



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 9, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the July 19, 2023 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of a request to annex the property located at 5037 E County Rd X and the vacant land to the west from the Town of Turtle
[Attachment](#)
 - 3.b. Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan for the property located at 5037 E County Rd X and the vacant land to the west
[Attachment](#)
4. PUBLIC HEARINGS
 - 4.a. Consideration of Ordinance No. 3806 amending the Zoning District Map for the property located at 5037 E County Road X and the vacant land to the west
[Staff Report is included with Item 3b](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
 - Zoning Map Amendment - 2000 Gateway Boulevard*
 - Comprehensive Plan Amendment - 1006 Park Avenue*
 - Zoning Map Amendment - 1006 Park Avenue*
 - Zoning Map Amendment - 2231 Trevino Court*
6. FUTURE AGENDA ITEMS
 - Policy on Monuments in Parks*
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, July 19, 2023**

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Councilor Day and Commissioners Ramsden, Abarca, Flesch, Janke, Anderson, and Jacobsen were present. Commissioners Elliott was absent.

2. MINUTES

2.a. Consideration of the minutes of the July 5, 2023 Plan Commission meeting

Commissioner Flesch moved to approve the minutes as amended, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

No public hearings have been scheduled.

4. CONSENT AGENDA

4.a. Consideration of Resolution 2023-032 approving a two-lot Extraterritorial Certified Survey Map for the property located at 3891 S Afton Road in the Town of Beloit

4.b. Consideration of Resolution 2023-033 approving a one-lot Extraterritorial Certified Survey Map for the property located at 3200 block of E County Road S in the Town of Turtle

4.c. Consideration of Resolution 2023-034 approving a one-lot Extraterritorial Certified Survey Map for the property located at 9558 S Hidden Creek Court in the Town of Turtle

Commissioner Flesch moved to approve the items on the consent agenda including 4a-4c, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

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. Ms. Christensen said the next Plan Commission meeting is scheduled for August 9, 2023.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Jacobsen moved to adjourn the meeting, seconded by Commissioner Abarca at 7:05 PM. Motion carried, voice vote (6-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 9, 2023

Agenda Item: 3.a.

File Number: ANX-2023-01

General Information

Applicant: Bradley Trewyn and Danita A. Trewyn

Owner: Bradley Trewyn and Danita A. Trewyn

Address/Location: The property located at 5037 E. County Road X and in the Town of Turtle

Applicant's Request: Approval of (Direct) Annexation of two properties located on the 5000 block of County Road X (parcel numbers 6-19-177A.1 & 6-19-177A.2). The City Council formally considered acceptance of the applicant's petition on August 7, 2023.

Jurisdiction: Town of Turtle

Staff Analysis

Background Info: This item was reviewed and approved by the Plan Commission on May 17, 2023. On June 19, 2023, the City Council adopted Ordinance No. 3795 annexing the two properties. Following approval by City Council, an error in the legal description included in the Annexation Ordinance for this petition was discovered. Therefore, we are reprocessing this Annexation Petition. The City Clerk also noted that the ward needed to be updated to 23, instead of 22 as originally identified in the adopted Ordinance. No other changes were made to this annexation plat and the remaining language in the ordinance is identical to the language contained in Ordinance No. 3795.

The applicant is requesting approval to annex 20.57 acres of land from the Town of Turtle to the City of Beloit. Parcel 1 is a three-acre rural residence and Parcel 2 is 15.70 acres of agricultural land. If this annexation is approved, modifications to the City's Comprehensive Plan to allow for alternative uses of the vacant parcel will be needed. The subject properties are located within the City's Sewer Service Area and City sewer is located just west of the proposed annexation boundary near the existing corporate limits at Milwaukee Road and Hart Road. On May 5, 2023, the Annexation Review Questionnaire was submitted to the Wisconsin Department of Administration's Office for review. On May 16, 2023, the Wisconsin Department of Administration determined the proposed annexation is in the public interest. The Town of Turtle Clerk has been re-notified of this annexation.

Surrounding Land Use and Zoning: To the east and south of the subject properties are residential uses zoned R-R, Rural Residential and C-2, Highland Conservation District Two. To the north is I-43 and agricultural land zoned A-E, Exclusive Agriculture. To the west is the I-43/E. Hart Road interchange at WI-81, and I-43 Storage zoned B-1, Local Commercial District all located in the Town of Turtle. To the southwest is a quarry owned by Corporate Contractors Inc. zoned M-2, General Manufacturing located in the City of Beloit.

Development: The applicant does not have plans to develop the vacant land at this time. Development would be required to meet the current zoning and landscape code, and likely would include a landscape buffer along the adjacent residential properties, depending on the approved zoning of the subject properties.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the Comprehensive Plan recommends *Agricultural* uses for the subject properties. As mentioned above, if the annexation is approved, modifications to the City's Comprehensive Plan to allow for alternative uses of the vacant parcel will be needed. This process is being initiated concurrently along with a Zoning Map Amendment (see below). If approved, this request supports Strategic Goal #3 by creating and sustaining economic development.

Future Zoning Classification: In the past when properties were annexed to the City, a temporary zoning classification was assigned until an Ordinance approving a Zoning Map Amendment was adopted by the City Council.

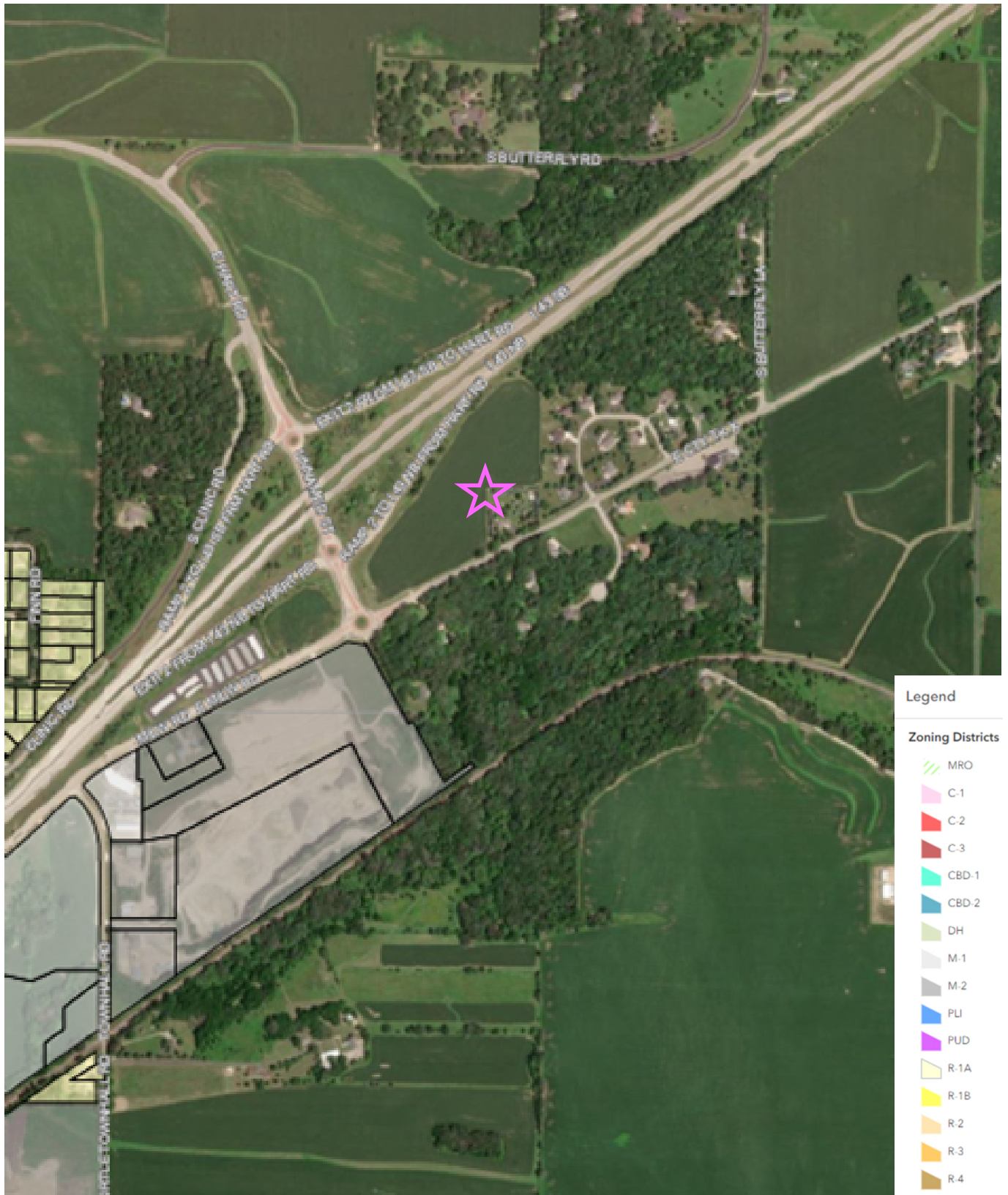
Section 66.0217(8) of Wisconsin Statutes allows for the assignment of temporary zoning until permanent zoning is approved. Staff recommends not assigning a temporary zoning at this time. Instead, a Comprehensive Plan Amendment and Zoning Map Amendment are being initiated concurrently with the Annexation Petition. If the annexation is approved by City Council (currently scheduled for the September 5, 2023 City Council meeting), review and action on the Comprehensive Plan Amendment and Zoning Map Amendment will follow (currently scheduled for the October 2, 2023 City Council meeting).

STAFF RECOMMENDATION:

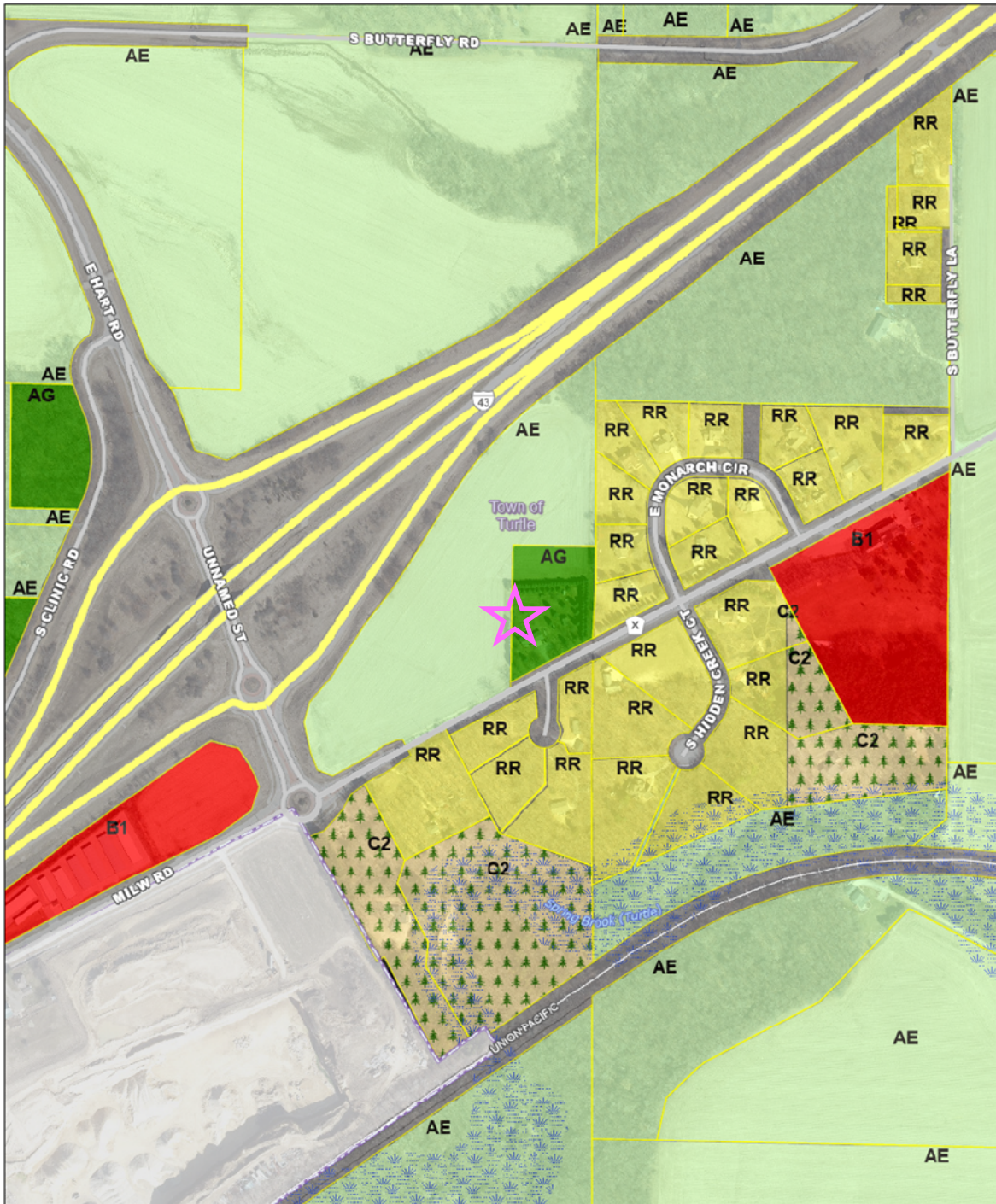
The Planning and Building Services Division recommends **approval** of (Direct) Annexation for two properties located on the 5000 block of E. County Road X (parcel numbers 6-19-177A.1 & 6-19-177A.2) in the Town of Turtle.

ATTACHMENTS: Location and Zoning Maps, Petition for Annexation, and Plat of Annexation.

City of Beloit Zoning Map

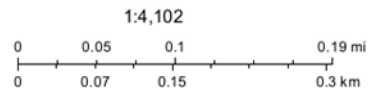


Town of Turtle Zoning Map



5/9/2023, 4:21:05 PM

- | | |
|-------------------------|---|
| Tax Parcels | Local Commercial District |
| Zoning Not Available | C2 Highland Conservancy |
| Zoning Districts | Dedicated, Right of Way or No Information Available |
| Exclusive Agriculture | Zoning Overlays |
| General Agriculture | Lowland Conservancy Overlay District; |
| Rural Residential | |



Rock County Land Information Office, County of Rock Land Information Office, Rock County, Wisconsin

**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF БЕЛОIT**

Address of Property: 5037 E. COUNTY ROAD X БЕЛОIT, WI.

Property is located in (circle one): Town of Turtle Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place Turtle Ridge Sherwood Drive N/A

If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the *Cooperative Boundary Agreement between the City of Beloit and Town of Turtle*? (If you are not sure, please leave blank for Planning staff to answer.) YES NO

The current population or territory to be annexed and/or attached is 2 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned COMMERCIAL /C-3.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	BRADLEY TREWYN	5037 E. COUNTY X BELOIT, WI. 53511	4-20-2023
	Danita Trewyn	5037 E. CO. X BELOIT WI 53511	4-20-2023

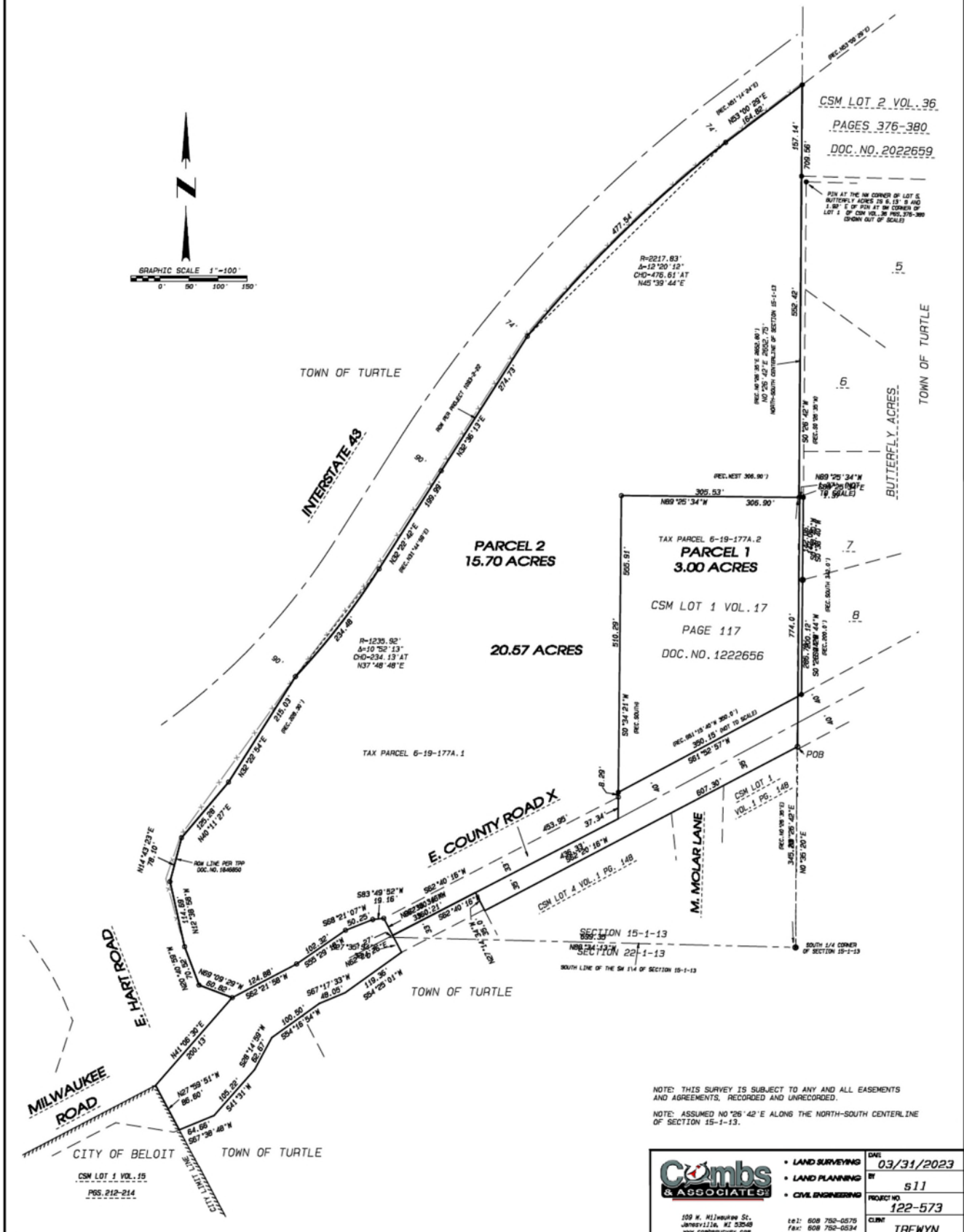
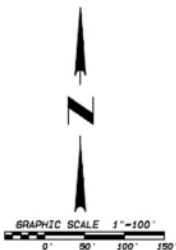
Personally came before me this 21st day of April, 2023, the above named, Danita Trewyn Bradley Trewyn to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Rock County, Wisconsin (SEAL)



My Commission is permanent or expires on: 7.9.23

ANNEXATION MAP



 109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	• LAND SURVEYING	DATE	03/31/2023
	• LAND PLANNING	BY	511
	• CIVIL ENGINEERING	PROJECT NO.	122-573
		CLIENT	TREWYN
		TEL: 608 750-0575	
	FAX: 608 750-0534		



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 9, 2023

Agenda Items: 3.b. and 4.a.

File Number: RPB-2023-06 and ZMA-2023-07

General Information

Applicant: Julie Christensen, Community Development Director and Secretary of the Plan Commission on behalf of Plan Commission

Owner: Bradley Trewyn and Danita A. Trewyn

Address/Location: The property located at 5037 E. County Road X and vacant land to the west

Applicant's Request/Proposal: Julie Christensen, Community Development Director and Secretary of the Plan Commission on behalf of the City of Beloit Plan Commission has initiated an application to amend the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan from *Long-Range Urban Growth Area* and *Agricultural* to *Community Commercial* for the 15.70-acre parcel located on the 5000 Block of E. County Road X and *Single-Family Residential-Exurban* for the 3-acre parcel located at 5037 E. County Road X. An application for Zoning Map Amendments to assign a zoning classification of C-3, Community Commercial District to the 15.70-acre parcel and R-1A, Single Family Residential District to the 3-acre parcel has also been initiated on behalf of The Plan Commission.

Background: Bradley and Danita Trewyn have submitted a Petition for (Direct) Annexation of two properties they own located in the 5000 block of County Road X (parcel numbers 6-19-177A.1 and 6-19-177A.2) in the Town of Turtle.

If the annexation is approved, a City of Beloit zoning classification needs to be assigned to the newly annexed land. Planning staff recommends R-1A, Single Family Residential District zoning for the 3-acre parcel that currently includes the Trewyn residence, and C-3, Community Commercial District zoning for the adjacent 15.70-acre vacant property given its size and proximity to the I-43/Hart Road interchange and WI-81/Milwaukee Road to foster commercial development.

Staff Analysis

Existing Site Conditions: Parcel 1 is three acres and currently includes the Trewyn residence and Parcel 2 is 15.70 acres of agricultural land.

Surrounding Land Use and Zoning: To the east and south of the subject properties are residential uses zoned R-R, Rural Residential and C-2, Highland Conservation District. To the north is I-43 and agricultural land zoned A-E, Exclusive Agriculture. To the west is the I-43/Hart Road interchange at WI-81 and I-43 Storage zoned B-1, Local Commercial District all located in the Town of Turtle. To the southwest is a quarry owned by Corporate Contractors Inc. zoned M-2, General Manufacturing located in the City of Beloit.

City of Beloit Comprehensive and Strategic Plan: Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the Plan. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the Plan.

Because the Comprehensive Plan's Future Land Use Map recommends *Long-Range Urban Growth Area* and *Agricultural* for these parcels, a Comprehensive Plan Amendment to *Community Commercial* and *Single-Family Residential Exurban* for the 3-acre parcel would be needed in order for the proposed zoning to be consistent with the Comprehensive Plan. If rezoned, this request supports Strategic Goal #3 by creating and sustaining economic growth.

Land Use Analysis:

As noted, the subject properties are in the process of being annexed into the City. The current future land use designation in the Comprehensive Plan of *Long-Range Urban Growth Area* and *Agricultural* for these properties was largely based on the Cooperative Boundary Plan with the Town of Turtle, which has now expired. The *Long-Range Urban Growth Area* future land use category defined areas that may be appropriate for City development once the Cooperative Boundary Plan expired, and when the City identifies the area as appropriate for more intensive development. Planning staff believes commercial is the most appropriate use for the larger 15.70-acre parcel based on its proximity to the I-43/Hart Road interchange and WI-81/Milwaukee Road, and its location within the City's Sewer Service Area. Planning staff also believes continued residential use is most appropriate for the 3-acre parcel at this time. If both the Comprehensive Plan Amendments and Zoning Map Amendments are approved, commercial development of the larger property will be subject to Site Plan Review requirements as well as the Architectural Review and Landscaping Code.

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:

1. **The existing use of property within the general area of the subject property.**
To the west, the existing land uses are commercial and industrial, and to the east and south the existing land uses are rural residential. Interstate 43 is directly to the north.

2. **The zoning classification of property within the general area of the subject property.**

Existing zoning surrounding the subject properties includes Town of Turtle R-R, Rural Residential zoning to the east and south. To the west is Town of Turtle B-1, Local Commercial zoning and City of Beloit M-2, General Manufacturing zoning which are appropriate zoning districts given the location of the properties next to the I-43/Hart Road interchange.

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

The existing zoning classifications are A-E, Exclusive Agriculture for the larger 15.70-acre parcel, and A-G, General Agriculture for the smaller 3-acre parcel within the Town of Turtle. The current land uses are suitable but are not considered the highest and best use for land adjacent to the I-43/Hart Road interchange and WI-81/Milwaukee Road.

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

Adjacent areas in the City have experienced significant development over the past several years, particularly in the Gateway Business Park. The reconstruction at I-39/90 and I-43/WIS 81 interchange along with the extension of WI-81/Milwaukee Road to Hart Road has increased the development potential of these parcels. While once rural in nature, these parcels are now adjacent to Milwaukee Road/WI-81, which is a major easterly entrance into the City that is developing into a strong commercial and industrial corridor. To the southwest in the Gateway Business Park, the trend in zoning map amendments has been to commercial and manufacturing zoning.

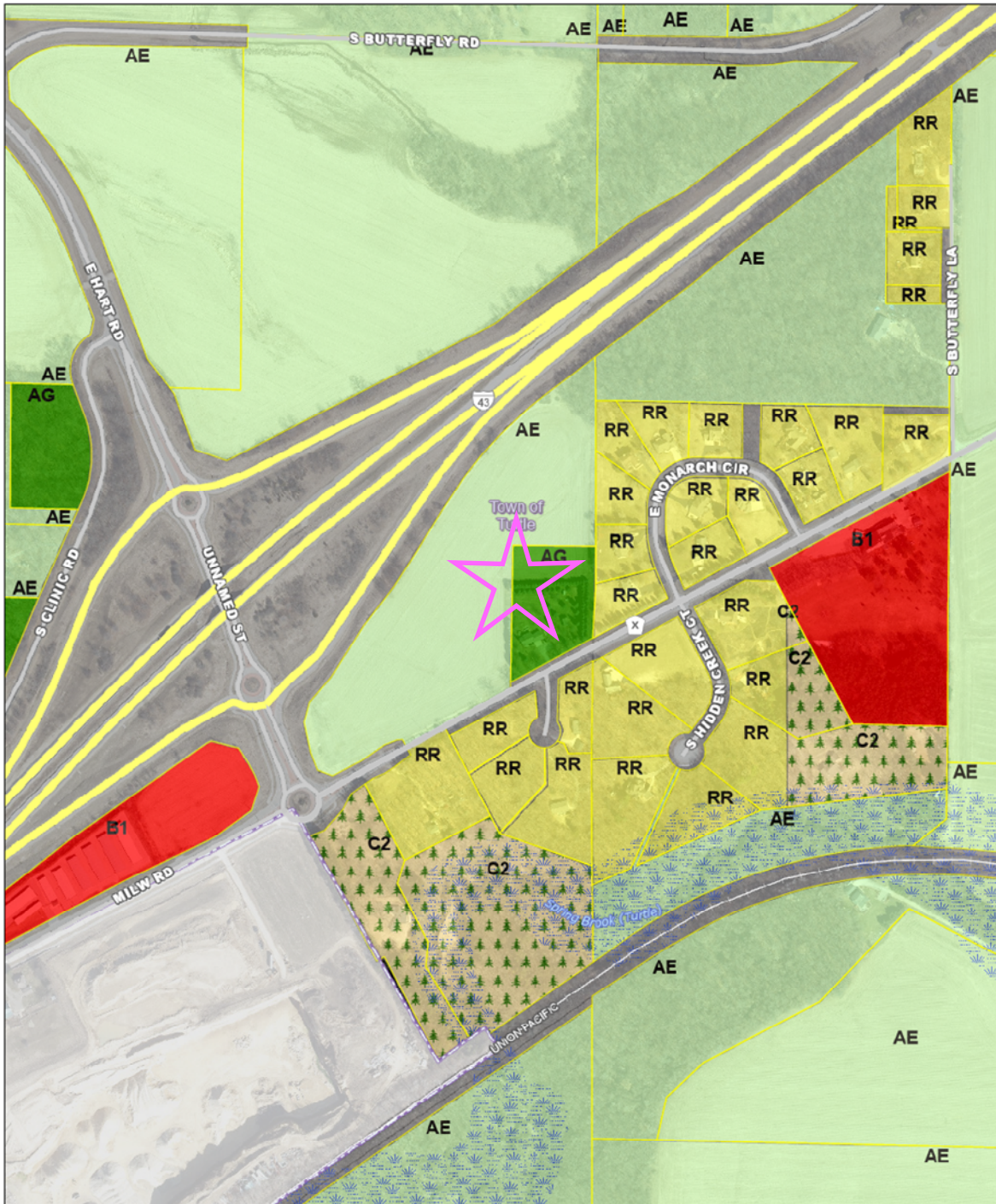
STAFF RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends **approval** of a Comprehensive Plan Amendment to change the future land use classification from *Long-Range Urban Growth Area* and *Agricultural* to *Community Commercial* for the 15.70-acre parcel located on the 5000 Block of E. County Road X and *Single-Family Residential Exurban* for the property located at 5073 E County Road X in the City of Beloit, and also recommends **approval** of a Zoning Map Amendment to assign a zoning classification of C-3, Community Commercial District to the 15.70-acre parcel located on the 5000 Block of E. County Road X and R-1A, Single Family Residential District to the 3-acre parcel located at 5073 E County Road X in the City of Beloit.

Resolutions for approval and denial of the Comprehensive Plan Amendment are included in this agenda packet. The Plan Commission will need to make a motion to approve one of the resolutions, as the policy regarding amendments requires Plan Commission to make a recommendation by resolution.

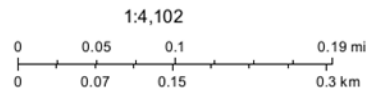
ATTACHMENTS: Zoning Maps, Plat of Survey, Application, Zoning Public Notice, Zoning Mailing List, Ordinance, Comprehensive Plan Future Land Use Map, Application and Resolutions.

Town of Turtle Zoning Map



5/9/2023, 4:21:05 PM

- | | |
|-------------------------|---|
| Tax Parcels | Local Commercial District |
| Zoning Not Available | C2 Highland Conservancy |
| Zoning Districts | Dedicated, Right of Way or No Information Available |
| Exclusive Agriculture | Lowland Conservancy Overlay District; |
| General Agriculture | |
| Rural Residential | |



Rock County Land Information Office, County of Rock Land Information Office, Rock County, Wisconsin

PLAT OF SURVEY

PARCEL 1: LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 17, PAGE 117 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1222656, AND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T.1N., R.13E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

PARCEL 2: PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, AND PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, ALL IN T.1N., R.13E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an iron pipe at the South & Corner of said Section, thence N02°28'42"E along the North-South Centerline of said Section, 774.0 feet to an iron pin on the North Line of Lot 1 of a Certified Survey Map recorded in Volume 17, Page 117, also being at the place of beginning for the land to be herein described; thence N89°28'34"W along said North Line, 305.53 feet to the NW Corner of said Lot 1; thence S0°34'21"W 500.91 feet to the SW Corner of said Certified Survey Map; thence S82°40'18"W along the Centerline of E. County Road "X", 436.33 feet; thence N07°25'34"W 33.0 feet to the North Line of said E. County Road "X"; thence along said North Line along the following courses: S83°40'18"W 18.16 feet; thence S88°51'07"W 55.25 feet; thence S55°29'18"W 102.32 feet; thence S82°01'58"W 124.88 feet; thence N69°09'29"W 60.80 feet to the East Line of E. Hart Road; thence N55°40'18"W along said East Line, 70.58 feet; thence N12°58'58"W continuing along said East Line, 114.69 feet to the South Line of Zimmerman 43; thence along said South Line, along the following courses: N14°43'23"E 78.10 feet; thence N40°11'27"E 125.28 feet; thence N52°02'54"E 215.03 feet to an iron pin; thence Northwesterly along a curve to the left, 234.48 feet, having a radius of 1235.52 feet and a chord bearing N37°48'48"E 234.12 feet to an iron pin; thence N30°20'42"E 159.99 feet to an iron pin; thence N52°08'12"E 274.73 feet to an iron pin; thence Northwesterly along a curve to the right, 277.54 feet, having a radius of 2217.83 feet and a chord bearing N53°39'44"E 476.61 feet to an iron pin; thence N53°00'29"E 154.80 feet to an iron pin at the NW Corner of Lot 2 of a Certified Survey Map recorded in Volume 36, Pages 378 thru 380; thence S0°28'42"W along said North-South Centerline of said Section, 709.56 feet to the place of beginning.

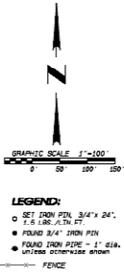
STATE OF WISCONSIN
COUNTY OF ROCK

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON FOR THE EXCLUSIVE USE OF BRADLEY TREWYN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER 4-67.

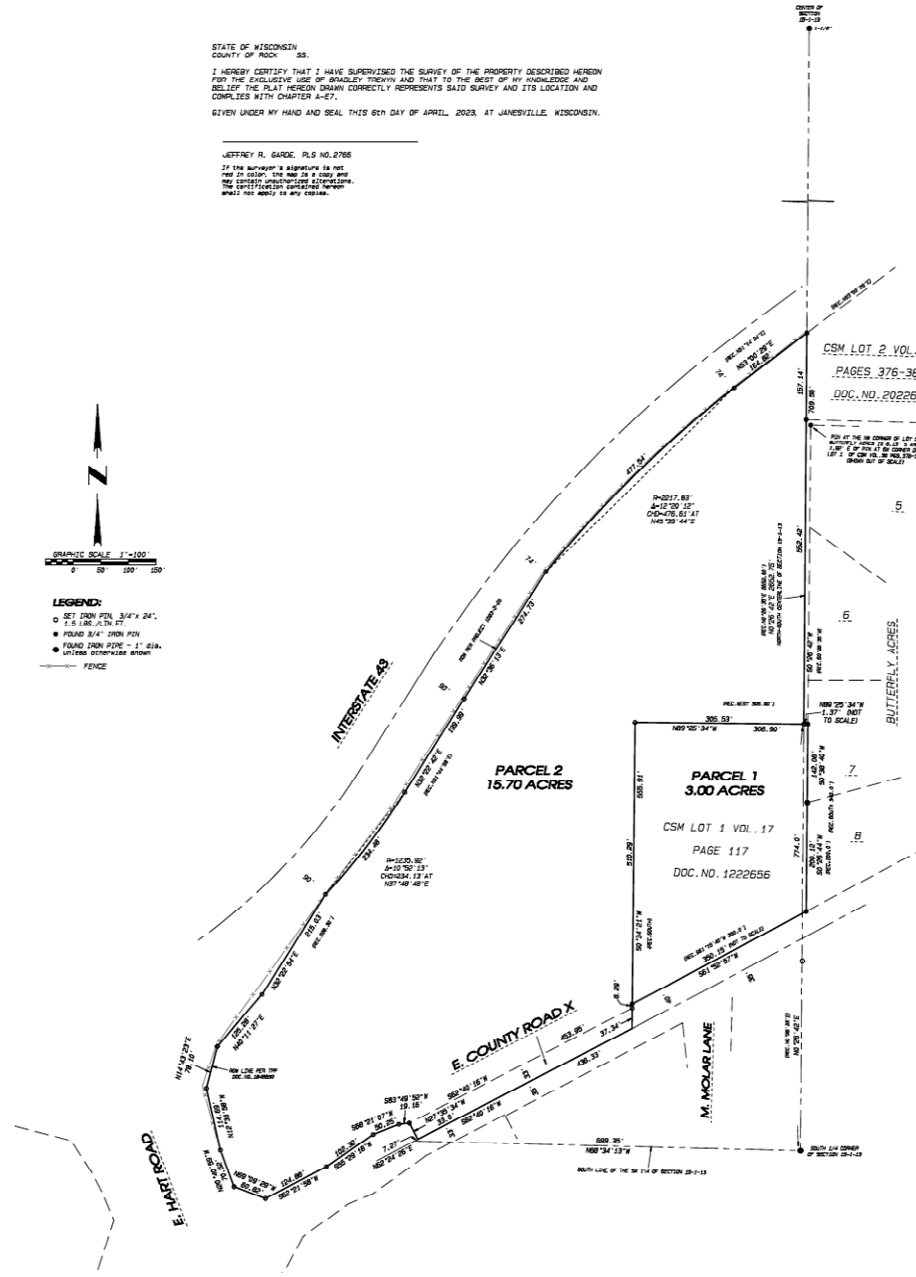
GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF APRIL, 2023, AT JANESVILLE, WISCONSIN.

JEFFREY R. GARDE, P.L.S. NO. 2765

If the surveyor's signature is not here in blue, the map is not valid. Any certain unrecorded encumbrances. The certification required herein shall not apply to any case.



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.6 LBS. A.T.N. FT.
 - FOUND 3/4" IRON PIN
 - FOUND IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
 - FENCE



NOTES:
FIELDWORK COMPLETED 04/25/2023.
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
ASSUMED 16'108'-47" IS ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 22-1-11.

	• LAND SURVEYING	DATE: 04/06/2023
	• LAND PLANNING	BY: s11
	• CIVIL ENGINEERING	PROJECT NO: 122-573
		DRAWN BY: TREWYN

158 N. Hildreth Dr.
Janesville, WI 53548
www.combsandassociates.com

TEL: 608-735-0570
FAX: 608-735-0534

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-2023-07

1. Address of subject property: 5037 E. Canterbury Road X

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: 18.7 acres acres.

3. Tax Parcel Number(s): 6-19-177A.1 and 6-19-177A.2.

4. Owner of record: Bradley + Danita Trem Phone: 608-290-0620

5037 E. Canterbury Road X
(Address) (City) (State) (Zip)

5. Applicant's Name: Planning + Building Services as Staff to Plan Commission

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

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

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

Change zoning district classification from: 15.70 acres AF TOT C-3 Community Commercial
3 acres AG TOT to: RIA Single Family Residential

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

and agricultural land

7. All the proposed uses for this property are:

Principal use(s): Single-family residence + agricultural land

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: Government

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

Name(s): Bradley + Darnita Trewyn Phone: 608-290-0620
5037 E. Canterbury Road Beloit WI 53511
(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.

_____/_____ <small>(Signature of Owner)</small>	_____/_____ <small>(Print name)</small>	_____/_____ <small>(Date)</small>
<u>Julie Christensen</u> <small>(Signature of Applicant, if different)</small>	<u>Julie Christensen</u> <small>(Print name)</small>	<u>7/25/23</u> <small>(Date)</small>

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: \$300.00	Amount Paid: <u>N/A</u>	Meeting Date: <u>8/9/23</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Nelony Potmann</u>		Date: _____
Date Notice Published: _____	Date Notice Mailed: _____	



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

July 26, 2023

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 assign a zoning classification of C-3, Community Commercial District to the 15.70-acre parcel and R-1A, Single Family Residential District to the 3-acre parcel located at 5037 E. County Road X.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, August 9, 2023 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, September 18, 2023 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. *

Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6708 to provide your comments over the phone.

Brad Austin
Corporate Contractors Inc.
3800 Gateway Blvd #200
Beloit, WI 53511

Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511

ORDINANCE NO. 3806

**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 assigned a zoning classification of C-3, Community Commercial District:

PART OF THE NE ¼ OF THE NW ¼ OF SECTION 22 PART OF THE SE ¼ OF THE SW ¼ AND PART OF THE NE ¼ OF THE SW ¼ OF SECTION 15, ALL IN T.1N., R.13E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an iron pipe at the South ¼ Corner of said Section; thence N0°26'42"E along the North-South Centerline of said Section, 774.0 feet to an iron pin on the North Line of Lot 1 of a Certified Survey Map recorded in Volume 17, Page 117, also being at the place of beginning for the land to be herein described; thence N89°25'34"W along said North Line, 305.53 feet to the NW Corner of said Lot 1; thence S0°34'21"W 555.91 feet to the SW Corner of said Certified Survey Map; thence S62°40'16"W along the Centerline of E. County Road "X", 436.33 feet; thence N27°35'34"W 33.0 feet to the North Line of said E. County Road "X"; thence along said North Line along the following courses: S83°49'52"W 19.16; thence S68°21'07"W 50.25 feet; thence S55°29'18"W 102.32 feet; thence S62°21'58"W 124.88 feet; thence N69°09'29"W 60.82 feet to the East Line of E. Hart Road; thence N20°40'59"W along said East Line, 70.52 feet; thence N12°38'58"W continuing along said East Line, 114.69 feet to the South Line of Interstate 43; thence along said South Line, along the following courses: N14°43'23"E 78.10 feet; thence N40°11'27"E 125.28 feet; thence N32°22'54"E 215.03 feet to an iron pin; thence Northeasterly along a curve to the left, 234.48 feet, having a radius of 1235.92 feet and a chord bearing N37°48'48"E 234.13 feet to an iron pin; thence N32°22'42"E 199.99 feet to an iron pin; thence N32°36'13"E 274.73 feet to an iron pin; thence Northeasterly along a curve to the right, 477.54 feet, having a radius of 2217.83 feet and a chord bearing N45°39'44"E 476.61 feet to an iron pin; thence N53°00'29"E 164.82 feet to an iron pin at the NW Corner of Lot 2 of a Certified Survey Map recorded in Volume 36, Pages 376 thru 380; thence S0°26'42"W along said North-South Centerline of said Section, 709.56 feet to the place of beginning.

(ALSO KNOWN AS PARCEL 6-19-177A.1) SAID PARCEL CONTAIN 15.70 ACRES, MORE OR LESS.

The following described land is hereby assigned a zoning classification of R-1A, Single-Family Residential District:

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 17, PAGE 117 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1222656 AND LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 15, T.1N., R.13E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN. (ALSO KNOWN AS PARCEL 6-19-177A.2). SAID PARCELS CONTAIN 3 ACRES, MORE OR LESS.

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

Adopted this ____ day of _____, 2023.

City Council of the City of Beloit

Regina Dunkin, Council President

Attest:

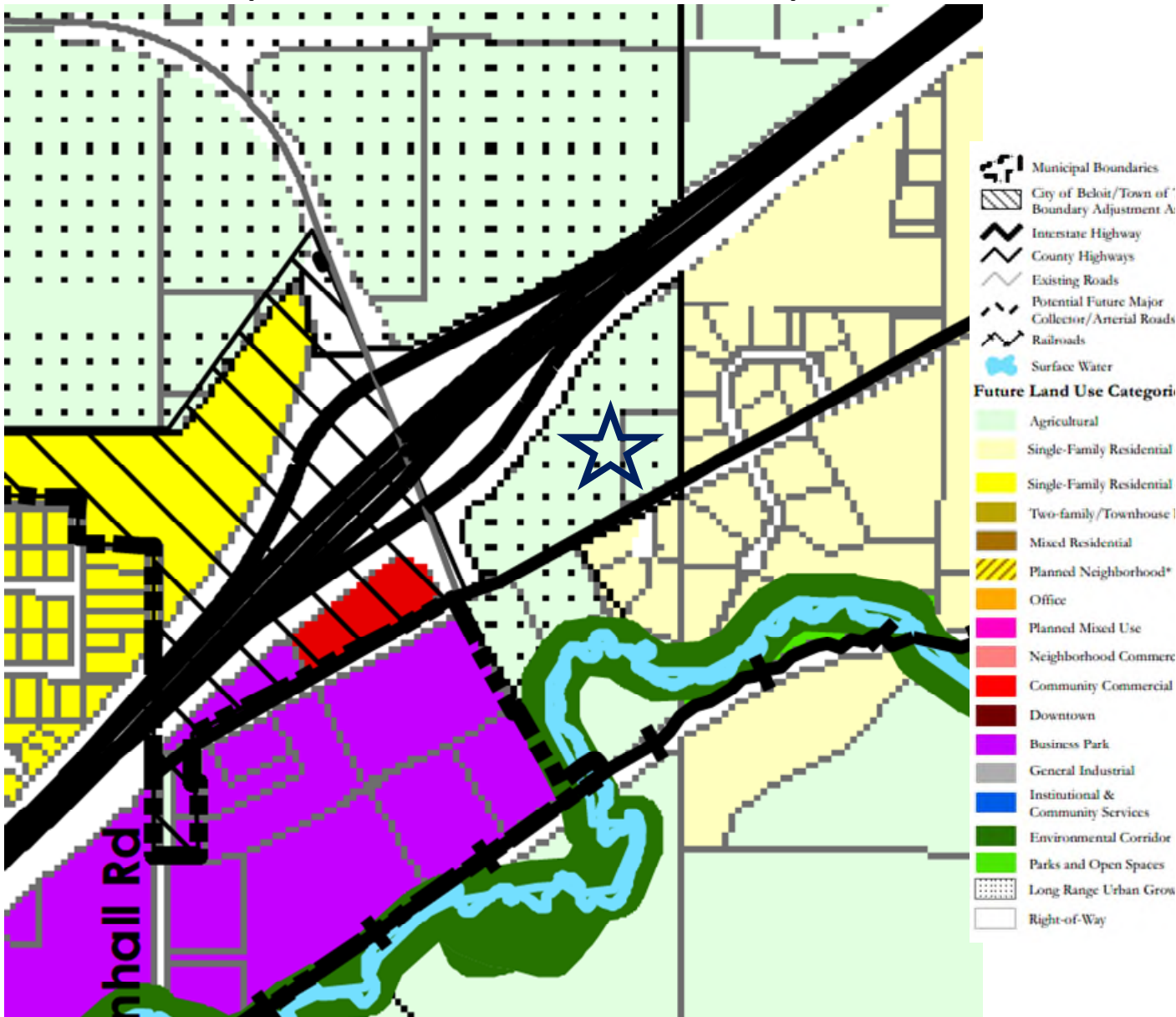
Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2023

Effective this ____ day of _____, 2023

01-611100-5231-_____

Comprehensive Plan Future Land Use Map



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

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

Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: RPB-2023-06

1. Applicant's Name: Planning + Building Services as Staff to Plan Commission
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

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

2. Type: Text Amendment
 Map Amendment

3. The following Text Amendment is requested:
Chapter: ____, Section: ____, Subsection(s): _____
Proposed Amendment: _____

4. The following Map Amendment is requested:
Map No. & Title: Map 10 Future Land Use
Address of Affected Property: 5037 E. County Road X
Tax Parcel Number(s): 6-19-177A.1 and 6-19-177A.2.
Owner of record: Bradley Danita Trewyn Phone: 608-290-0620
5037 E. County Road X Beloit WI 53511
(Address) (City) (State) (Zip)
Proposed Amendment: _____

5. I/we represent that I/we have a vested interest in this property in the following manner: Exurban
() Owner
() Leasehold, Length of lease: _____
() Contractual, Nature of contract: _____
(X) Other, explain: City Government

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 also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

_____	_____	_____
(Signature of Owner)	(Print name)	(Date)
<i>Julie Christensen</i>	<i>Julie Christensen</i>	<i>7/25/23</i>
(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 & Building Services Division. This application must be submitted with 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 it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: \$275.00	Amount Paid: <i>N/A</i> Meeting Date: <i>8/9/2023</i>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <i>Verony Plattmann</i>	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____

RESOLUTION 2023-035
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

15.70-acre parcel located on the 5000 Block of E. County Road X west of 5037 E. County Road X - From Long-Range Urban Growth Area and Agricultural to Community Commercial

5037 E. County Road X – From Long-Range Urban Growth Area and Agricultural to Single-Family Residential Exurban.

Adopted this 9th day of August, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

**RESOLUTION 2023-036
RECOMMENDING DENIAL OF AN AMENDMENT TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends denial of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

15.70-acre parcel located on the 5000 Block of E. County Road X west of 5037 E. County Road X - From Long-Range Urban Growth Area and Agricultural to Community Commercial

5037 E. County Road X – From Long-Range Urban Growth Area and Agricultural to Single-Family Residential Exurban.

Adopted this 9th day of August, 2023.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director