



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, February 23, 2022**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the February 9, 2022 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of Ordinance No 3742 amending the Zoning District Map for the southernmost 5,150 square feet of 1501 Sixth Street from PLI, Public Lands and Institutions to C-2, Neighborhood Commercial District  
[Attachment](#)
  - 3.b. Consideration of Ordinance No 3744 amending the Zoning District Map of the City of Beloit for the property located at 2317 W Forest Avenue and 1022 Froebel Drive from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District  
[Attachment](#)
4. REPORTS  
*No reports*
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Welder's Supply Rezoning of 10 and 30 Park Avenue and the western half of the right-of-way*
6. FUTURE AGENDA ITEMS  
*Two-lot Certified Survey Map for 1801 Gateway Boulevard*
7. ADJOURNMENT

\*\* 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.

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, February 9, 2022**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Anderson, Finnegan, Jacobsen, Ramsden, and Councilor Preuschl were present. Commissioners Robson and Toral were absent.

**2. MINUTES**

**2.a. Consideration of the minutes of January 19, 2022 Plan Commission meeting**

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (5-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Conditional Use Permit to allow a community service use in the C-1, Office District, for the property located at 246 West Grand Avenue**

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

Chairperson Weeden asked about the requirement for community service uses to be operated by a public or non-profit entity. Ms. Christensen explained that the zoning ordinance requires community service uses to be of a public, nonprofit, or charitable nature. Therefore, the property is required to be owned by a public, nonprofit, or charitable entity.

Commissioner Weeden opened and closed the public hearing. No comments were made.

Chairperson Weeden asked about the Certificate of Occupancy and if it was issued automatically after the completion of the health and safety inspection or if it was a separate process. Ms. Christensen indicated that it would be issued after the inspection.

Commissioner Anderson asked about the shared parking agreement. Ms. Christensen explained that required parking is based on the capacity of the building. The applicant would have to provide parking equivalent to 30 percent of capacity of the building. The Building Inspector would set the capacity of the building.

Marilyn Sloniker, applicant, indicated that she had spoken to Danny Anderson, Building Inspector, and he indicated that the capacity was 300 people.

Commissioner Anderson asked if there would be parking with 500 feet of the building. Commissioner Finnegan indicated that he thought there would be.

Chairperson Weeden indicated that he is concerned about the possible noise and/or other negative impacts from large special events. He noted that there were issues across the street from the Wright and Wagner lofts with some special events. He would hate to approve this and then have those issues, so he would be voting no.

Commissioner Finnegan moved to approve the Conditional Use Permit, seconded by Commission Jacobsen. Motion carried, roll call vote (4-1), with Chairperson Weeden voting no.

#### **4. REPORTS**

##### **4.a. Consideration of an Extraterritorial one-lot Certified Survey Map for the properties located at 1455 and 1457 E Huebbe Parkway in Town of Beloit**

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

Commissioner Anderson moved to approve the extraterritorial Certified Survey Map, seconded by Commissioner Finnegan. Motion carries, voice vote (5-0).

#### **5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for February 23rd, 2022.

#### **6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items and noted that all of the items except the CSM in the Gateway would be on the next agenda.

#### **7. ADJOURNMENT**

Commissioner Ramsden moved to adjourn the meeting, seconded by Commission Jacobsen at 7:28 PM. Motion carried, voice vote (5-0).

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Timothy Weeden, Chairman

## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** February 23, 2022

**Agenda Item:** 3.a.

**File Number:** ZMA-2022-03

### **General Information**

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**Applicant:** Planning Staff

**Owner:** Carniceria Y Taqueria La Mexicana LLC

**Address/Location:** Part of 1501 Sixth Street

**Applicant's Request:** Amend the Zoning District Map from PLI, Public Lands and Institutions District to C-2, Neighborhood Commercial District

### **Staff Analysis**

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**Project Summary:** The Planning and Building Services Division, as staff to the Plan Commission, has initiated an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District to C-2, Neighborhood Commercial District, for part of the property located at 1501 Sixth Street.

**Request Details:** The land that is the subject of this request was conveyed from the City to the owners of LaMexicana grocery store in November 2020 after the discovery of some encroachment by the business onto the then-vacant City land. The attached Plat of Survey was used to legally describe the 5,150 square feet shown as Parcel "A" that was conveyed and attached to the main LaMexicana parcel prior to the Boys and Girls Club redevelopment. The previously vacant land south and east of Parcel "A" was rezoned from PLI to Planned Unit Development (PUD) for the Boys and Girls Club redevelopment, leaving the subject property as a small remnant sliver of land zoned PLI to be cleaned-up by this proposed action.

**City of Beloit Comprehensive Plan:** The Comprehensive Plan recommends Neighborhood Commercial uses and C-2 zoning for the subject property.

**Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission is required to make a recommendation based on the following considerations:

- 1. The existing use of property within the general area of the subject property.**  
The subject property is already being used as a neighborhood grocery store.
- 2. The zoning classification of property within the general area of the subject property.**  
This action will ensure that all of the land that is part of the commercial parcel at 1501 Sixth Street has a uniform zoning district classification of C-2, Neighborhood Commercial District.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**

As a sliver remnant parcel only 30 feet in width, the land subject to this request is no longer suitable for the uses permitted in the PLI zoning district.

4. **The trend of development and zoning map amendments in the general area of the subject property.**

The subject property is located near several new and planned institutional redevelopments, including the School District of Beloit Administrative Offices, Stateline Boys and Girls Club, and the proposed Beloit Meals on Wheels redevelopment. All three of the above projects utilized PUD zoning.

**STAFF RECOMMENDATION:**

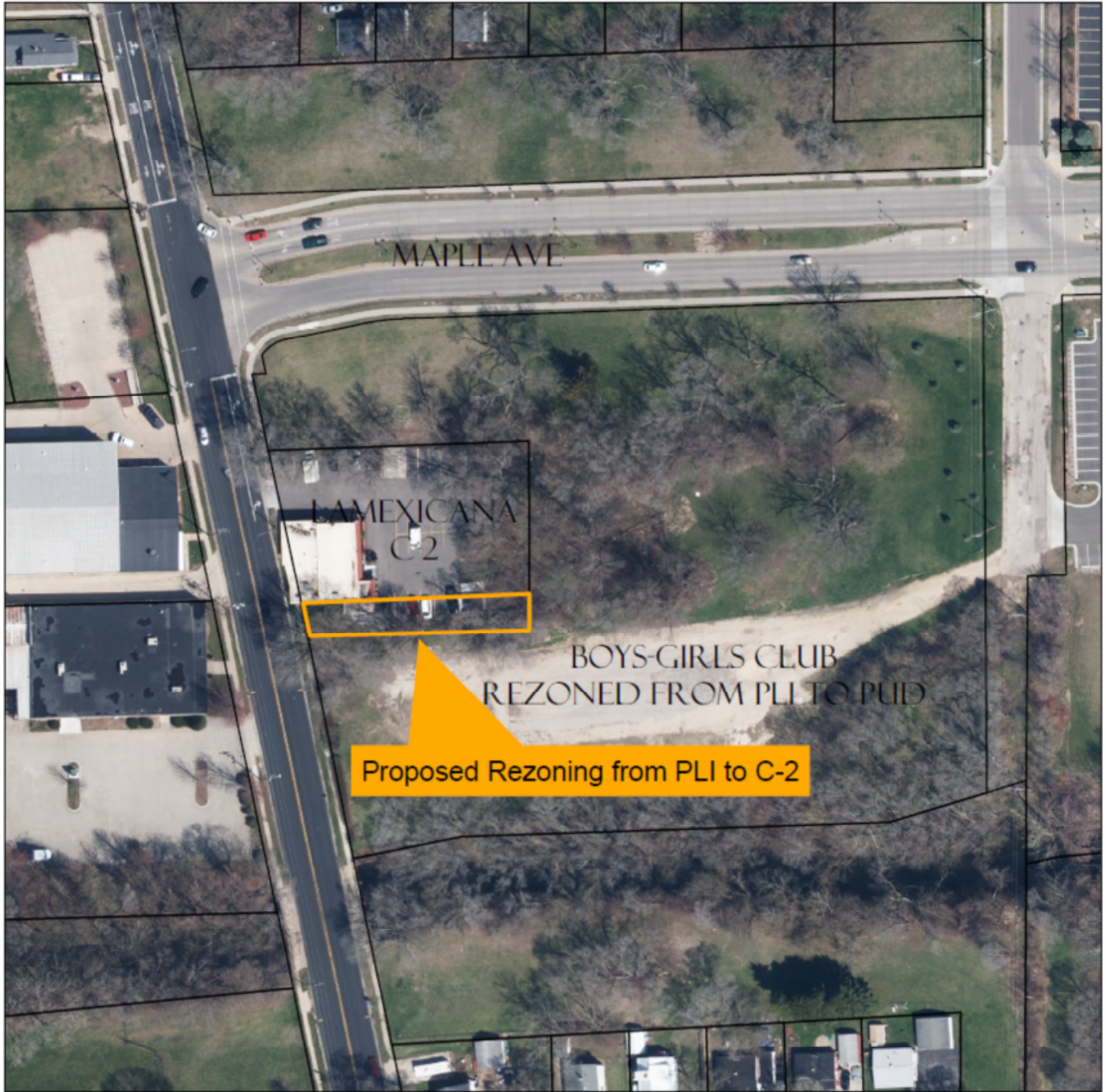
The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District to C-2, Neighborhood Commercial District, for part of the property located at 1501 Sixth Street.

**ATTACHMENTS:** Location and Zoning Map, Ordinance, Plat of Survey, Application, Public Notice, and Mailing List.

# Location & Zoning Map

Part of 1501 Sixth Street

ZMA-2022-02



1 inch = 110 feet



Map prepared by: Drew Pennington, AICP  
Date: February 2022  
For: City of Beloit Planning & Building  
Date of Aerial Photography: 2020

PLANNING & BUILDING SERVICES DIVISION

**ORDINANCE NO. 3742**

**AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

**Section 1.** The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from PLI, Public Lands and Institutions District to C-2, Neighborhood Commercial District:

Parcel "A" of a Plat of Survey Recorded with the Rock County Register of Deeds on September 18, 2018 as Document No. 2112296, situated in the City of Beloit, Rock County, Wisconsin. Said parcel contains 5,150 square feet, more or less.

**Section 2.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 4<sup>th</sup> day of April, 2022.

**City Council of the City of Beloit**

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Clinton Anderson, Council President

Attest:

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Marcy J. Granger, City Clerk-Treasurer

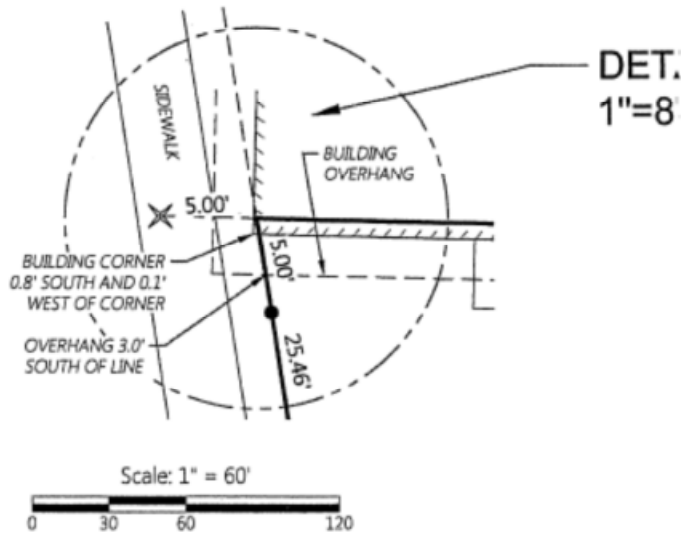
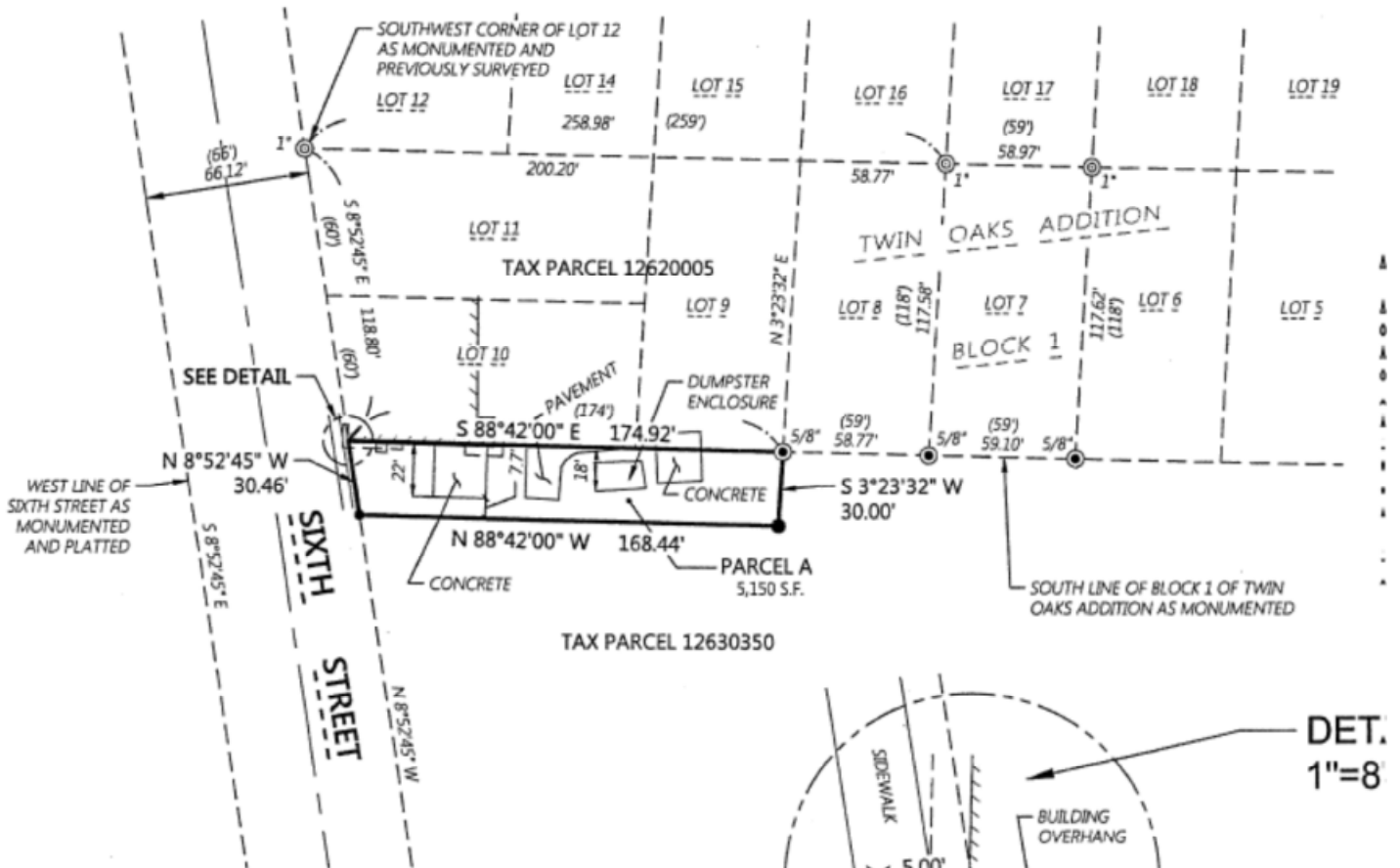
Published this \_\_\_\_ day of April, 2022

Effective this \_\_\_\_ day of April, 2022

01-611100-5231-\_\_\_\_\_

# PLAT OF SURVEY

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 26,  
T. 1 N., R. 12 E., OF THE 4TH P.M.,  
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

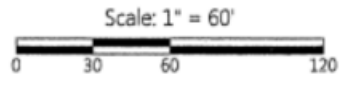


THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND AS ALLOWED UNDER CITY OF БЕЛОIT SUBDIVISION ORDINANCE 12.01 (4)(c). SPECIFICALLY, THE INTENT IS FOR PARCEL 'A' TO BE COMBINED WITH TAX PARCEL 12620005.

IT IS NOT THE INTENT OF THIS SURVEY TO CREATE ANY SEPARATE BUILDABLE LOT; PARCEL 'A' CANNOT BE SOLD AS A SEPARATE BUILDABLE LOT.

APPROVED THIS 13<sup>th</sup> DAY OF Sept., 2018 BY THE CITY OF БЕЛОIT, PLANNING AND BUILDING SERVICES.

*Don Pennington*  
DIRECTOR OF PLANNING AND BUILDING SERVICES





# 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-2022-03

1. Address of subject property: part of 1501 Sixth Street

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: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 12620005

4. Owner of record: Carniceria Y Tugueta Phone: La Mexicana, LLC

1501 Sixth St. Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Planning & Building Services Division

100 State St. Beloit WI 53511  
(Address) (City) (State) (Zip)

(608) 364-6700 / \_\_\_\_\_ / \_\_\_\_\_  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: PLI to: C-2

All existing uses on this property are: Commercial.

7. All the proposed uses for this property are:

Principal use(s): Commercial. Subject property sold from city to LaMexicana prior to Boys and Girls Club redevelopment to resolve encroachment issue.

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: Planning Division / Staff

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

Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_  
 (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.

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
<u>Draw Pennington</u>	<u>Draw Pennington</u>	<u>2/3/22</u>
_____ (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 \$300.00 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: <b>\$300.00</b>	Amount Paid: <u>N/A</u>	Meeting Date: <u>Feb 23, 2022</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Draw Pennington</u>	Date: <u>2/2/22</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

February 15, 2022

To Whom It May Concern:

The Planning & Building Services Division, as staff to the Plan Commission, has initiated an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to C-2, Neighborhood Commercial District, for part of the property located at 1501 Sixth Street. The 5,150 square feet that is subject to this request was conveyed from the City to the owners of LaMexicana grocery store in November 2020 prior to the Boys & Girls Club redevelopment. The Boys & Girls Club land east and south of LaMexicana was previously rezoned from PLI to Planned Unit Development (PUD). This action will ensure that all of the land that is part of the commercial parcel at 1501 Sixth Street has a uniform zoning district classification of C-2, Neighborhood Commercial District.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, February 23, 2022, 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, March 21, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

Carniceria Y Taqueria  
La Mexicana LLC  
1501 Sixth Street  
Beloit, WI 53511

Stateline Boys & Girls Club  
202 Maple Ave  
Beloit, WI 53511

Beloit Special Machining, Inc.  
1504 Sixth Street  
Beloit, WI 53511



## REPORT TO THE PLAN COMMISSION

**Plan Commission Meeting Date:** February 23, 2022

**Agenda Item:** 3.b.

**File Number:** ZMA-2022-02

### **General Information**

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**Applicant:** City of Beloit Planning and Building Services

**Owners:** Raymond Vince (2317 W. Forest Ave) and Shepherd Family Revocable Trust (1022 Froebel Drive)

**Address/Location:** 2317 W. Forest Avenue and 1022 Froebel Drive

**Applicant's Request/Proposal:** The Planning and Building Services Division has submitted an application for a Zoning Map Amendment from temporary R-1A, Single-Family Residential District, to permanent R-1A, Single-Family Residential District, for the properties located at 2317 W. Forest Avenue and 1022 Froebel Drive in the City of Beloit.

### **Staff Analysis**

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**Project Summary:** The City Council adopted Ordinances annexing 2317 W Forest Avenue and 1022 Froebel Drive to the City of Beloit on July 19, 2021 and January 18, 2022, respectively. Section 4 of each of the Attachment Ordinances assigns a temporary zoning district classification of R-1A, Single-Family Residential District, and directs the Plan Commission to initiate a permanent zoning district classification for the subject property. As staff to the Plan Commission, Planning staff has initiated this request. The subject properties are privately owned, and were annexed in order to connect their existing single-family homes with a failing septic system to the City's sanitary sewer.

#### **Surrounding Land Use and Zoning:**

2317 W. Forest Avenue is zoned temporary R-1A, Single-Family Residential District. The attached Location and Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- o North: I1, Industrial District; Machine Shop (Town)
- o South: R-1A, Single-Family Residential District; Single-Family Residential (City)
- o East: R-1A, Single-Family Residential District; Single-Family Residential (City)
- o West: R1, Single-Family Residential District, Single-Family Residential (Town)

1022 Froebel Drive is zoned temporary R-1A, Single-Family Residential District. The attached Location and Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- o North: R1, Single-Family Residential District, Single-Family Dwelling (Town)
- o South: PUD, Planned Unit Development, Multi-Family Residential Uses (City)
- o East: R1, Single-Family Residential District, Single-Family Dwelling (Town)
- o West: R-1A, Single-Family Residential District, Single-Family Dwelling (City)

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan’s Future Land Use Map recommends Single-Family Residential – Urban uses for both properties. This land use category is intended for existing and planned groupings of single-family detached residences that are served by public sanitary sewer and water systems. This proposed attachment is consistent with the Comprehensive Plan.

**Zoning Map Amendment Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

2317 W. Forest Avenue

- **The existing use of property within the general area of the subject property.**  
The proposed use is compatible with the adjacent land uses.
- **The zoning classification of property within the general area of the subject property.**  
The proposed zoning map amendment is consistent with the neighboring single-family zoning.
- **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
This property is suitable for both the temporary and permanent zoning classifications of R-1A, Single Family Residential District; however, the property needs to have a permanent zoning classification.
- **The trend of development and zoning map amendments in the general area of the subject property.**  
This property is located just on the edge of the City Limits and as these properties age, this trend is likely to accelerate as existing septic systems continue to fail on the west side of town, annexation is required in order to connect to the City’s sanitary sewer system.

1022 Froebel Drive

- **The existing use of property within the general area of the subject property.**  
The proposed use is compatible with the adjacent single-family uses.
- **The zoning classification of property within the general area of the subject property.**  
The proposed zoning map amendment is consistent with the contiguous properties.
- **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
This property is suitable for both the temporary and permanent zoning classifications of R-1A, Single Family Residential District; however, the property needs to have a permanent zoning classification.
- **The trend of development and zoning map amendments in the general area of the subject property.**  
Although only a few properties in this area have been annexed in the past few years, this trend is likely to accelerate as existing septic systems continue to fail in this neighborhood and annexation is required in order to connect to the City’s sanitary sewer system.

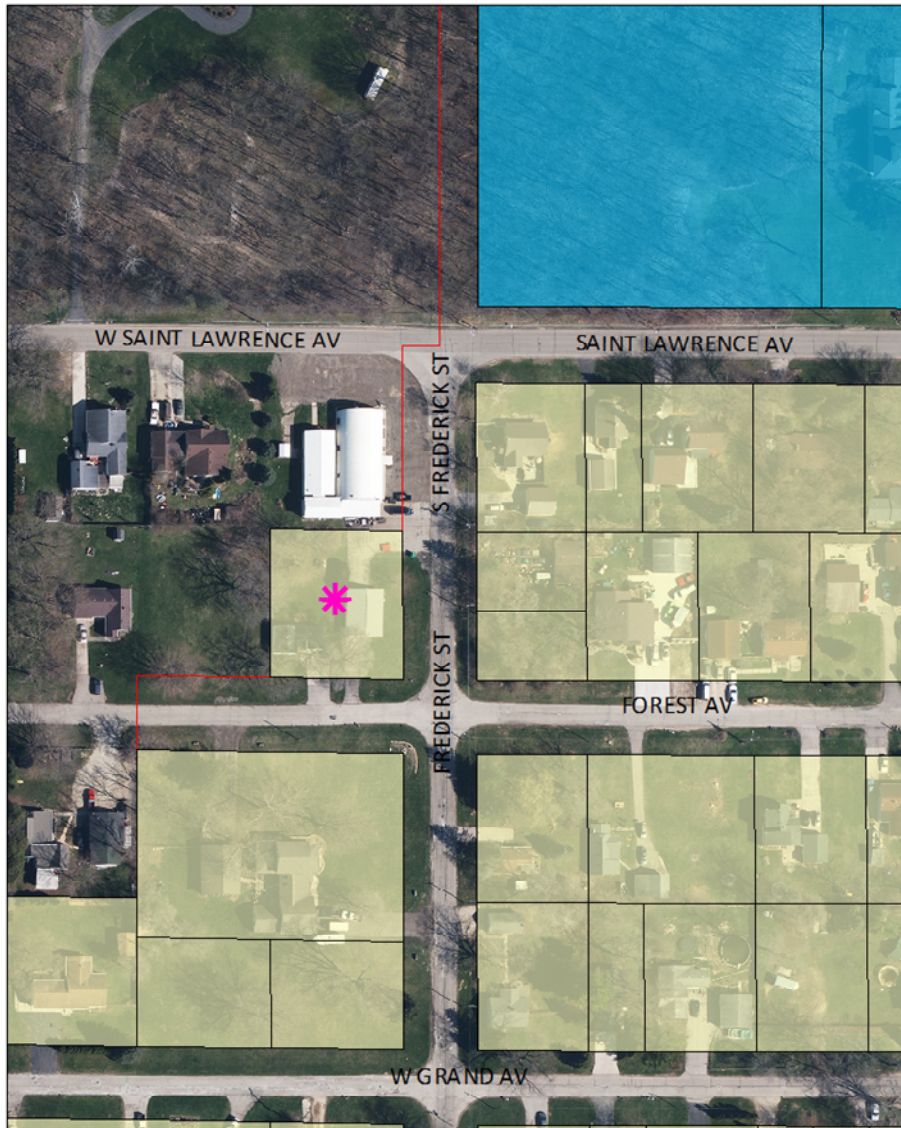
**STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District, for the properties located at 2317 W. Forest Avenue and 1022 Froebel Drive.

**ATTACHMENTS:** Location Map, Application, Annexation Ordinance, Public Notice, Mailing List and Ordinance.

# 2317 W. Forest Avenue

## Location Map



### Legend

#### Zoning Classification

<all other values>

#### REGULATION CLASSIFICATION

C-1

C-2

C-3

CBD-1

CBD-2

DH

M-1

M-2

MRO

PLI

PUD

R-1A

R-1B

R-2

R-3

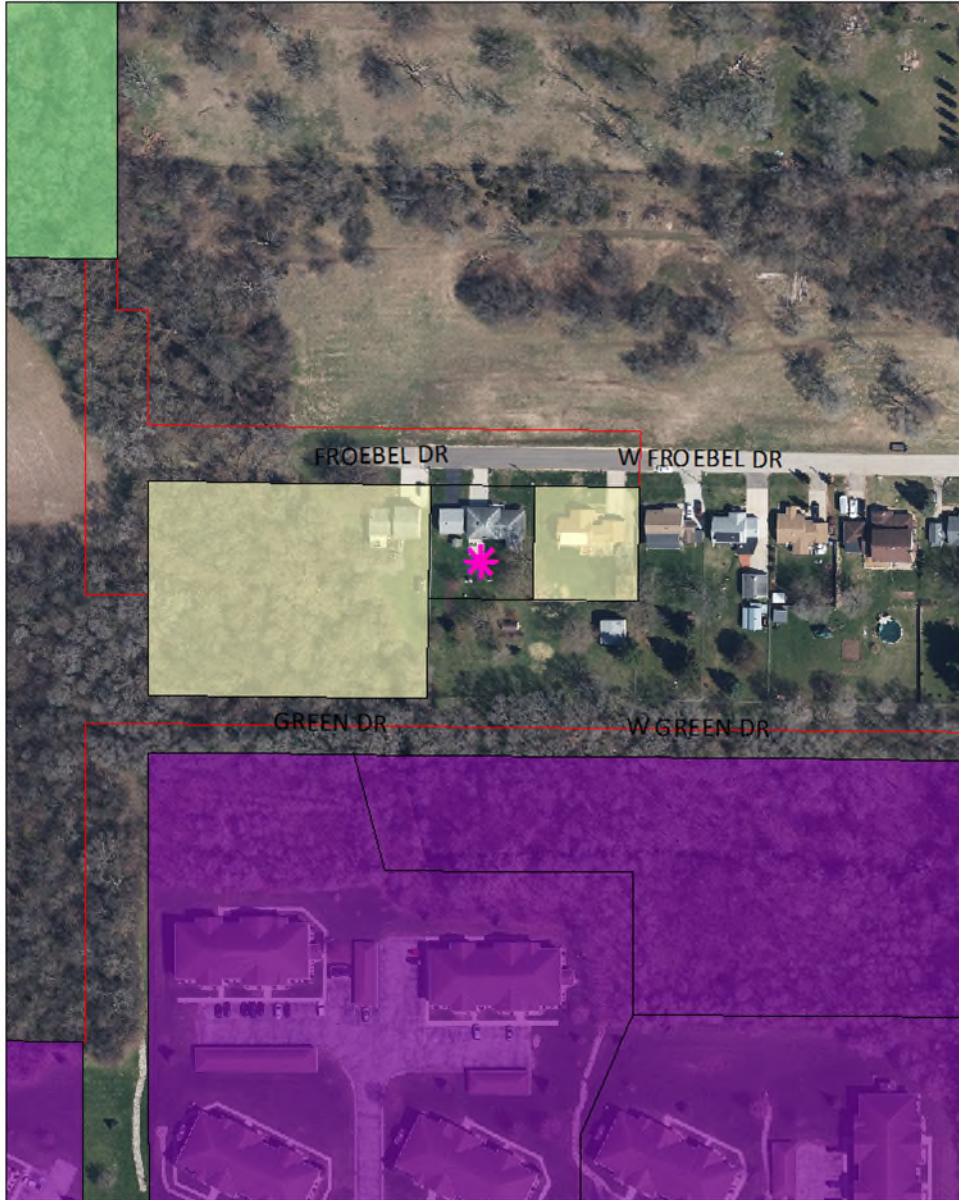
R-4

Parcel Poly

City Limits (Corp Poly)

# 1022 Froebel Drive

## Location Map



### Legend

#### Zoning Classification

<all other values>

#### REGULATIONCLASSIFICATION

C-1

C-2

C-3

CBD-1

CBD-2

DH

M-1

M-2

MRO

PLI

PUD

R-1A

R-1B

R-2

R-3

R-4

Parcel Poly

City Limits (Corp Poly)





**ORDINANCE NO. 3721**

**AN ORDINANCE ANNEXING THE PROPERTY LOCATED AT  
2317 W. FOREST AVENUE TO THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

**Section 1. Territory Annexed.** In accordance with Section 66.0217(2) of Wisconsin Statutes and the *Petition for Direct Annexation* filed by Raymond Vince with the City Clerk on the 17<sup>th</sup> day of May 2021, signed by all of the owners of real property of the following described property in the Town of Beloit, Rock County, Wisconsin, the following territory is annexed to the City of Beloit, Wisconsin:

Lot 10, Block 1 of West View, a Subdivision, located in the Town of Beloit, Rock County, Wisconsin (a/k/a 2317 W. Forest Avenue). Said parcel contains 0.366 acre, more or less.

**Section 2. Effect of Annexation.** From and after the date of this Ordinance the territory described in Section 1 shall be part of the City of Beloit for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Beloit.

**Section 3. Payment to Town of Beloit.** The City of Beloit agrees to pay the Town of Beloit, for five (5) years, an amount equal to the annual amount of property taxes levied on the annexed territory by the Town of Beloit as shown on the Town of Beloit's tax roll prepared pursuant to Section 70.65 Wisconsin Statutes.

**Section 4. Temporary Zoning Classification.** A) The territory annexed to the City of Beloit by this Ordinance is temporarily designated to be part of the following district of the City for zoning purposes and subject to all provisions of Chapter 19 of the Code of General Ordinances of the City of Beloit, entitled "*The City of Beloit Zoning Ordinance*" relating to such district classifications and to zoning in the City: R-1A, Single-Family Residential District. B) The boundaries of these designated districts are established as shown on the map filed in the office of the City Clerk. C) The Plan Commission is directed to initiate an amendment to the Zoning Ordinance not later than 30 days from the effective date of this Ordinance setting forth a permanent classification and regulations for the zoning of the attached area and to submit its recommendations to the City Council.

**Section 5. Ward Designation.** The territory described in Section 1 of this Ordinance is hereby made a part of the Fourth (4<sup>th</sup>) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

**Section 6. Severability.** If any provision of this Ordinance is invalid or unconstitutional, or if the application of this to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid or unconstitutional provision or application.

**Section 7. Effective Date.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 19 day of July, 2021.

**CITY COUNCIL FOR THE CITY OF BELOIT**

By:   
Clinton Anderson, President

**ATTEST:**

By:   
Lorena Rae Stottler, City Clerk-Treasurer

PUBLISHED: 7-27-2021  
EFFECTIVE DATE: 7-28-2021  
01-611100-5231- 251



**ORDINANCE NO. 3740**

**AN ORDINANCE ANNEXING THE PROPERTY LOCATED AT  
1022 FROEBEL DRIVE TO THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

**Section 1. Territory Annexed.** In accordance with Section 66.0217(2) of Wisconsin Statutes and the *Petition for Direct Annexation* filed by Mary Shepherd with the City Clerk on the 24<sup>th</sup> day of November 2021, signed by all of the owners of real property of the following described property in the Town of Beloit, Rock County, Wisconsin, the following territory is annexed to the City of Beloit, Wisconsin:

Lot 3 of a Certified Survey Map Document No. 614715 as recorded in Volume 1, of Certified Survey Maps of Rock County on page 36, situated in part of, the SW ¼ of the SW ¼ of Section 23, T. 1 N., R. 12 E., of the 4<sup>th</sup> P.M., Town of Beloit, Rock County, Wisconsin.

**Section 2. Effect of Annexation.** From and after the date of this Ordinance, the territory described in Section 1 shall be part of the City of Beloit for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Beloit.

**Section 3. Payment to Town of Beloit.** The City of Beloit agrees to pay the Town of Beloit, for five (5) years, an amount equal to the amount of property taxes levied on the annexed territory by the Town of Beloit in 2021 as shown on the Town of Beloit's tax roll prepared pursuant to Section 70.65 Wisconsin Statutes.

**Section 4. Temporary Zoning Classification.** A) The territory annexed to the City of Beloit by this Ordinance is temporarily designated to be part of the following district of the City for zoning purposes and subject to all provisions of Chapter 19 of the Code of General Ordinances of the City of Beloit, entitled "*The City of Beloit Zoning Ordinance*" relating to such district classifications and to zoning in the City: R-1A, Single-Family Residential District. B) The boundaries of these designated districts are established as shown on the map filed in the office of the City Clerk. C) The Plan Commission is directed to initiate an amendment to the Zoning Ordinance not later than 30 days from the effective date of this Ordinance setting forth a permanent classification and regulations for the zoning of the attached area and to submit its recommendations to the City Council.

**Section 5. Ward Designation.** The territory described in Section 1 of this Ordinance is hereby made a part of the First (1<sup>st</sup>) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

**Section 6. Severability.** If any provision of this Ordinance is invalid or unconstitutional, or if the application of this to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid or unconstitutional provision or application.

**Section 7. Effective Date.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 18<sup>th</sup> day of January, 2022.

**CITY COUNCIL FOR THE CITY OF БЕЛОIT**

By: Clinton Anderson  
Clinton Anderson, President

**ATTEST:**

By: Marcy J Granger  
Marcy J Granger, City Clerk-Treasurer

PUBLISHED: 1/25/2022  
EFFECTIVE DATE: 1/26/2022  
01-611100-5231- 22-012

# 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-2022-02

1. Address of subject property: 2317 W Forest Ave + 1022 Froebel 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: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): \_\_\_\_\_

4. Owner of record: Raymond Vice + Mary Shepard Phone: \_\_\_\_\_

(Address) (City) (State) (Zip)

5. Applicant's Name: City of Beloit Planning + Building Services

100 State Street Beloit WI 53511

(Address) (City) (State) (Zip)

608-364-6700 / \_\_\_\_\_ / permits@beloitwi.gov

(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: Temporary R-1A to: Permanent R-1A

All existing uses on this property are: Single-family Residential

7. All the proposed uses for this property are:

Principal use(s): Residential

Secondary use(s): N/A

Accessory use(s): N/A

8. I/we represent that I/we have a vested interest in this property in the following manner:
- ( ) Owner
  - ( ) Leasehold, Length of lease: \_\_\_\_\_
  - ( ) Contractual, Nature of contract: \_\_\_\_\_
  - Other, explain: government agency
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
- Name(s): Property Owners Phone: \_\_\_\_\_
- (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.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 (Signature of Owner) (Print name) (Date)

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

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$300.00 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: <b>\$300.00</b>	Amount Paid: _____	Meeting Date: <u>2/23/2022</u>	
Number of notices: <u>9</u>	x mailing cost (\$0.50) = cost of mailing notices: \$ <u>N/A</u>		
Application accepted by: <u>Melony Bottman</u>	Date: _____		
Date Notice Published: <u>2/9 + 2/10</u>	Date Notice Mailed: <u>2/8</u>		



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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

[www.beloitwi.gov](http://www.beloitwi.gov)

*Equal Opportunity Employer*

## **NOTICE TO THE PUBLIC**

February 8, 2022

To Whom It May Concern:

The Planning & Building Services Division has submitted an application for review and consideration for a Zoning Map Amendment to rezone the subject property located at: **2317 W Forest Avenue and 1022 Froebel Drive** from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, February 23, 2022 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 March 21, 2022 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [rottmannh@beloitwi.gov](mailto:rottmannh@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

SCOTT A WARD  
604 FREDERICK  
BELOIT WI 53511

GARY & ROSE DAVIS  
1030 FROEBEL DR  
BELOIT WI 53511

GERALD J WOODHOUSE  
DELOYE M SAPP  
2252 ST LAWRENCE AVE  
BELOIT WI 53511

DIANNE D MILLARD  
1014 FROEBEL DR  
BELOIT WI 53511

SHIRLEY A SCHULTZ  
PO BOX 347  
OXFORD WI 53952-0347

GARY A OLSON  
1952 TOWNVIEW AVE  
BELOIT WI 53511

Karry DeVault, Town Clerk  
Town of Beloit  
2871 S. Afton Road  
Beloit, WI 53511

GREGGORY J LYNCH  
2241 FOREST AVE  
BELOIT WI 53511

DEBRA L UNDERHILL  
2248 FOREST AVE  
BELOIT WI 53511



**ORDINANCE NO. 3744**

**AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

**Section 1.** The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from temporary R-1A, Single-Family Residential District to permanent R-1A, Single-Family Residential District:

Lot 10, Block 1 of West View, a Subdivision, located in the Town of Beloit, Rock County, Wisconsin (a/k/a 2317 W. Forest Avenue). Said parcel contains 0.366 acre, more or less.

Lot 3 of a Certified Survey Map Document No. 614715 as recorded in Volume 1, of Certified Survey Maps of Rock County on page 36, situated in part of, the SW ¼ of the SW ¼ of Section 23, T. 1 N., R. 12 E., of the 4<sup>th</sup> P.M., Town of Beloit, Rock County, Wisconsin.

**Section 2.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

**City Council of the City of Beloit**

\_\_\_\_\_  
Clinton Anderson, Council President

Attest:

\_\_\_\_\_  
Marcy J Granger, City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2021

Effective this \_\_\_\_ day of \_\_\_\_\_, 2021

01-611100-5231-\_\_\_\_\_