
Chapter X: Implementation

- Implement this *Plan* according to a detailed timetable consistent with State mandates, local priorities, and City budget and time constraints.
- Make sure that after 2010, decisions related to zoning, subdivision, and official mapping are consistent with this *Comprehensive Plan*.
- Institute an annual *Plan* amendment process to provide a more manageable, predictable, and cost effective process for keeping the *Plan* up to date.
- Increase community awareness and education of the *Plan* through displaying *Plan* materials, regularly presenting to community groups and officials, ensuring that materials are easily accessible on the City's website, and using the *Plan* as a guide for decision making.

Few of the recommendations of this *Plan* will be automatically implemented. Specific follow-up action will be required for the *Plan* to become reality. This final chapter is intended to provide the City with a roadmap for these implementation actions. It includes a compilation of programs and specific actions to be completed in a stated sequence, as required under Wisconsin Statutes.

A. Plan Adoption

A first step in implementing the *City of Beloit Comprehensive Plan* is making sure that it is adopted in a manner which supports its future use for more detailed decision making. The City has included all necessary elements for this *Plan* to be adopted under the state's comprehensive planning legislation. Section 66.1001(4), Wisconsin Statutes, establishes the procedures for the adoption of a comprehensive plan. The City followed this process in adopting this *Plan*.

B. Plan Monitoring and Advancement

This *Plan* is intended to be used by government officials, developers, residents, and others interested in the future of the City to guide growth, development, redevelopment, and preservation. The City intends to constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this *Plan*. In fact, on January 1, 2010, zoning, subdivision, and official map ordinances and decisions will have to be consistent with the *Comprehensive Plan*. This will require adjustments to these regulations as described in Figure 42.

This *Plan* will only have value if it is used, understood, and supported by the community. It is critical that the City make concerted efforts to increase community awareness and education on this *Plan*. To this end, efforts may include:

- Prominently displaying the Vision Statement and Overall Goals graphic and other *Plan* materials in City offices and gathering places
- Ensuring that attractive and up to date materials are easily accessible on the City's website
- Speaking to community organizations about the *Plan*
- Regularly presenting implementation progress reports to the City Council, Plan Commission, and other municipal bodies
- Incorporating *Plan* implementation steps in the annual budget process
- Encouraging all City staff to become familiar with and use the *Plan* in their decision making

C. Plan Administration

This *Plan* will largely be implemented through an on-going series of individual decisions about annexation, zoning, land division, official mapping, public investments, and intergovernmental relations. The City of Beloit intends to use this *Plan* to inform such decisions under the following guidelines:

1. Annexations

Proposed annexations should be guided by the recommendations of this *Plan*. Specifically, the Future Land Use map (10), the Transportation System Improvements map (11), and the Utilities and Community Facilities map (12) of this *Plan* will be among the factors considered when evaluating a request for annexation. Annexation proposals on lands that are designated for urban development, as locations for future transportation facilities, and/or as locations for future community facilities should be more strongly considered for annexation approval. However, in their consideration of annexation proposals, the Plan Commission and City Council should also evaluate the specific timing of the annexation request, its relationship to the overall regularity of the corporate boundary, the ability to provide utilities and public services to the site, the costs associated with the proposed annexation, the effect on intergovernmental relations, as well as other pertinent Statutory and non-Statutory factors.

2. Zoning

Proposed zoning map amendments (rezonings) should be consistent with the recommendations of this *Plan*. Specifically, the Future Land Use map should be used to guide the application of the general pattern of permanent zoning. However, the precise location of zoning district boundaries may vary, as judged appropriate by the Plan Commission and City Council. Departures from the exact land use boundaries depicted on the Future Land Use map may be particularly appropriate for Planned Unit Development projects, projects involving a mix of land uses and/or residential development types, properties split by zoning districts and/or properties located at the edges of future land use areas. However, in their consideration of zoning map issues, the Plan Commission and City Council will also evaluate the specific timing of the zoning map amendment request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development. Therefore, this *Plan* allows for the timing of zoning actions and the refinement of the precise recommended land use boundaries through the zoning, conditional use, planned development and land division processes.

3. Land Division

Proposed land divisions should be generally consistent, but not necessarily precisely consistent, with the recommendations of this *Plan*. Specifically, the Future Land Use map, the Transportation System Improvements map, and the Community Facilities map (and the policies behind these maps) should be used to guide the general pattern of development, the general location and design of public streets, parks, and utilities. However, in their consideration of land divisions, the Plan Commission and City Council will also evaluate the specific timing of the land division request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on these maps shall be resolved through the land division process for certified survey maps, preliminary plats and final plats both within the City limits and the extraterritorial jurisdiction. This *Plan* allows for the timing and the refinement of the precise recommended development pattern and public facilities through the land division process, as deemed appropriate by the Plan Commission and City Council.

4. Official Mapping

The Transportation System Improvements map and the Utilities and Community Facilities map will be used to guide the general location and design of both existing and new public streets, public parks, and utilities, as depicted on a revised Official Map. However, in their consideration of official mapping issues, the Plan Commission and City Council will also evaluate the specific timing of the development request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on these maps will be resolved through the official mapping and platting processes both within the City limits and the extraterritorial jurisdiction.

5. Public Investments

Proposed public investment decisions will be guided by the recommendations of this *Plan*. However, the timing and precise location of public investments may vary, as judged appropriate by the Plan Commission and City Council. This *Plan* allows for the timing and the refinement of the precise recommended public facilities and other public investments as deemed appropriate by the Plan Commission and City Council.

6. Intergovernmental Relations

Proposed intergovernmental relations decisions, including intergovernmental agreements, will be guided by the recommendations of this *Plan*, as deemed appropriate by the Plan Commission and City Council. However, in their consideration of intergovernmental decisions and agreements, the Plan Commission and City Council will also evaluate a wide variety of other factors, including specific provisions of the recommended agreements. Departures from the recommendations of this *Plan* shall be resolved by the City Council through the intergovernmental process.

D. Plan Amendments

This *Plan* can be amended and changed. Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the *Plan* is becoming irrelevant or contradictory to emerging policy or trends, or does not provide specific advice or guidance on an emerging issue. “Amendments” are generally defined as minor changes to the plan maps or text (as opposed to an “update” described later). The *Plan* should be evaluated for potential amendments regularly. However, frequent amendments only to accommodate specific development proposals should be avoided, or else the *Plan* will become meaningless.

As a dynamic community facing a myriad of growth issues, the City is likely to receive requests for plan amendments over the planning period. To provide a more manageable, predictable and cost effective process, the City will consider establishing a single plan amendment consideration cycle every year. Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. This approach would require that all proposed plan amendment requests be officially submitted to City by a designated date of each year. A full draft of the amendments would then be presented to the Plan Commission for its evaluation and recommendation to the City Council. The Council could then act to approve the amendment(s), following a public hearing.

The City may bypass the annual amendment process described above if an amendment to this *Comprehensive Plan* is determined necessary to capture a unique economic opportunity that is both related to achieving the vision of this *Comprehensive Plan* and may be lost if required to wait for the regular plan amendment cycle. However, the City is still required to use the procedures outlined below.

The procedures defined under Section 66.1001(4), Wisconsin Statutes, need to be followed for all *Plan* amendments. Specifically, the City will use the following procedure to amend, add to, or update the *Comprehensive Plan*:

- a. Either the City Council or the Plan Commission initiates the proposed *Comprehensive Plan* amendment(s). This may occur as a result of a regular Plan Commission review of the *Plan*, or may be initiated at the request of a property owner or developer.
- b. The City Council adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the *Plan* amendment process (see Section 66.1001(4)a of Statutes). If appropriately drafted, the City may need to only have to take this step for the first of several amendment cycles.
- c. The Plan Commission prepares or directs the preparation of the specific text or map amendment(s) to the *Comprehensive Plan*.
- d. The Plan Commission holds one or more public meetings on the proposed *Comprehensive Plan* amendments. Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the City Council by majority vote of the entire Commission (see Section 66.1001(4)b of Statutes).
- e. The City Clerk sends a copy of the recommended *Plan* amendment (not the entire *Comprehensive Plan*) to all adjacent and surrounding government jurisdictions and the County as required under Section 66.1001(4)b, Wisconsin Statutes. These governments should have at least 30 days to review and comment on the recommended *Plan* amendment(s). Nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least 30 days to review and comment on the recommended *Plan* amendments.
- f. The City Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a City Council public hearing and containing information required under Section 66.1001(4)d.
- g. The City Council holds the formal public hearing on an ordinance that would incorporate the proposed amendment(s) into the *Comprehensive Plan*.

- h. Following the public hearing, the City Council approves or denies the ordinance adopting the proposed *Plan* amendment(s). Adoption must be by a majority vote of all members. The City Council may require changes from the Plan Commission recommended version of the proposed amendment(s).
- i. The City Clerk sends a copy of the adopted ordinance and the amendment(s) (not the entire *Comprehensive Plan*) to all adjacent and surrounding government jurisdictions, mine operators, any person who has registered a marketable nonmetallic mineral deposit with the City, and any other property owner or leaseholder who has requested notification in writing as required under Section 66.1001(4)b and c, Wisconsin Statutes.

E. Plan Updates

The state comprehensive planning law requires that this *Comprehensive Plan* be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the plan document and maps. Based on this deadline, the City will update this *Comprehensive Plan* before the year 2018 (i.e., ten years after 2008), at the latest. The City should continue to monitor any changes to the language or interpretations of the state law over the next few years.

F. Consistency Among Plan Elements

The state comprehensive planning statute requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan.” Because the various elements of this *Plan* were prepared simultaneously, there are no known internal inconsistencies between the different elements or chapters of this *Plan*.

G. Implementation Programs and Recommendations

Figure 42 provides a detailed list and timeline of the major actions that the City intends to complete to implement this *Plan*. Often, such actions will require substantial cooperation with others, including County and surrounding local governments and local property owners. The table has three different columns of information, described as follows:

- **Category:** The list of recommendations is divided into different categories—based on different implementation tools or plan elements.
- **Recommendation:** The second column lists the actual steps, strategies, and actions recommended to implement key aspects of the Plan. The recommendations are for City actions, recognizing that many of these actions may not occur without cooperation from others, and may be delayed or adjusted based on other City priorities.
- **Reference:** The third column identifies the chapter of this Comprehensive Plan or other current planning documents where additional information regarding the recommendation may be found.
- **Implementation Timeframe:** The fourth column responds to the comprehensive planning statute, which requires implementation actions to be listed in a “stated sequence.” The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Suggested implementation timeframes span the next 10 years, because the Plan will have to be updated by 2018.

Figure 42: Implementation Programs and Recommendations

| Category | Recommendation | Reference | Implementation Timeframe |
|--|--|---|-----------------------------|
| Ordinances/Land Use | <p>Consider the following changes to the Zoning and/or Subdivision Ordinances:</p> <ul style="list-style-type: none"> ▪ Over time and as projects present themselves, update the zoning map to correspond with the Future Land Use map. ▪ Update detailed site plan and design standards from this <i>Plan</i> for multi-family, commercial, office, and mixed-use developments. ▪ Enhance extraterritorial land division review authority. ▪ Incorporate low impact development standards and stormwater best management practices. ▪ Include anti-monotony housing provisions in consultation with residents, developers, and home builders. ▪ Create a Prairie Avenue Corridor Overlay zoning district (in cooperation with the Town of Beloit). ▪ Include “Heritage Tree” preservation provisions. | Chapters 3, 4, 6, 7, 8, and 9 | 2008-2009 |
| | Update the Official Map to reflect the recommendations in this <i>Plan</i> and the City’s 2006 Parks and Open Space Plan. | | |
| Agricultural, Natural, and Cultural Resources | Pursue flood studies and Letters of Map Revisions to support remapping of expanded floodplains in key areas of the City. | Chapter 3 | 2008-2009 |
| | Expand the City’s wayfinding signage systems | Chapter 3 | 2014-2017 |
| Transportation | Continue to work with WisDOT on the I-39/90-I-43 interchange reconstruction project. | Chapter 5 | 2008-2017 |
| | Participate in discussions on and planning for the proposed Highway 81 Bypass. | Chapter 5 | 2008-2017 |
| | Implement the transportation improvements identified on Map 11 and in the Transportation chapter. | Chapter 5 | 2008-2017 |
| | Implement the non-highway transportation improvements identified in the Transportation chapter, such as park-and-ride, transit system, and bike and pedestrian improvements. | Chapter 5, Park and Open Space Plan, and Stateline Area Bike and Pedestrian System Plan | 2008-2017 |

| Category | Recommendation | Reference | Implementation Timeframe |
|---|---|------------------|--------------------------|
| | Ensure that the recommendations identified in this <i>Plan</i> are incorporated in SLATS' six-year Transportation Improvement Program and Unified Work Program. | Chapter 5 | 2008-2017 |
| Utilities, Community Facilities, and Civic Organizations | Recommendations exist in Figure 27: Timetable to Expand, Rehabilitate, or Create New Community Utilities or Facilities | Chapter 6 | See Chapter 6, Figure 27 |
| Housing and Neighborhood Development | Continue Neighborhood Development Initiative program, including developing measures of success and a timeline for retiring and establishing new target neighborhoods. | Chapter 7 | 2008-2017 |
| | Explore creating a Targeted Revitalization Committee to develop the principles, process, policies, and priorities for implementing targeted investment in Beloit's existing neighborhoods. | Chapter 7 | 2010-2013 |
| | Establish a City staff Neighborhood Resource Liaison if funding becomes available. | Chapter 7 | 2010-2013 |
| | Use the 3-5 year Community Development Block Grant Strategic Plan process to advance the housing and neighborhood development recommendations in this <i>Comprehensive Plan</i> . | Chapter 7 | 2008-2009 |
| Economic Development | Support existing local businesses through development approval assistance, business mentoring, and small business loans. | Chapter 8 | 2008-2017 |
| | Work with education providers to help grow and support local entrepreneurs and to better match local workforce skills with industry needs. | Chapter 8 | 2008-2017 |
| | Engage the CDA to establish priorities, refine planning, develop appropriate incentives and implement the recommendations in this <i>Plan</i> for each of the following Planned Mixed Use Districts: <ul style="list-style-type: none"> ▪ Prairie Avenue (with/Town of Beloit) ▪ Madison Road ▪ Cranston Road (with/Town of Beloit) ▪ Park Avenue ▪ Switchtrack Alley ▪ Former Kmart/Sentry | Chapter 8 | 2008-2017 |
| | Work with the Downtown Beloit Association and others to implement the recommendations of the Downtown Redevelopment Plan. | Chapter 8 | 2008-2017 |
| | Explore the feasibility of developing a bio-processing and production facility. | Chapter 8 | 2008-2009 |
| Intergovernmental Cooperation | Work with the Beloit School District and other education providers on efforts identified in this <i>Plan</i> to enhance and advance the community. | Chapters 6 and 9 | 2008-2017 |

| Category | Recommendation | Reference | Implementation Timeframe |
|--|---|------------|-----------------------------|
| | Execute an intergovernmental agreement with the Town of Beloit, particularly addressing the following issues: <ul style="list-style-type: none"> ▪ Municipal boundary adjustments ▪ Coordination on future land use patterns ▪ Utility service provision ▪ Collaborative redevelopment ▪ Development design standards ▪ Transportation planning ▪ Joint park, open space, trail and recreational system planning | Chapter 9 | 2008-2009 |
| | Invite the Town of Turtle to participate in discussions on potential amendments to the 1999 Cooperative Boundary Plan. | Chapter 9 | 2008-2009 |
| Plan Monitoring and Advancement | Monitor development activity and future implementation strategies against the recommendations in this <i>Plan</i> . | Chapter 10 | 2008-2017 |
| | Institute an annual <i>Comprehensive Plan</i> amendment process. | Chapter 10 | 2008-2009 |
| | Update this <i>Plan</i> as required by State statute. | Chapter 10 | 2014-2017 |
| | Increase community awareness and education of the <i>Plan</i> through various initiatives described earlier in this chapter. | Chapter 10 | 2008-2017 |