



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, January 9, 2013 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the December 19, 2012 Meeting**
3. **Annexation – 1035 and 1041 Udell Drive**
Review and consideration of a Petition for Annexation for the properties located at 1035 and 1041 Udell Drive from the Town of Beloit to the City of Beloit
4. **Comprehensive Plan Amendment – 501 Prospect Street (former First Presbyterian Church)**
Public hearing, review and consideration of an amendment to the Downtown Future Land Use Map of the City's Comprehensive Plan from Institutional and Community Services to Neighborhood Commercial for the property located at 501 Prospect Street
5. **Comprehensive Plan Amendment – 20 Park Avenue (former Cub Foods building)**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Community Commercial to General Industrial for the property located at 20 Park Avenue
6. **Comprehensive Plan Amendment – Multiple Addresses – School District of Beloit**
Public hearing, review and consideration of amendments to the Future Land Use Map of the City's Comprehensive Plan from Neighborhood Commercial to Institutional and Community Services for the properties located at 545 & 549 W Grand Avenue and 615 Eighth Street; from Single-Family Residential – Urban to Institutional and Community Services for the properties located at 619, 625, & 629 Eighth Street and 548 Locust Street; from Two-Family/Townhouse Residential to Institutional and Community Services for the properties located at 1203, 1233, 1249, 1253, & 1257 Sixth Street; and from Single-Family Residential-Urban to Institutional and Community Services for the properties located at 219 & 225 North Street and 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349 & 1353 Sixth Street

**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

7. **Status Report on Prior Plan Commission Items**

8. **Adjournment**

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: January 4, 2013

Approved: Julie Christensen, Community
Development Director

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, December 19, 2012
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Ramsden called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Chairperson Ramsden, Commissioner Smith, Commissioner Jacobsen, Commissioner Kelly, Commissioner Seifarth, Commissioner Moore, Commissioner Faragher, and Commissioner Kincaid.

2. **Approval of the Minutes of the November 20, 2012 Meeting**

Commissioner Faragher moved and Commissioner Moore seconded approval of the Minutes of the November 20, 2012 meeting. The Minutes were approved.

3. **Conditional Use Permit – Woodman’s – 1877 Madison Road**

Public hearing, review and consideration of a request to allow the expansion of a Warehouse and Freight Movement Use in a C-3, Community Commercial District, for the property located at 1877 Madison Road

Community Development Director Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked if the new building would cover the same footprint and the additional 31,000 feet would be an addition to that and Ms. Christensen said that it would.

Chairperson Ramsden opened the Public Hearing.

Gary Fox, President of Building Systems General, 5972 Executive Drive, Madison, WI, was present for questions. Mr. Fox commented that there would be 40% more storage than what Woodman’s currently has and that they would be rerouting the sanitary easement while working with the City Engineer. Mr. Fox gave more details on the construction project along with renderings of larger drawings of the project. Mr. Fox added that this project is phase one of two phases.

Commissioner Kincaid asked Ms. Christensen if they had discussed making the cyclone fence opaque and Mr. Fox said that he did not recall that being discussed. Ms. Christensen said that she would mention this to Drew Pennington.

Mr. Kincaid asked if the City had noise standards and if the new refrigeration would have an impact on noise. Mr. Fox commented that the grade change would help to screen the noise. Ms. Christensen said that the City does have noise standards. Mr. Kincaid asked if that would be a condition for final approval and Ms. Christensen answered yes.

Chairperson Ramsden closed the Public Hearing.

Commissioner Seifarth moved to approve the Conditional Use Permit and Commission Faragher seconded the motion. The motion carried.

4. Status Report on Prior Plan Commission Items

Ms. Christensen commented that the City Council approved the Conditional Use Permit for the drive-in use for Associated Bank.

5. Adjournment

The meeting adjourned at 7:28 PM.

Respectfully submitted,
Gail Riddle

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 9, 2013

Agenda Item: 3

File Number: ANX-2012-01

Applicant: Richard Caple & Jana Conway

Owner: Richard Caple & Jana Conway

Location: 1035 & 1041 Udell Drive,
Town of Beloit

Existing Zoning: R1, Single-Family
Residential District (Town Zoning)

Existing Land Use: Single-Family
Dwelling

Parcel Size: 0.46 Acre

Request Overview/Background Information:

Richard Caple and Jana Conway have submitted a Petition for Annexation for the properties located at 1035 & 1041 Udell Drive in the Town of Beloit. The Petition for Annexation and Annexation Plat are attached to this report. The applicants have requested a zoning district classification of R-1A, Single-Family Residential.

Key Issues:

- The applicants reside in the existing single-family dwellings on the subject properties. The existing septic systems on both properties have failed. Therefore, the applicants would like to be connected to the City's sanitary sewer system.
- The City has an existing sanitary sewer line in Udell Drive in front of the properties located at 1028 and 1040 Udell Drive, which were annexed to the City in 1992 and 1993.
- The subject properties are located within the City's 208 Sewer Service Area. Rock County's 208 Water Quality Plan specifies that this area will be served by the City's public sanitary sewer system.
- The City Council adopted a Resolution accepting this Petition for Annexation on December 3, 2012.
- The Plat includes the subject properties on the north side of Udell Drive and is adjacent to the Udell Drive right-of-way, which ensures that the territory to be annexed is contiguous to the City of Beloit.
- The attached Location & Zoning Map shows the location of this property and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: R-1A, Single-Family Residential District, Single-Family Dwelling
 - South: R1, Single-Family Residential District & R-1A, Single-Family Residential District, Single-Family Dwellings (Town of Beloit & City of Beloit, respectively)
 - East: R1, Single-Family Residential District, Vacant Land (Town of Beloit)
 - West: DH, Development Holding District, Agricultural
- When property is annexed to the City, a temporary zoning classification must be assigned until an Ordinance approving a Zoning Map Amendment is adopted by the City Council. Staff recommends that the temporary zoning classification for these properties be R-1A, Single-Family Residential District, because of their size, location, and surrounding land uses of the property. Staff will process a Zoning Map Amendment with a recommendation for a permanent zoning classification in the near future.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Single-Family Residential – Urban uses for this property. 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 annexation is consistent with the Comprehensive Plan.

Consideration of this request supports City of Beloit Strategic Goal #1 & #4.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – A reduction in the number of septic systems located in urbanized areas will reduce groundwater contamination.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The provision of sanitary sewer service will satisfy the owners' need for a healthy, sanitary dwelling.

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the Petition for Annexation to the City of Beloit for the properties located at 1035 and 1041 Udell Drive in the Town of Beloit and assignment of a temporary zoning district classification of R-1A, Single-Family Residential.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Petition for Annexation, and Plat.

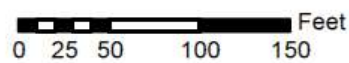
Location & Zoning Map

1035 & 1041 Udell Drive

ANX-2012-01



1 inch = 97 feet



Legend

- COB Parcels
- City Limits
- Zoning District

Map prepared by: Michael D. Lofton II
Date: September 2012
For: City of Beloit, Planning Division
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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

Address of Property: 1041 Udell Dr. / 1035 Udell Dr. Beloit, WI 53511

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 4 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 _____.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	Jana Conway	1041 Udell Dr.	11/16/12
	Richard Caple	1035 Udell Dr.	11/16/12

Personally came before me this 16th day of November, 2012, the above named,

Jana Conway and Richard B. Caple to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Tina Andrews
Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 6/29/2014

DIAMOND ACRES

CITY OF BELoit CORPORATE LIMITS



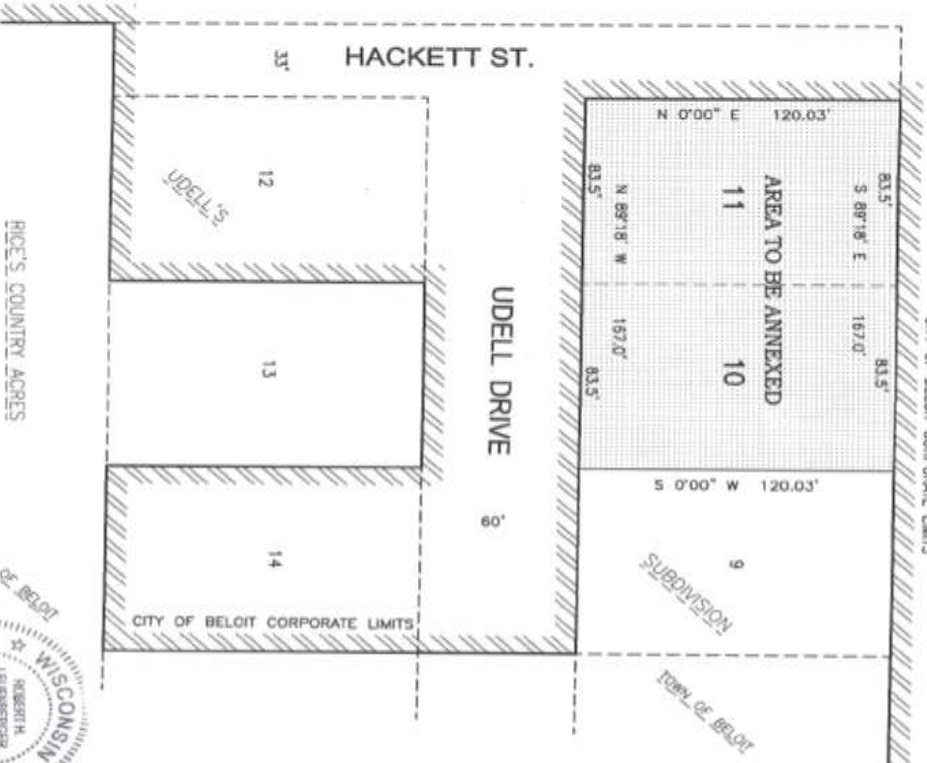
BEARINGS ARE BASED ON THE PLAT OF UDELL'S SUBDIVISION

SCALE: 1" = 50'



01.22.10.

REV. OF BELoit



PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF BELoit

LOTS 10 AND 11 OF UDELL'S SUBDIVISION SITUATED IN THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 23, T. 1 N., R. 12 E., OF THE 4TH P.M., BELoit TOWNSHIP, ROCK COUNTY, WISCONSIN

FURTHER DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of Lot 11, thence North 0°00' East 120.03 feet to the Northwest corner of said Lot 11; thence South 89°18' East 167.0 feet to the Northeast corner of said Lot 10; thence South 0°00' West 120.03 feet to the Southwest corner of said Lot 10; thence North 89°18' West 167.0 feet to the place of beginning, Containing 20,042 square feet more or less.

STATE OF WISCONSIN }
COUNTY OF ROCK } ss.

I, Rebecca S. Houseman, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Beloit, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the plat hereon shown is a correct representation of the annexation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin, this _____ day of _____, A.D. 2012.

STATE OF WISCONSIN }
COUNTY OF ROCK } ss.
I HEREBY CERTIFY THAT THE PLAT OF ANNEXATION AS DESCRIBED ABOVE AND HEREON DRAWN CORRECTLY REPRESENTS SAID TERRITORY AS DESCRIBED ABOVE AND SAID PLAT IS TRUE AND CORRECT.
DATED THIS 12TH DAY OF NOVEMBER, 2012.

Robert Leutenberger
Robert Leutenberger, RLS 1244

Batterman
engineers surveyors planners

2007 Burleigh Drive Beloit, Wisconsin 53511
608.365.4644 www.batterman.com

ORDER NO. 31465
JANA CONWAY
File Name: J:\31465-31465\31465.DWG

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 9, 2013

Agenda Item: 4

File Number: RPB-2013-02

Request Overview/Background Information:

John Wittnebel, on behalf of Hourglass Media, LLC, has submitted an application requesting an amendment to the Downtown Future Land Use Map (Map 9) of the City's Comprehensive Plan.

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. 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. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the adopted plan, a requirement that became effective in 2010.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. 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. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. The state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on February 18, 2013.

Key Issues:

- The applicant is requesting the following amendment to the Downtown Future Land Use Map (Map 9) of the City's Comprehensive Plan:
 - 501 Prospect Street – From Institutional and Community Services to Neighborhood Commercial.
- The following table describes the status of the subject property:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
501 Prospect Street	Vacant Church Building	PLI, Public	Institutional	Neighborhood Commercial

- The property that is the subject of this request is the former First Presbyterian Church. The applicant recently purchased the property and intends to reuse the former church building as a mixed use building consisting of retail sales & service uses, liquor sales, community service uses, and a religious use.
- Planning staff met with the applicant to discuss this proposal, and informed the applicant that the property would have to be rezoned, since the zoning classification at the time (PLI, Public Lands & Institutions District) did not allow commercial uses. A commercial zoning classification is required for the proposed uses. However, the Comprehensive Plan recommends Institutional & Community Services use for the subject property. Therefore, due to the consistency requirement discussed above, the property may not be rezoned without first amending the Comprehensive Plan.
- As mentioned above, the applicant wants the flexibility to engage in or lease space to businesses that operate *Personal Service, Sales, and/or Entertainment-Oriented Retail Sales & Service* uses (e.g. café, performance art center, gift shop, bar and lounge, etc.). These uses are prohibited in the PLI District but permitted by right in the CBD-1 District. The current zoning classification (PLI) is consistent with the Comprehensive Plan; however, the applicant is requesting an amendment to the Comprehensive Plan, which, if approved, would allow him to rezone the property to CBD-1 in the future.
- In addition to the proposed retail uses, the applicant intends to locate a nonprofit organization (The Youth Unite) in the building, offer health food classes to the community, and allow a church to use space for religious purposes. These uses are classified as "community services" and "religious," respectively, and are conditional uses in the CBD-1 District. This means that if the property is zoned CBD-1 in the future a Conditional Use Permit must be reviewed and approved by the Plan Commission and City Council before the uses are established.
- With regard to the proposed religious use, it should be noted that a Conditional Use Permit is only required if the applicant intends to expand the footprint of the building. The religious use may remain when the property is rezoned since the building was previously used for religious purposes, and the applicant has no intentions to expand the building footprint at this time.

- The subject property is surrounded by a variety of uses, including a large apartment building, a college, a church, office buildings, a mortuary, a bank, a retail store, and a restaurant.
- Planning staff supports the applicant's efforts to adaptively reuse the building for the proposed uses. The CBD-1, Central Business District-Core classification provides the most flexibility for the intended reuse of the building.
- The proposed mixed-use building will increase the availability of goods, services, and employment opportunities and contribute towards the vitality of downtown.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
- Consideration of this request supports Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

The Planning & Building Services Division recommends approval of the following proposed amendment to the Downtown Future Land Use Map (Map 9) of the City's Comprehensive Plan:

1. 501 Prospect Street – From Institutional and Community Services to Neighborhood Commercial.

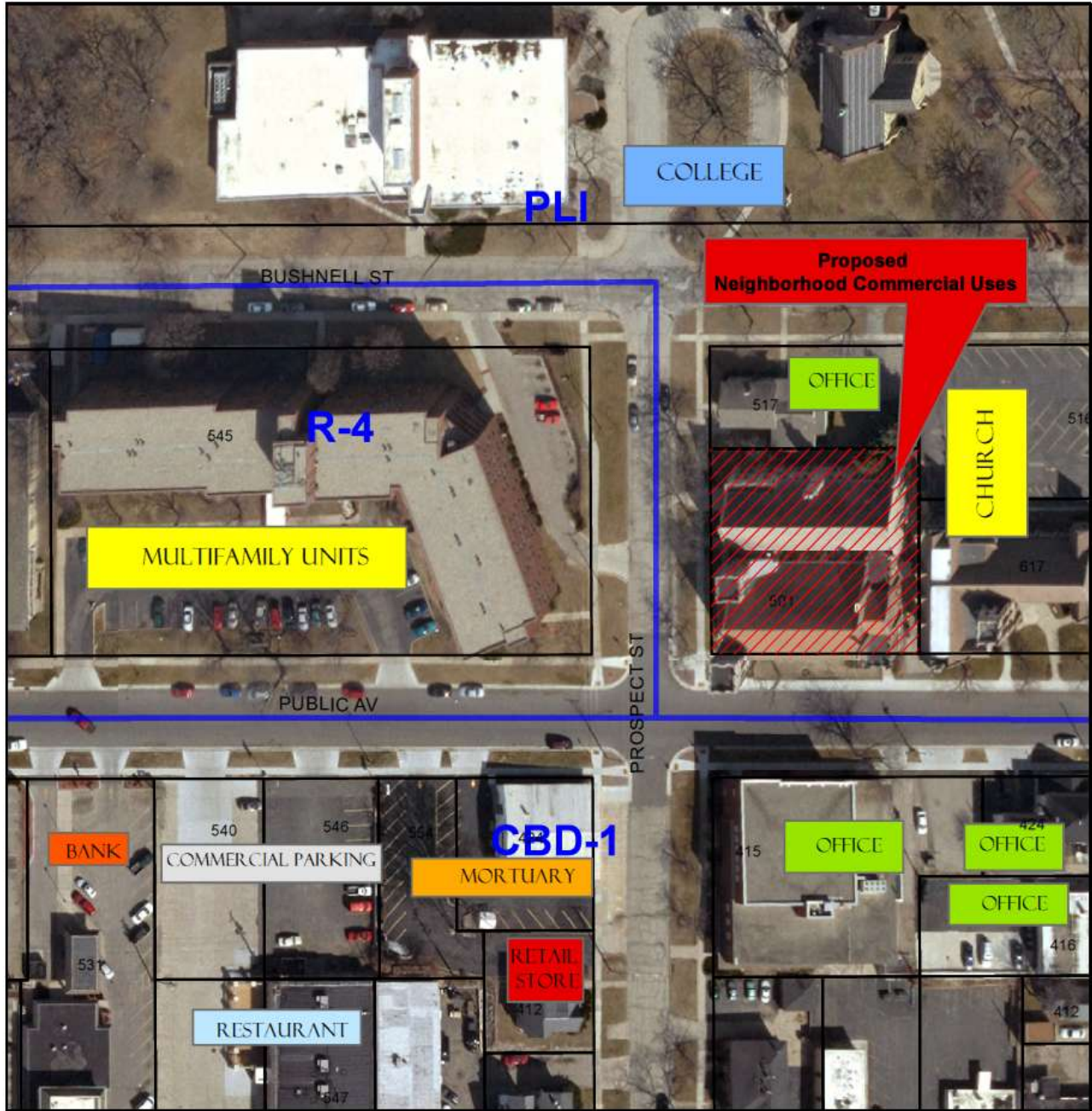
Fiscal Note/Budget Impact: N/A

Attachments: Location/Land Use/Zoning Map, Downtown Future Land Use Map, Downtown Future Land Use Category Description, Photos, Public Notice, Mailing List, and Resolution.

Location, Land Use, & Zoning Map

501 Prospect Street

RPB-2013-02



1 inch = 94 feet

0 25 50 100 150 Feet

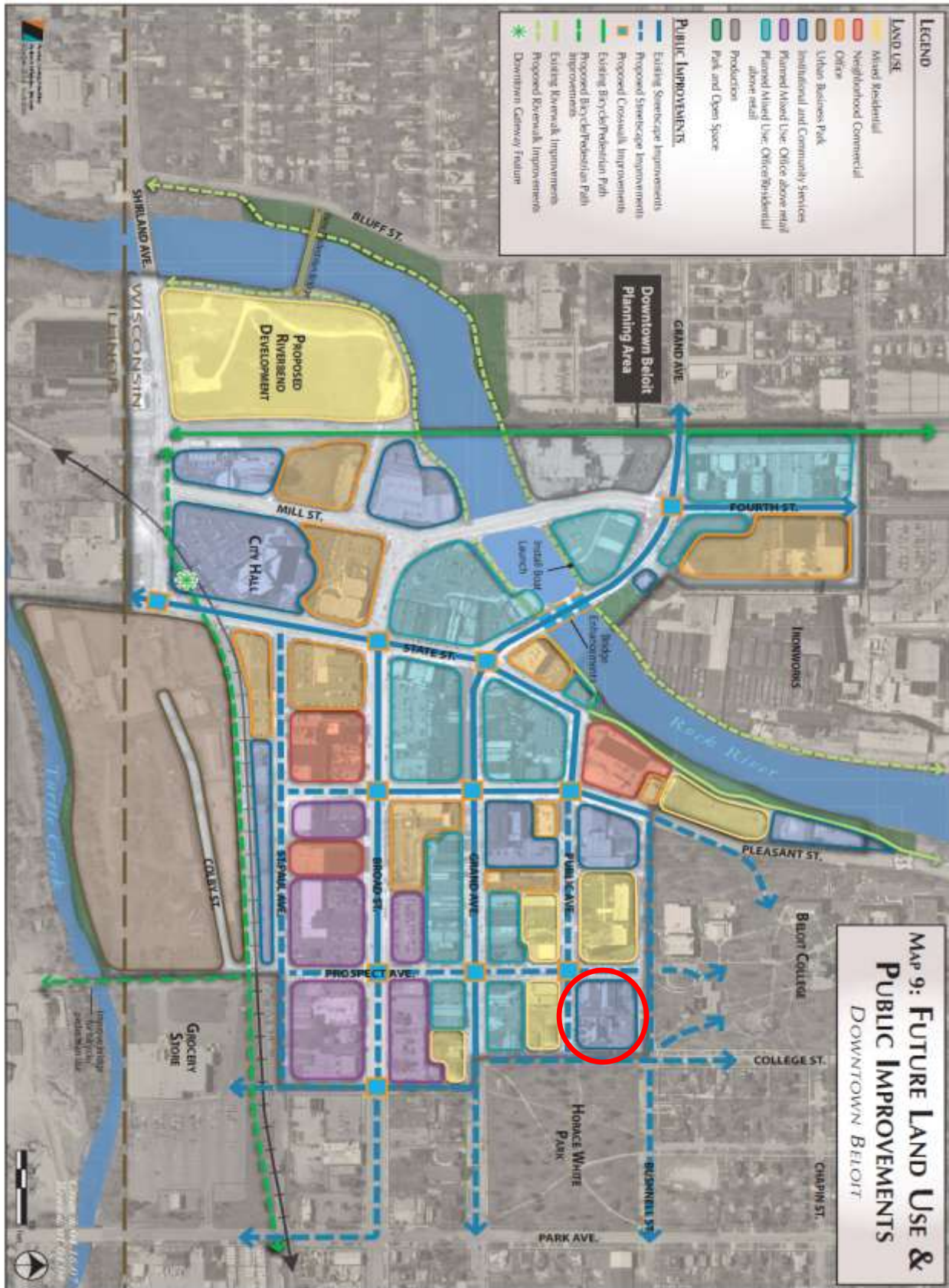
Legend

- COB Parcels
- Zoning District

Map prepared by: Michael D. Lofton II
 Date: December 2012
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 9, Downtown Future Land Use



Future Land Use

Land use in Downtown Beloit—as in most downtowns—is characterized by a mix of uses: multi-story buildings that may include retail, office, and residential in one building, as an example. As such, the recommended future Land Use pattern in Downtown reflects this mixed nature.

The Downtown Future Land Use categories are described below, and are illustrated on the *Downtown Land Use and Public Improvements* map following this section. This map is also reflected in the Land Use chapter of the City's Comprehensive Plan document, and will therefore be a basis for future zoning decisions.

DOWNTOWN FUTURE LAND USE CATEGORIES
<p>Mixed Residential This category is intended for a variety of residential units focused on multiple family housing (3+ unit buildings), usually developed at densities that exceed six units per acre. Attached single family residences with individual entries (e.g., townhouses, rowhouses) and small public and institutional uses—such as parks, schools, and churches—may also be within lands mapped in this category.</p>
<p>Neighborhood Commercial This category includes Downtown-scaled commercial-only land uses including restaurants, retail, and service uses. In Downtown, this land use category is used somewhat infrequently as most of Downtown development is planned to be mixed-use in nature.</p>
<p>Office This category is intended for high-quality office, institutional, research, and office-support land uses with high quality landscaping.</p>
<p>Institutional and Community Services This category is designed to include large-scale public buildings, schools, religious institutions, and other public facilities.</p>
<p>Planned Mixed Use: Office/Residential Above Retail This category is intended to facilitate mixed-use buildings with first floor retail and upper-floor residential and/or office uses. This land use is concentrated along East and West Grand Avenue.</p>
<p>Planned Mixed Use: Office Above Retail This category is intended to facilitate mixed-use buildings with first floor retail and upper-floor office uses. This category is distinguished from the Planned Mixed Use: Office/Residential Above Retail category as it is used for areas that are not targeted for upper-floor housing, such as along Broad Street.</p>
<p>Production This category is intended for manufacturing land uses with controlled outdoor storage areas and moderate landscaping and signage. In areas where this category is integrated with other land uses in the same block, production should be small-scale.</p>
<p>Urban Business Park This category is designated for a proposed Turtle Creek Business Park area on the southern edge of Downtown. This area should be master-planned and include small-scale production with front office operations and controlled outdoor storage areas.</p>
<p>Park and Open Space This category includes park and public open space facilities. In Downtown, this category is designated along the Riverwalk.</p>



West & South
Facades



Adjacent Uses
(Southwest)



Adjacent Use (North)

Adjacent Use (South)



Adjacent Use (West)



Adjacent Use (East)





NOTICE TO THE PUBLIC

December 26, 2012

To Whom It May Concern:

John Wittnebel, on behalf of Hourglass Media, LLC, has submitted an application requesting the following amendment to the Downtown Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan:

1. 501 Prospect Street – From Institutional and Community Services to Neighborhood Commercial.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendment:

City Plan Commission: Wednesday, January 9, 2013, 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 (Public Hearing): Monday, February 18, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Michael Lofton in the Planning & Building Services Division at (608) 364-6708 or loftonm@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

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

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

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Peter Herreid, Grant Administrator
Department of Administration
Division of Intergovernmental Relations
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Paul Benjamin
Rock County Planning, Economic &
Community Development Agency
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Pamela Kiefert, Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 300
Beloit, WI 53511

Janelle Marotz
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

Dr. Dennis McCarthy,
Superintendent
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

Kristi Howe
Beloit Public Library
605 Eclipse Boulevard
Beloit, WI 53511

**RESOLUTION
RECOMMENDING APPROVAL OF 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 January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; 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 amendments, 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 Downtown Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan:

1. 501 Prospect Street (Parcel No. 13660050) – From Institutional and Community Services to Neighborhood Commercial.

Adopted this 9th day of January, 2013.

Charles Ramsden, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 9, 2013

Agenda Item: 5

File Number: RPB-2013-01

Request Overview/Background Information:

Terry McGuire, on behalf of McGuire Lasse LLC, has submitted an application requesting one amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. 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. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the adopted plan, a requirement that became effective in 2010.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. 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. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. The state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on February 18, 2013.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 20 Park Avenue – From Community Commercial to General Industrial.
- The subject property includes the vacant Cub Foods building and the surrounding parking lot. This structure has been vacant since Cub Foods closed this location in 2009.
- The subject property's current zoning district classification of C-3, Community Commercial, is consistent with the Future Land Use Map. The C-3 district is intended to accommodate community-oriented retail sales and service uses. The applicant intends to market the subject property as an industrial site, and industrial uses are conditional uses in the C-3 district. Therefore, potential industrial users would need to obtain a Conditional Use Permit and establish the use within one year of approval.
- If the requested amendment is approved, the applicant will be able to rezone the subject property to an industrial zoning district classification (M-1 or M-2), in which industrial uses are permitted by right. This will streamline the applicant's efforts to lease or sell the subject property to an industrial user.
- A Location/Land Use/Zoning Map and the Future Land Use Map are attached to this report.
- The adjacent, vacant out-lots along Park Avenue are not included in this request and will remain planned and zoned for commercial uses.
- **Land Use Analysis**
- The subject property is surrounded by a variety of land uses. There is a City park to the west, a bike path & railroad tracks to the north, and vacant land & structures to the east.
- The most pervasive adjacent use is the recycling facility to the south, which is located in South Beloit, Illinois. This facility creates offensive externalities including noise, smoke, fumes, and glare that frequently impact the use and enjoyment of properties in the City of Beloit.
- Given the subject property's location relative to arterial streets, excellent rail access, and disruptive southern neighbor, the General Industrial future land use category is much more appropriate and more likely to result in reuse or redevelopment opportunities than the current commercial classification.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
- Consideration of this request supports Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the following proposed amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 20 Park Avenue – From Community Commercial to General Industrial.

Fiscal Note/Budget Impact: N/A

Attachments: Location/Land Use/Zoning Map, Future Land Use Map, Photos, Public Notice, Mailing List, and Resolution.

Location, Land Use, & Zoning Map

20 Park Avenue

RPB-2013-01



1 inch = 157 feet
 0 35 70 140 210 Feet

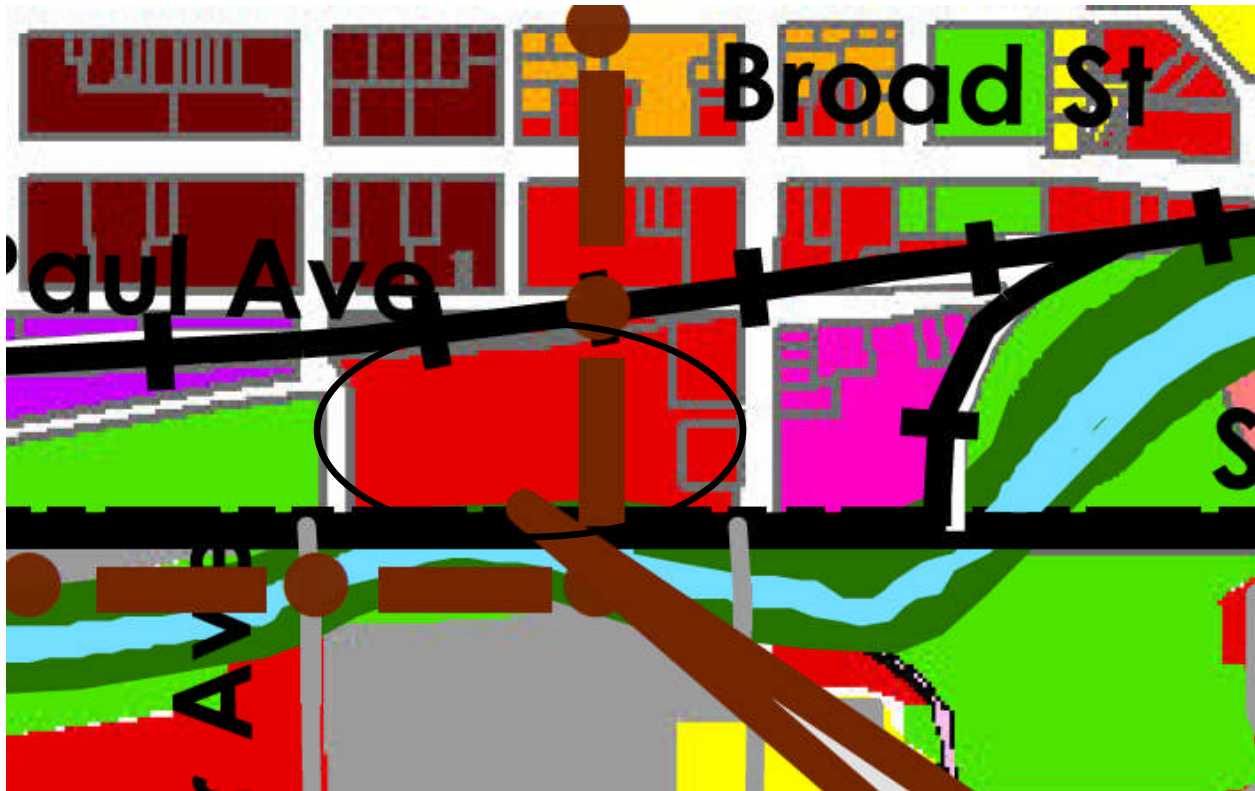
Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
 Date: January 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Property)







NOTICE TO THE PUBLIC

December 19, 2012

To Whom It May Concern:

Terry McGuire, on behalf of McGuire Lasse LLC, has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

20 Park Avenue – From Community Commercial to General Industrial.

Information regarding the location, zoning, and land use of this property is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendment:

City Plan Commission: Wednesday, January 9, 2013, 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 (Public Hearing): Monday, February 18, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

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For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

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Rock County Courthouse, Room 266
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519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Dr. Pamela Kiefert, Superintendent
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112 Milwaukee Road
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Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 300
Beloit, WI 53511

**RESOLUTION
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 January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; 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 amendments, 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:

1. 20 Park Avenue (Parcel No. 13650890) – From Community Commercial to General Industrial.

Adopted this 9th day of January, 2013.

Charles Ramsden, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: January 9, 2013

Agenda Item: 6

File Number: RPB-2013-03

Request Overview/Background Information:

The School District of Beloit has submitted an application requesting several amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. 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. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. 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. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. If the Plan Commission votes to recommend approval of the proposed amendments, the attached Resolution will be forwarded to the City Council for consideration on February 18, 2013.

Key Issues:

- The applicant is requesting the following amendments to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 545 & 549 W. Grand Avenue and 615 Eighth Street – From Neighborhood Commercial to Institutional & Community Services.
 - 619, 625, & 629 Eighth Street and 548 Locust Street – From Single-Family Residential – Urban to Institutional & Community Services.
 - 1203, 1233, 1249, 1253, & 1257 Sixth Street – From Two-Family/Townhouse Residential to Institutional & Community Services.
 - 219 & 225 North Street and 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street – From Single-Family Residential – Urban to Institutional & Community Services.
- The following table describes the status of the subject properties:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
545 W. Grand Av	Institutional	C-2	Neigh Commercial	Inst. & Community Services
549 W. Grand Av	Commercial (vacant)	C-2	Neigh Commercial	Inst. & Community Services
615 Eighth Street	Single-Family Res.	C-2	Neigh Commercial	Inst. & Community Services
619 Eighth Street	Single-Family Res.	R-1B	Single-Family Res.	Inst. & Community Services
625 Eighth Street	Duplex	R-1B	Single-Family Res.	Inst. & Community Services
629 Eighth Street	Duplex	R-1B	Single-Family Res.	Inst. & Community Services
548 Locust St.	Parking Lot	R-1B	Single-Family Res.	Inst. & Community Services
1203 Sixth Street	Vacant Land	R-2	Two-Family Res.	Inst. & Community Services
1233 Sixth Street	Vacant Land	R-2	Two-Family Res.	Inst. & Community Services
1249 Sixth Street	Vacant Land	R-2	Two-Family Res.	Inst. & Community Services
1253 Sixth Street	Vacant Land	R-2	Two-Family Res.	Inst. & Community Services
1257 Sixth Street	Vacant Land	R-2	Two-Family Res.	Inst. & Community Services
219 North Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
225 North Street	Single-Family Res.	R-1B	Single-Family Res.	Inst. & Community Services
1313 Sixth Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
1317 Sixth Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
1323 Sixth Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
1327 Sixth Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
1333 Sixth Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
1339 Sixth Street	Single-Family Res.	R-1B	Single-Family Res.	Inst. & Community Services
1343 Sixth Street	Vacant Land	R-1B	Single-Family Res.	Inst. & Community Services
1349 Sixth Street	Single-Family Res.	R-1B	Single-Family Res.	Inst. & Community Services
1353 Sixth Street	Single-Family Res.	R-1B	Single-Family Res.	Inst. & Community Services

- The proposed amendments for the properties on W. Grand Avenue, Eighth Street, and Locust Street are related to the proposed expansion of Hackett Elementary School, as illustrated on the attached preliminary site plan.
- The proposed amendments for the properties on Sixth Street and North Street are related to the proposed expansion of the adjacent BMHS athletic fields. This expansion will also require the vacation of unnamed alleys.
- A Location & Zoning Map and Future Land Use Map for each distinct site are attached to this report.
- **Land Use Analysis – Hackett Elementary Amendments**
 - The proposed amendments would designate the entire block (including the Hackett parcel) as appropriate for Institutional & Community Services. This would allow the district to rezone the subject properties to PLI, Public Lands & Institutions District, demolish the existing structures, and expand the school & grounds as shown on the attached preliminary site plan.
 - Adjacent land uses include residential to the north and northwest of the subject properties and commercial uses to the south.
 - The proposed amendments are compatible with the existing and planned land uses in the vicinity and will facilitate a significant improvement and expansion of this elementary school site.
- **Land Use Analysis – BMHS Campus Amendments**
 - The proposed amendments would designate the eastern half of the 1200 and 1300 blocks of Sixth Street as appropriate for Institutional & Community Services. This would allow the district to rezone the subject properties to PLI, Public Lands & Institutions District in order to expand the BMHS campus.
 - The district already owns (or has accepted offers to purchase) the properties that are included in this application. The district intends to submit a separate application for the remaining properties on the 1200 block once they gain site control.
 - The proposed amendments are compatible with the existing and planned residential uses in the vicinity and will facilitate a logical westward expansion of the BMHS campus.

Consistency with Comprehensive Plan and Strategic Plan:

- The City’s compliance with the Comprehensive Planning law’s consistency requirement is the impetus for this request.
- Consideration of this request supports Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the following proposed amendments to the Future Land Use Map (Map 10) of the City’s Comprehensive Plan:

1. 545 & 549 W. Grand Avenue and 615 Eighth Street – From Neighborhood Commercial to Institutional & Community Services.
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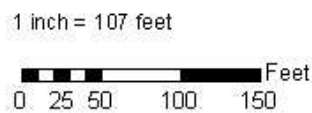
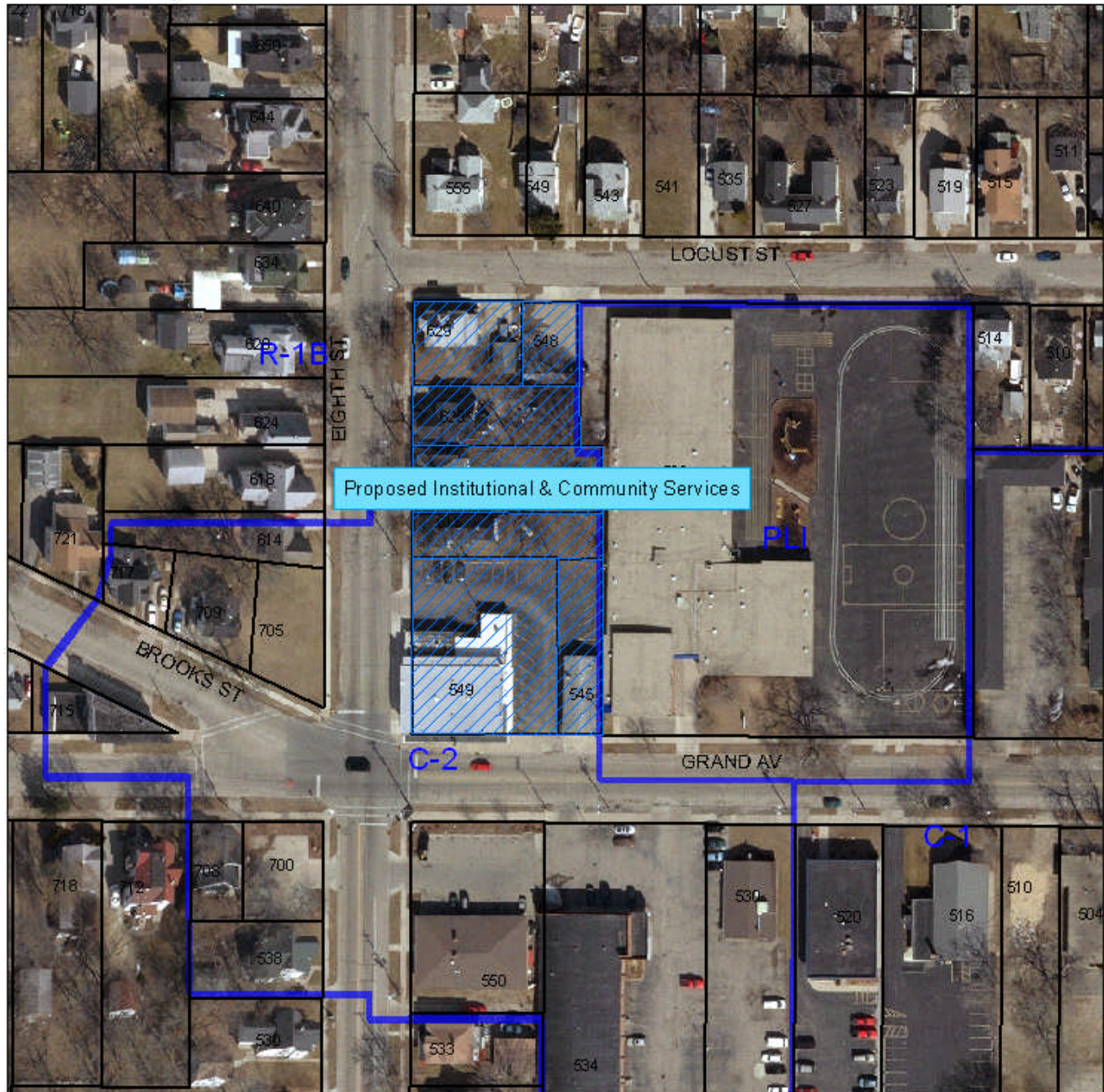
Fiscal Note/Budget Impact: N/A

Attachments: Location Map (Hackett), FLU Map (Hackett), Location Map (BMHS), FLU Map (BMHS), Photos (Hackett), Site Plan (Hackett), Public Notice, Mailing List, and Resolution.

Location & Zoning Map

Various Properties

RPB-2013-03



Legend	
	COB Parcels
	Zoning District

Map prepared by: Drew Pennington
 Date: January 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Properties)



- Municipal Boundaries
- City of Beloit/Town of Turtle Boundary Adjustment Area
- Interstate Highway
- County Highway
- Existing Roads
- Potential Future Major Collector/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories

- Agricultural
- Single Family Residential - Esurban
- Single Family Residential - Urban
- Two-family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood*
- Office
- Planned Mixed Use
- Neighborhood Commercial
- Community Commercial
- Downtown
- Business Park
- General Industrial
- Institutional & Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

**Planned Neighborhood* should include a mix of the following:
1. Single Family - Urban (predominant land use)
2. Two-family/Townhouse
3. Mixed Residential
4. Institutional and Community Services
5. Office
6. Neighborhood Commercial
7. Parks and Open Space

0 0.25 0.5 1 Miles

Date: March 17, 2008
Source: City of Beloit, Rock County

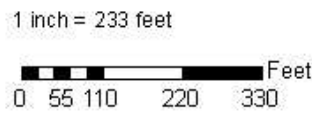
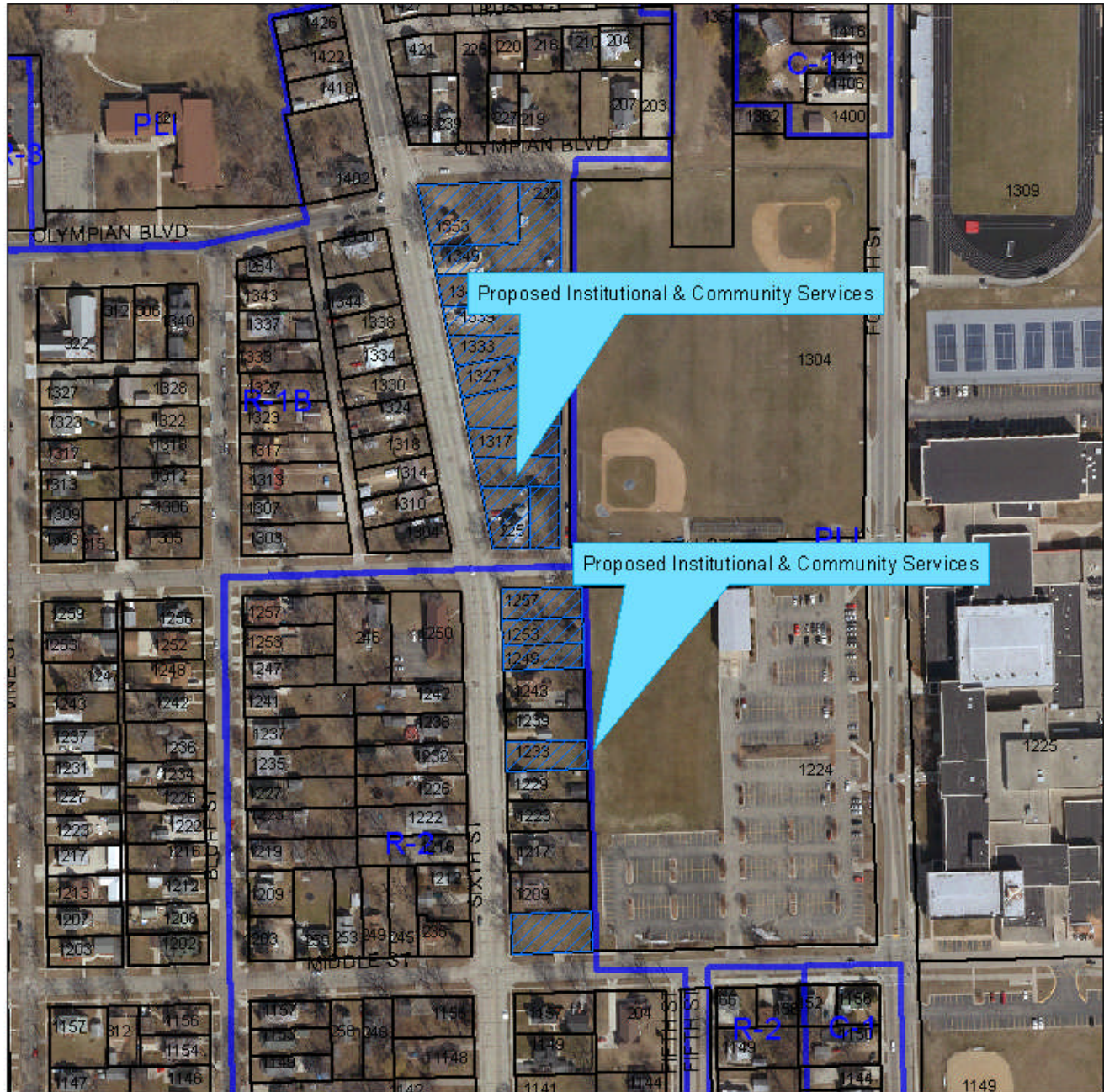
City of Beloit
Comprehensive Plan

Map 10:
Future Land Use

Location & Zoning Map

Various Properties

RPB-2013-03



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 Date: January 2013
 For: City of Beloit Planning & Building Services
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PLANNING & BUILDING SERVICES DIVISION

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City of Beloit
 Comprehensive Plan

Map 10:
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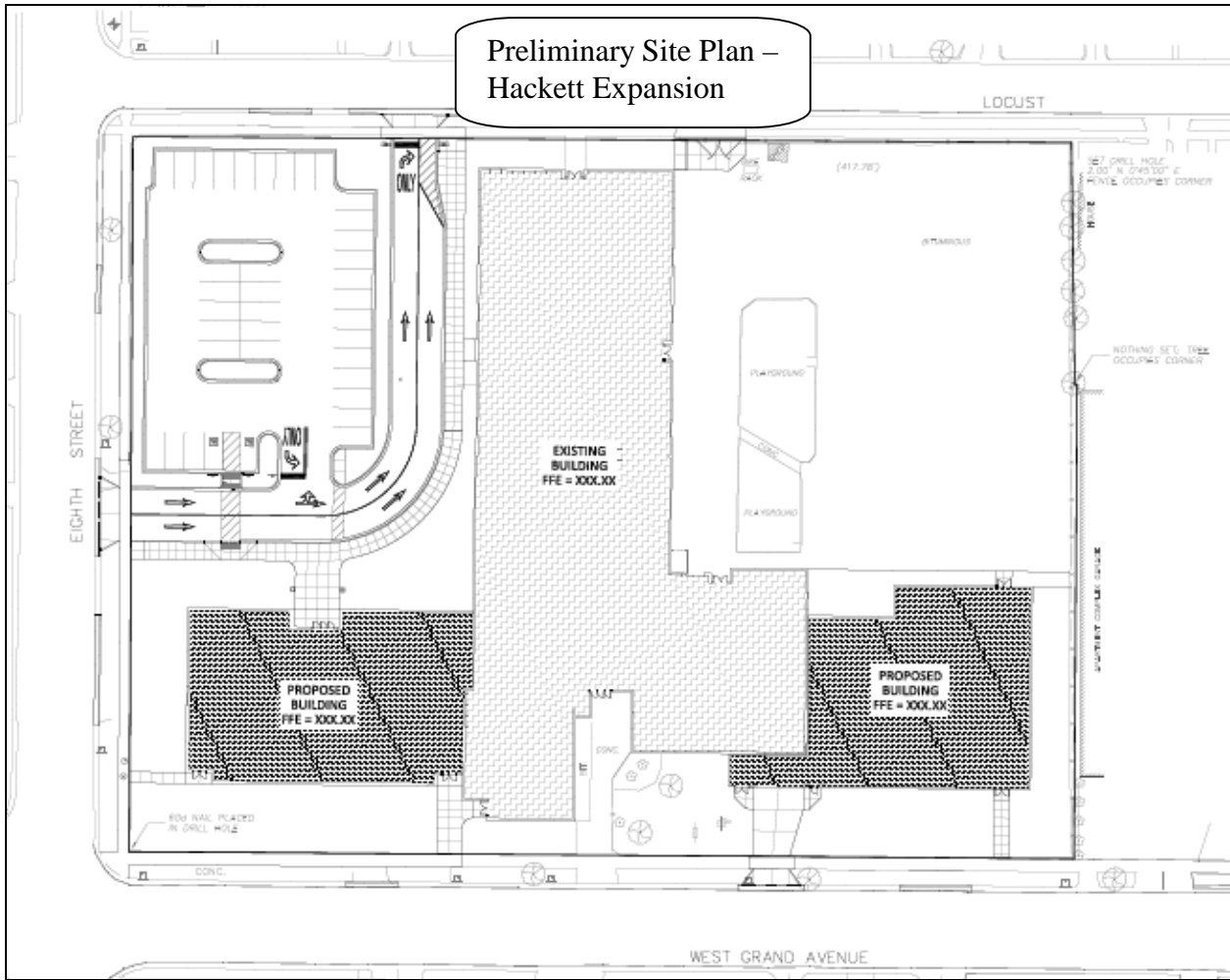
545 & 549 W. Grand Avenue



600 Block of Eighth Street



Preliminary Site Plan –
Hackett Expansion





NOTICE TO THE PUBLIC

December 19, 2012

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**RESOLUTION
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Adopted this 9th day of January, 2013.

Charles Ramsden, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director