
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

March 21, 2022

To Whom It May Concern:

John Peret of Phoenix Construction has filed an application for a Land Management Plan to plant native plantings on the property located at **1901 Gateway Blvd** in the City of Beloit. According to Section 2-1200 of the City of Beloit Zoning Ordinance, the owner or those with site control of land one-half acre or more in size may seek approval of a Land Management Plan to allow grasses to exceed eight (8) inches in height.

The applicant is under contract with the City of Beloit to purchase the subject property for development of a speculative industrial building as shown on the attached plan. The subject property has been zoned M-2, General Manufacturing District since 2014, and the proposed use is permitted by-right on the property. This request only relates to the proposed planting of native plantings (mix of native grasses/sedges/forbs) in the yellow areas on the attached plan, as opposed to turf grass (shown in green). The application and Native Plantings Plan are attached.

According to the Zoning Ordinance, property owners in the City within 200 feet of the property on which a Land Management Plan is proposed must be notified of the pending application. If, within 15 days of receipt of this notification and application, less than 51 percent of the adjacent property owners file written objections to this Land Management Plan, Planning staff may approve the plan. If more than 51 percent of those notified file written (hard copy or e-mail) objections to the plan, the Board of Appeals will hold a public hearing and render a final decision. **Any written objections to this Land Management Plan must be received in the Planning & Building Services Division by 5 PM on Tuesday, April 12, 2022.**

A full copy of the proposed Land Management Plan is available for review in the Planning & Building Services Division at City Hall, located at 100 State Street. If you have any questions or to file a written objection, please contact Drew Pennington, AICP, Director of Planning & Building Services, at (608) 364-6711 or penningtond@beloitwi.gov.

CITY of BELOIT

NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700 / Fax: (608) 364-6609

LAND MANAGEMENT PLAN APPLICATION

(Please Type or Print)

1. **Address of property:** 1901 Gateway Boulevard, Beloit, WI 53511

2. **Legal description:** Lot: _____ Block: _____ Subdivision: _____ Attached _____

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

Total area of property in acres: 56.275

3. **Tax Parcel Number(s):** 22140600

4. **Owner of record:** City of Beloit Phone: (608) 364-6600

100 State Street	Beloit	WI	53511
(Address)	(City)	(State)	(Zip)

5. **Applicant's Name:** Phoenix Construction - John Peret

401 E Kilbourn Ave, Suite 201	Milwaukee	WI	53202
(Address)	(City)	(State)	(Zip)

(414) 748-5646	/		/	jperet@phoenixconstruction.us
(Office Phone #)		(Cell Phone #)		(E-mail Address)

6. **All existing use(s) on this property are:** Agricultural

7. **THE FOLLOWING LAND MANAGEMENT PLAN IS PROPOSED:**

Describe plan here or submit plan on separate attachment along with application.

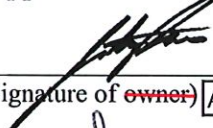
Portions of the site, indicated by native planting areas on the provided exhibit, where grass height will exceed a height of 8-inches shall be seeded with seed mixtures number 70, 70A, 75, and 80. Seeding shall follow section 630 of the Wisconsin Standard Specifications for Highway and Structure Construction. Maintenance shall follow WisDOT's Highway Maintenance Manual, Chapter 07, Section 05, Subject 30: Managing Prairie Remnants and Native Seeding.

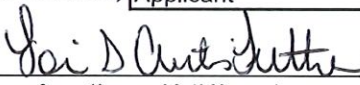
8. I/We) represent that I/we have a vested interest in this property in the following manner:

- (X) Owner
- () Leasehold, Length of lease: _____
- () Contractual, Nature of contract: _____
- () Other, Explain: _____

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 approval of a Land Management Plan. The undersigned represents that the granting of the proposed request will not violate any of the required standards of any Ordinance of the City of Beloit. The undersigned also agrees to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

 / John Peret / 3-15-2022
 (Signature of ~~owner~~) Applicant (Print name) (Date)

 Lori SCURTIS Luther / 3-17-2022
 (Signature of ~~applicant, if different~~) (Print name) (Date)

Owner

NOTE: Adjacent property owners may object to the proposed Land Management Plan by filing a written objection with the Neighborhood Planning Division within 15 days of the date of mailing the notices to adjacent property owners. If 51% or more of the adjacent property owners file written objections to the application, the application must be referred to the Board of Appeals for a public hearing and their final decision. Otherwise the Director of Planning may approve or deny the proposed Land Management Plan.

This application must be submitted with one copy of a scaled drawing showing the layout of the property, all adjacent properties, streets and sidewalks and areas and notes related to the proposed Land Management Plan.

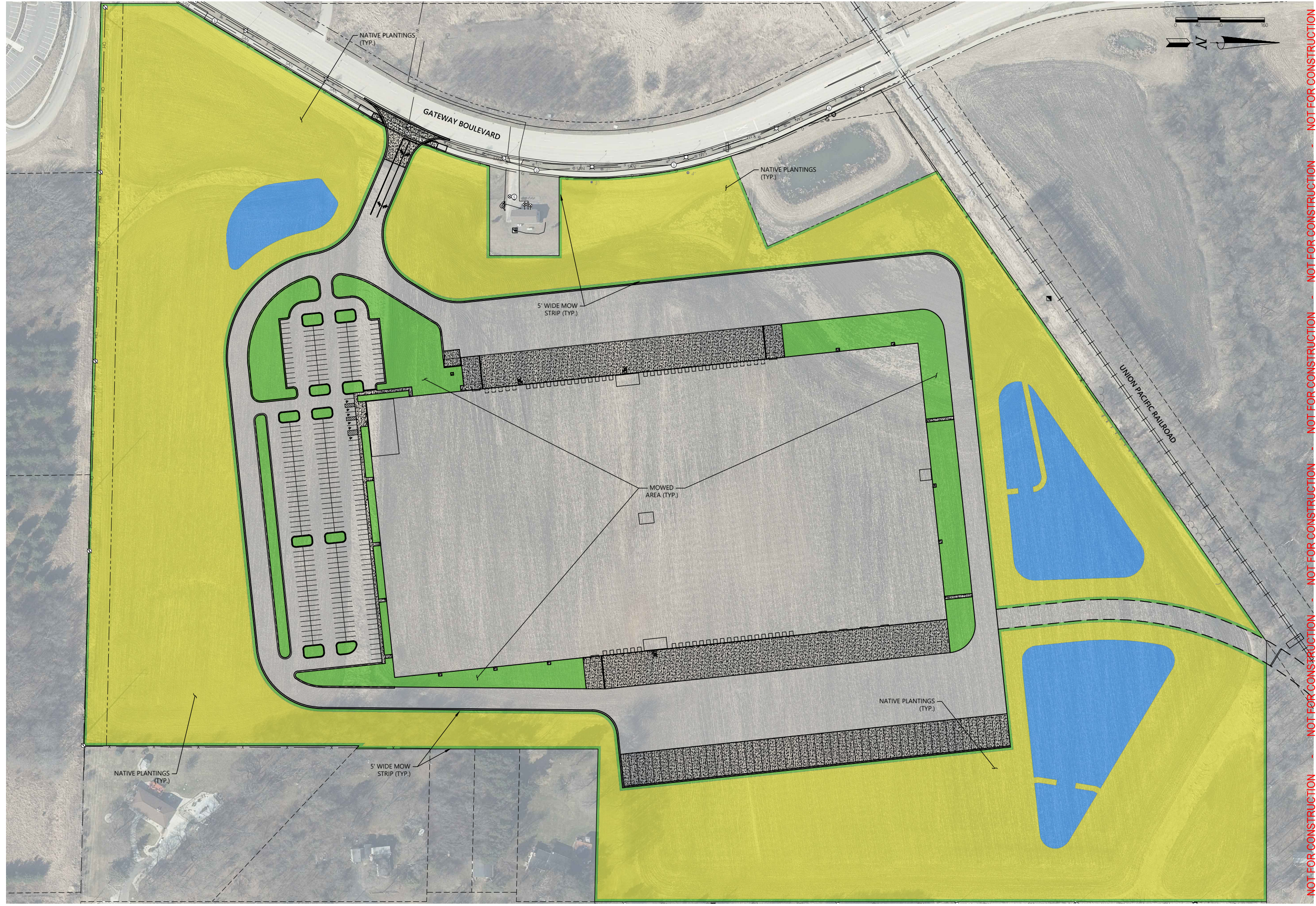
To be completed by Planning staff

Applicants must reimburse the City for the cost of postage and copies for mailing notices.

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

Application accepted by: _____ Date: _____

PLOT DATE: 3/10/2022 1:42 PM



NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-
APPROVED BY:	-
PROJECT NO.:	34140

SHEET NO.
1

PHOENIX INVESTORS
SPEC WAREHOUSE
CITY OF BELOIT
ROCK COUNTY, WISCONSIN
34140 - LANDSCAPE EXHIBIT.DWG

NATIVE PLANTING EXHIBIT

ISSUANCE	2022-03-10
EXHIBIT	-
-	-
-	-
-	-

Batterman
engineers surveyors planners
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