

TOWN OF BELOIT
PLANNING COMMISSION

Date 12-13-23 Time _____

Name: David Belardi

Address: Vacant Riverside Dr.

6-2-2259 R2 23-11

COMMISSION MEMBERS	PRESENT	FOR	AGAINST
Wayne Endthoff	✓	x	WKE
Jan Knutson	✓	x	JK
J.P. Lengjak	✓	x	
Carl McMillan	✓	x	CM
Skip Rath	✓	x	SR
Ann Sitrick Joyce	✓	y	ASJ
Wade Sweger	✓	x	WS

RECOMMENDATION: _____ GRANTED _____ DENIED _____

COMMENTS: Recommend approval of the rezoning
to either R-2 or R-3 provided the buyer
brings the application for rezoning after
approved sale of the property.



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloitwi.gov

December 15, 2023

MEMORANDUM

TO: Town of Beloit Town Board
FROM: Tim Kienbaum, Community Development Director
RE: Application for Change of Zoning from R-1 to R-3, Parcel 6-2-2259

This is a request for consideration of rezoning for the proposed parcel, from R-1 to R-3, for the future construction of a single 4-unit building.

I have been speaking with DeAndre Jones, who is acting as an agent for a potential buyer of the subject property. He has requested that the Plan Commission consider this change in zoning before his client completes the purchase of the property.

The proposed zoning change meets the requirements in our zoning ordinance and has been recommended for approval by the Plan Commission once the purchase is completed and the new owner takes possession of the parcel.

My recommendation to the Board is that the issue be tabled until the new owner submits proof that they have purchased the property.



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloitwi.gov

December 5, 2023

MEMORANDUM

TO: Town of Beloit Plan Commission
FROM: Tim Kienbaum, Community Development Director
RE: Application for Change of Zoning from R-1 to R-3, Parcel 6-2-2259

This is a request for consideration of rezoning for the proposed parcel, from R-1 to R-3, for the future construction of a single 4-unit building.

I have been speaking with DeAndre Jones, who is acting as an agent for a potential buyer of the subject property. He has requested that the Plan Commission consider this change in zoning before his client completes the purchase of the property.

The proposed zoning change would meet the requirements in our zoning ordinance and is recommended for approval, once the purchase is completed and the new owner takes possession of the parcel.



Return To:

2445 Afton Rd.
Beloit, WI 53511
kdevault@town.beloit.wi.us

Application Number R2 23-11

REZONING APPLICATION

Address and legal description of the subject site: Pt Ne1/4 Sunset Place Lots 1 & 2

Longitude and Latitude 42.563411°/-89.035989°

Tax Parcel Number: 6-2-2259 or Tax ID: 004 247001

Present Zoning Classification of the property: R1

Requested Zoning Classification for the property: R2 or R3

Petitioner's interest in the requested rezoning: Multifamily Unit

List type and number of structures, proposed operation of use of the structures or site, number of employees, parking facility: _____

One Multifamily Structure With 4 Units, 2 bed 1 bath, Proposed Use: Residential investment property, 3
employees for maintenance purposes, 10 parking stalls.

Submit a Plot Plan drawn to scale of 1" = 100' showing area to be rezoned, its locations, dimensions, location and classification of adjacent zoning, the location and existing use of all properties within 100' of the area proposed to be rezoned.

I, (We), the undersigned owner(s)/ agent do hereby petition the Planning Commission to grant a zoning amendment.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my (our) knowledge and belief.

PROPERTY OWNER:

Name: David Belardi

Address: Po Box 684
Mequon, WI 53092-0684

Phone: (414)242-0909

Email: _____

OWNER'S AGENT:

Name: Janice Snippen

Address: _____
2715 Kennedy Rd Ste 100, Janesville, WI 53545

Phone: (608)289-7854

Email: jsnippen@c21affiliated.co

Fee: Rezoning Application: \$300.00

Land Use Plan Amendment: \$500.00

Total: \$ 300.00

