THREE-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTIES LOCATED AT
2433 & 2449 RIVERSIDE DRIVE**

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 three-lot Certified Survey Map for the properties located at 2433 & 2449 Riverside Drive, containing 10 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

OF LOTS 1, 2, 3 AND 4 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 1 ON PAGE 109, ALSO LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 8 ON PAGE 195, BEING ALL A PART OF OUT-LOTS 14-32, 14-33, 23-2, 23-3 AND 23-4 OF THE ASSESSOR’S PLAT OF BELOIT TOWNSHIP, SITUATED IN THE FRACTIONAL SE ¼ OF SECTION 14 AND THE FRACTIONAL NE ¼ OF SECTION 23, ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached three-lot Certified Survey Map for the properties located at 2433 & 2449 Riverside Drive, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 21st day of June, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 21, 2017

Agenda Item: 6

File Number: CSM-2017-12

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

Owner: McBain Enterprises, Inc.

Location: 3 Reynolds Drive

Zoning: C-3, Community Commercial
& MRO, Milwaukee Road Overlay

Existing Land Use: Vacant

Total CSM Area: 8.3 Acres

Request Overview/Background Information:

R.H. Batterman & Co., 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 3 Reynolds Drive 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.

Key Issues:

- The intent of this CSM is to subdivide this 8-acre parcel in advance of a hotel development on the land immediately adjacent to the Hampton Inn, which is owned by Beloit Hotel Group, LLC. Beloit Hotel Group has made an accepted offer to purchase the subject property for development of an extended-stay hotel.
- Proposed Lot 1 is the proposed hotel site and is 3.324 acres with 241 feet of frontage on Cranston Road.
- Proposed Lot 2 is 4.97 acres in area with 361 feet of frontage on Cranston Road and 600 feet of frontage on Reynolds Drive. The attached CSM shows "Freeman Lane," which was renamed to Reynolds Drive.
- There is an existing trailer parking lot on Lot 2, which will remain for the time being until Lot 2 is redeveloped in the future.
- The proposed CSM provides for a 40-foot cross-access easement for a future shared drive on Cranston Road, along with a stormwater management easement over the westernmost 165 feet of proposed Lot 1.
- All of the proposed lots comply with the minimum development standards in the C-3 zoning district.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Community Commercial uses for the subject property. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goal #3 by promoting economic development.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 3 Reynolds Drive in the City of Beloit, subject to the following conditions:

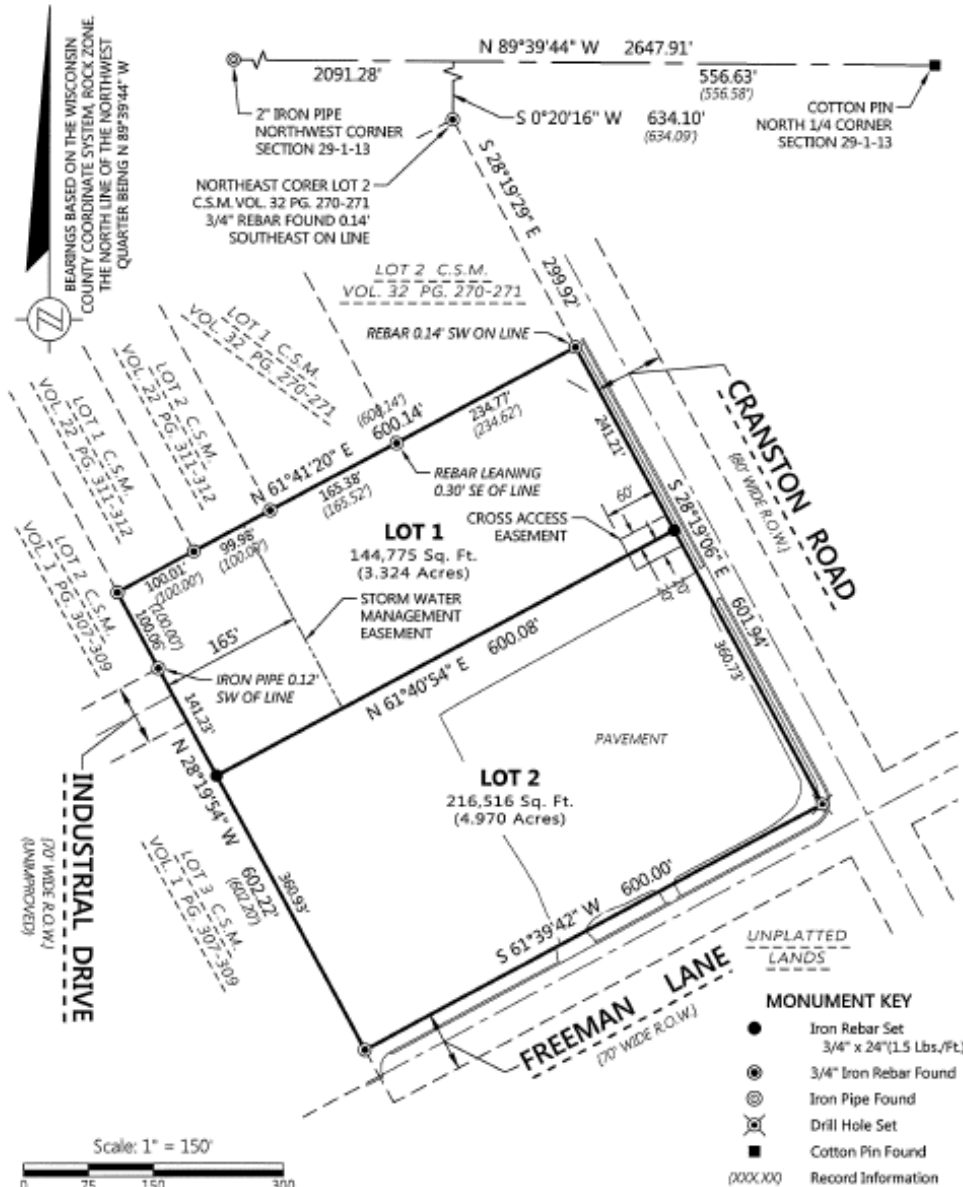
1. The final CSM shall include any and all easements requested by the Review Agents.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Fiscal Note/Budget Impact: N/A

Attachments: CSM, Application, and Resolution.

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1001572, RECORDED
IN VOLUME 12 OF CERTIFIED SURVEYS ON PAGES 39-40,
BEING PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4
OF SECTION 29, T. 1 N., R. 13 E., OF THE 4TH P.M.,
CITY OF OF BELOIT, ROCK COUNTY, WISCONSIN.



ORDER NO: 32702 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: KJB SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: BELOIT HOTEL GROUP, LLC 2700 CRANSTON ROAD BELOIT, WI 53511	Batterman engineers surveyors planners 2857 Battelle Drive Beloit, Wisconsin 53513 608.365.4454 www.batterman.com	
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File Name: J:\32700-32799\32702 - Beloit Hospitality\SURVEY\4-B DRAWING.PLC

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-2017-12

1. Address of property: 3 Reynolds Drive
2. Tax Parcel Number(s): 22971100
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the NW Quarter of Section 29, Township 1 North, Range 13 East of the 4th P.M.
4. Owner of record: Beloit Hotel Group, LLC Phone: 815-440-1797 (Lance Schaefer)
2700 Cranston Road Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464
2857 Bartells Drive Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 8.294 Acres
8. Total area of land remaining in parent parcel: 0 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: C-3
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 May 11th 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.

Kristin Belongia / Kristin Belongia / 5/31/2017
(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>\$170 -</u>
Scheduled meeting date: <u>July 5, 2017</u>	<u>June 21, 2017</u>
Application accepted by: <u>Drew Piantan</u>	Date: <u>5/31/17</u>

**RESOLUTION
APPROVING A TWO-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
3 REYNOLDS DRIVE**

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 3 Reynolds Drive, containing 8.294 acres, 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 2 OF CERTIFIED SURVEY MAP NO. 1001572, RECORDED IN
VOLUME 12 OF CERTIFIED SURVEYS ON PAGES 39-40, BEING PART OF
THE NE ¼ AND SE ¼ OF THE NW ¼ OF SECTION 29, T. 1 N., R. 13 E., OF
THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 3 Reynolds Drive, subject to the following conditions:

1. The final CSM shall include any and all easements requested by the Review Agents.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 21st day of June, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: June 21, 2017

Agenda Item: 7

File Number: CU-2017-08

Applicant: Luther Ledic

Owner: Bluff Street Investments LLC

Location: 640 Bluff Street

Existing Zoning: C-1, Office

Existing Land Use: Vacant Building

Parcel Size: 0.31 Acre

Request Overview/Background Information:

Luther Ledic of Bluff Street Investments LLC has submitted an application for a Conditional Use Permit to allow a multifamily dwelling in a C-1, Office District, for the property located at 640 Bluff Street.

Key Issues:

- The applicant has proposed the rehabilitation and reuse of the vacant, blighted, historic apartment building located at 640 Bluff Street. The applicant has proposed the use and occupancy of 12 dwelling units.
- The building located at 640 Bluff Street is a contributing structure in the Bluff Street Historic District, constructed around 1907 and notable for its architecture. It has been vacant since being posted Unfit for Human Habitation in May 2015. Major violations relate to the courtyard roof preventing ventilation & natural light, and the deteriorated stairway at the rear of the structure.
- In order to create conditions favorable to saving the subject building, Planning staff initiated and the City Council approved a Zoning Map Amendment (rezoning) from Single-Family Residential to C-1 in December 2016 for the subject property and three adjacent properties. The subject property's previous zoning classification (R-1B) effectively prohibited the rehab and reuse of the building as a multifamily dwelling.
- Multifamily dwellings are a conditional use in the C-1 district.
- The applicant recently acquired the subject property following a foreclosure action and sale.
- The applicant's architect has submitted plans to reconfigure all of the units and to remedy the outstanding code violations, including those related to the rear staircase and the courtyard roof.
- During the rezoning process, Planning staff contacted the affected stakeholders, including the Director of Grinnell Senior Center, the adjacent Church Pastor, and the Chiropractor at 654 Bluff Street. All three stakeholders supported Planning staff's rezoning proposal and are concerned about the long-term vacancy and deterioration at 640 Bluff Street.
- The attached Public Notice was sent to 16 nearby property owners. Staff has not received any comments.
- **Parking Analysis:** According to Section 8-103 of the Zoning Ordinance, multifamily dwellings must have at least 1.5 off-street parking stalls per dwelling unit. The applicant has proposed 12 dwelling units, which equates to 18 off-street parking stalls. There is an existing off-street parking lot on the subject property with 18 stalls. The parking lot needs to be cleaned-up, patched, seal-coated, and striped prior to occupancy.
- **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Contrary to the continued vacancy and deterioration of the subject property, the rehab and re-occupancy of the building will improve public health, safety, and welfare, and will preserve and improve the quality of existing housing units on the near west side.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The subject property is located in a mixed use area surrounded by institutional, office, and residential uses. The subject property has been a part of the land use mix in this neighborhood for decades, and will not negatively impact the use of nearby properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed improvement of this multifamily property is likely to enhance property values within the area.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The surrounding area is fully developed.

- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - As a structure in the Bluff Street Historic District, all exterior changes will require the approval of the Beloit Landmarks Commission, which will ensure compatibility.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - The subject property is served by adequate utilities and facilities.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed use is not expected to result in a significant increase in traffic.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends *Office* uses for the subject property. The underlying C-1 zoning classification is consistent with this recommendation, and the City retains the right to evaluate multifamily uses as a conditional use in the C-1 district. Consideration of this request supports City of Beloit Strategic Goal #1 by enhancing the quality of existing residential units.

Sustainability:

- **Reduce dependence upon fossil fuels** – This proposal will improve the quality of existing multifamily units in the middle of a walkable, mixed-use district while utilizing existing infrastructure.
- **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 a Conditional Use Permit to allow a multifamily dwelling in a C-1, Office District, for the property located at 640 Bluff Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the renovation and occupancy of up to twelve (12) dwelling units within the existing building located at 640 Bluff Street.
2. The dwelling units may not be occupied until all of the violations in the Unfit Declaration dated 5/13/2015 as well as all other code violations have been corrected, resulting in the issuance of a Certificate of Occupancy.
3. The dwelling units may not be occupied until the applicant has obtained a Rental Registration Certificate for each unit.
4. All exterior alterations require pre-approval by the Beloit Landmarks Commission.
5. Prior to occupancy, the parking lot shall be cleaned-up, patched, seal-coated, and striped. The applicant may not reduce the number of off-street parking stalls.
6. The applicant shall obtain all required permits and certificates prior to beginning construction.
7. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

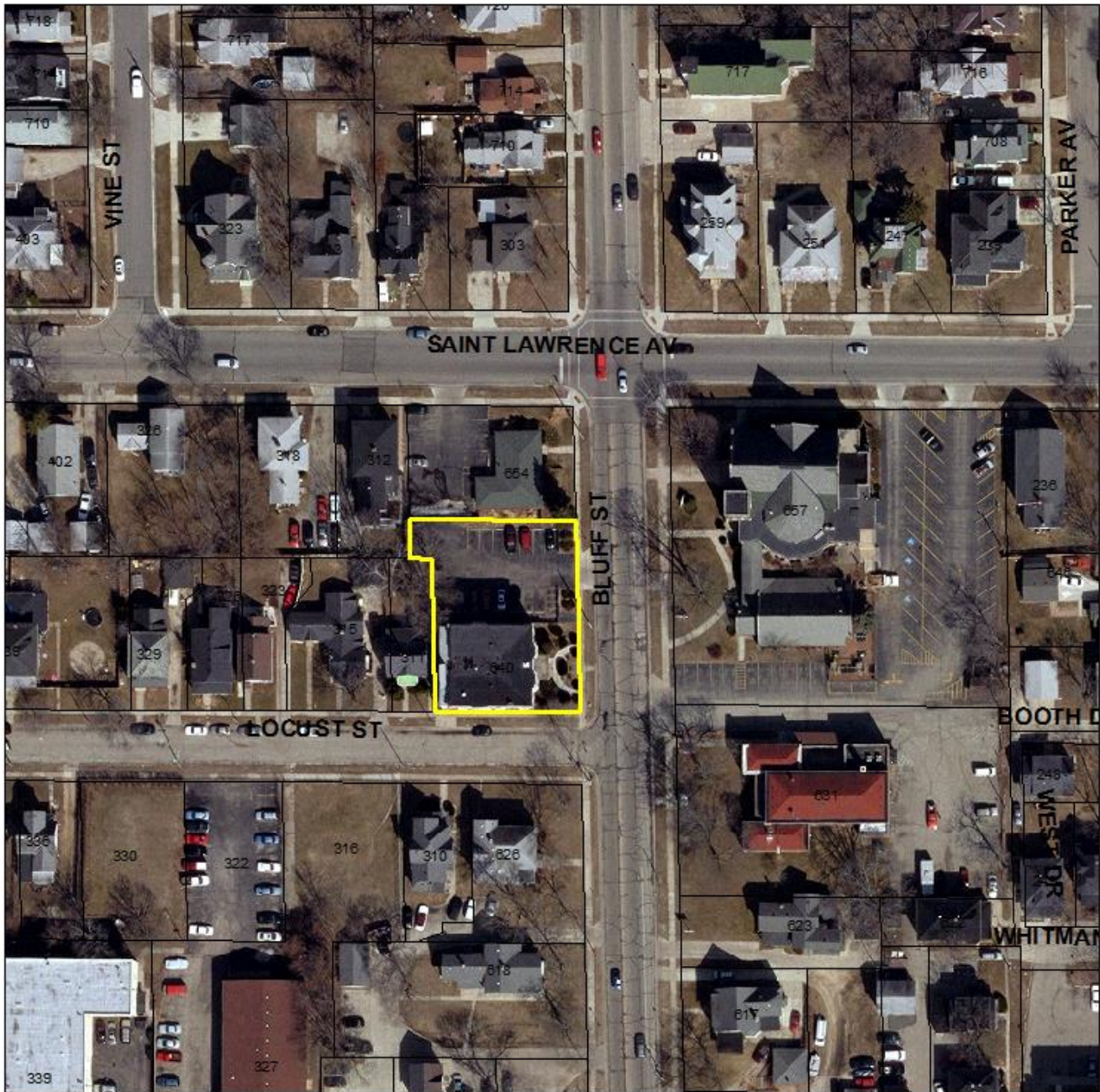
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

640 Bluff Street

CU-2017-08



1 inch = 98 feet

0 25 50 75 Feet

Legend

 City Limits

Map prepared by: Drew Pennington, AICP

Date: June 2017

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: Cu-2017-08

1. Address of subject property: 640 Bluff Street

2. Legal description: CityOfBeloit The E99 ft L37 AND The S27 ft of the E115 ft L36 Tenneys Add

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

Property dimensions are: 115 feet by 115 feet = 13,225 square feet.

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

3. Tax Parcel Number(s): 206 13561360

4. Owner of record: Bluff St. Investments LLC Phone: 920 397 8200

1360 Excalibur Dr Suite C Janesville WI 53546
(Address) (City) (State) (Zip)

5. Applicant's Name: Luther J. Ledic

1360 Excalibur Dr. Suite C Janesville WI 53546
(Address) (City) (State) (Zip)

920 397 8200 / 920 397 8200 / luther@rocketpropertyinvestments.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Commercial Zoning - Vacant Building

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

A Conditional Use Permit for: Multi-Family

_____ in a(n) ~~Mixed Use~~ C-1 Zoning District.

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

Principal use: 12 Unit Apartment Building. All units will be 2 bedroom and 1 bath

Secondary use: _____

Accessory use: _____

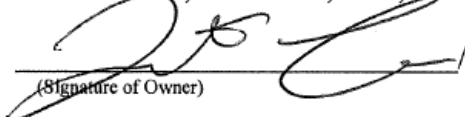
9. **Project timetable:** Start date: 06/01/2017 Completion date: 10/15/2017

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

- () Owner
- () Leasehold, length of lease: _____
- () Contractual, nature of contract: _____
- (x) Other, explain: Managing Partner in Bluff St. Investments LLC

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

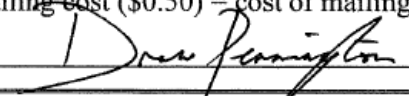
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

 / Luther Ledic / 5/18/17
(Signature of Owner) (Print name) (Date)

_____/_____/_____
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: \$275.00	Amount paid: <u>\$275-</u>	Meeting date: <u>June 21, 2017</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u></u>		Date: <u>5/18/17</u>



NOTICE TO THE PUBLIC

June 7, 2017

To Whom It May Concern:

Luther Ledic of Bluff Street Investments LLC has submitted an application for a Conditional Use Permit to allow a multifamily dwelling in a C-1, Office District, for the property located at:

640 Bluff Street.

The applicant has proposed the rehabilitation and reuse of the vacant, blighted, historic apartment building located at 640 Bluff Street. The applicant has proposed the use and occupancy of 12 dwelling units. If the requested permit is approved, the applicant will need to correct all of the outstanding Building Code violations prior to occupancy.

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

City Plan Commission: Wednesday, June 21, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, July 3, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

KEVIN KERWIN
623 BLUFF ST
BELOIT, WI 53511

UNITED CHURCH OF BELOIT
657 BLUFF ST
BELOIT, WI 53511

MIGUEL & MARIE CEPEDA
7372 ADRIANNA DR
ROSCOE, IL 61073

C/O CALVIN AKIN AGENT PREMIER
GRAND AVENUE BELOIT LLC
19105 W CAPITOL DR #200
BROOKFIELD, WI 53045

MAURICIO FLORES
315 LOCUST ST
BELOIT, WI 53511

NANCY BRUSVEN
35W472 ELMWOOD AVE
ST CHARLES, IL 60174

DOUGLAS CASH
P O BOX 1317
BELOIT, WI 535121317

MARK GLAZER
446 W ARLINGTON PL
CHICAGO, IL 60614

EUGENE KOLODZINSKI
326 ST LAWRENCE AVE
BELOIT, WI 53511

KIM A HOWARTH HOWSWORK LLC
354 SEYMOUR CT
ELKHORN, WI 531214236

RJK PROPERTIES LLC
P O BOX 33
BELOIT, WI 535120033

ROBERT JOHN
7702 KINNIKINNICK DR
ROSCOE, IL 610737542

BARRY & BECKY BOVEE
325 LOCUST ST
BELOIT, WI 535115312

MULINDA WILLIAMS
311 LOCUST ST
BELOIT, WI 53511

LATOYA JONES
1146 HARRISON AVE
BELOIT, WI 53511

JEROME FAGERSTROM
654 BLUFF ST
BELOIT, WI 53511