



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, September 20, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the August 23, 2023 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of Ordinance No. 3811 amending the Zoning District Map of the City of Beloit for the property located at 1801 Gateway Boulevard  
[Attachment](#)
4. REPORTS
  - 4.a. Presentation on the City of Beloit Comprehensive Plan Update
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Memorial Bench and Tree Policy*  
*Trewyn Annexation*  
*Comprehensive Plan for 3905 and 3915 Milwaukee Road*
6. FUTURE AGENDA ITEMS  
*Comprehensive Plan Amendment and Rezoning of 1031 William Street*  
*Amendment to Dorraker PUD at 625 Third Street*
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, August 23, 2023**

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

Chairperson Ramsden called the meeting to order at 7:01 PM. Commissioners Ramsden, Flesch, Elliott, Janke, and Anderson were present. Councilor Day and Commissioner Jacobsen were absent. Commissioner Abarca arrived at 7:03 PM.

**2. MINUTES**

**2.a. Consideration of the minutes of the August 9, 2023 Plan Commission meeting**

Commissioner Janke moved to approve the minutes, seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

**3. PUBLIC HEARINGS**

No public hearings.

**4. REPORTS**

**4.a. Consideration of a Resolution 2023-37 approving a two-lot Certified Survey Map for the properties located at 1221 and 1233 Division Street**

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

Chairperson Ramsden asked if the owner plans to add acreage to the lot they will keep. Ms. Christensen said yes.

Commissioner Anderson moved to approve Resolution 2023-37, seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

**4.b. Consideration of a Memorial Bench and Tree Program policy**

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

Bill Frisbee, Public Works Director, said that they would be identifying locations within the parks for benches and trees. Mr. Frisbee said that each year the fee would be updated and posted. Mr. Frisbee said that the trees would be \$285 at this point, and the cost for the bench is still being evaluated. That fee has not been updated in years. This would include the cost of purchasing, maintenance, or damage to bench or tree. They would make an effort to repair it if damaged, or if it costs too much, they would

remove it. The Director of Parks and Recreation would have approval of memorial benches and trees.

Chairperson Ramsden asked if someone would like to purchase a memorial bench for someone, would it come before Plan Commission. Mr. Frisbee said that that it would not come back to Plan and City Council, if this policy is approved.

Chairperson Ramsden said he has not seen any requests come through Plan Commission for Memorial Benches in the past. Mr. Frisbee said that there have been requests, but they have been waiting to process those requests until the policy could be established. Chairperson Ramsden was asking if the fees of benches would be the same cost if the benches were different material. Bill said that they may charge the same price for all benches, but the cost will be listed in the Fee Schedule.

Commissioner Anderson asked if logos are allowed on a memorial bench. Mr. Frisbee said it would go to the Director of Parks and Recreation for approval, and if needed they would discuss it with the City Manager. Mr. Frisbee said if there were any denials it would go to the City Attorney.

Commissioner Elliott moved to approve a Memorial Bench and Tree Program policy, seconded by Commissioner Janke. 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 scheduled for September 6, 2023 will be cancelled.

**6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

**7. ADJOURNMENT**

Commissioner Abarca moved to adjourn the meeting, seconded by Commissioner Anderson at 7:16 PM. Motion carried, voice vote (6-0).

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Mike Ramsden, Chairperson



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** September 20, 2023

**Agenda Items:** 3.a.

**File Number:** ZMA-2023-08

### **General Information**

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**Applicant:** Drew Pennington, Economic Development Director, on behalf of the City of Beloit

**Owner:** City of Beloit

**Address/Location:** 1801 Gateway Boulevard

**Applicant's Request/Proposal:** Drew Pennington, Economic Development Director, on behalf of the City of Beloit has submitted an application for a Zoning Map Amendment from C-1, Office District to M-1, Limited Manufacturing District for property located at 1801 Gateway Boulevard in the City of Beloit.

### **Staff Analysis**

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**Existing Site Conditions:** The existing parcel has been zoned C-1, Office District since 2014 when the City rezoned it from R-1A, Single Family Residential District to market the land for commercial uses. At that time, the parcel was 35.4 acres and encompassed lands which have since been sold to G5 Brewing Company (G5), including a 5.1-acre parcel sold in 2017 and rezoned from C-1 to M-1 for the construction of G5, and a 4-acre parcel sold in 2022 that is currently zoned C-1 and not yet developed. The remaining 26.324 acres remains vacant, and has approximately 1,435 feet of frontage along the east side of Gateway Boulevard. The minimum lot size in the M-1 District is 20,000 square feet and the minimum lot width is 100 feet.

**Surrounding Land Use and Zoning:** Property to the north is zoned C-1, Office District (G5), to the east is 25 acres zoned DH, Development Holding (with a single-family residence), to the west is zoned PUD, Planned Unit Development (largely NorthStar Medical Radioisotopes as well as Hawks Ridge Apartments), and to the south is zoned PLI, Public Lands and Institutions and R-1A Single Family Residential Urban (Eagles Ridge). The PLI parcel to the south is a 6.7-acre City-owned property at 1601 Gateway Boulevard that in 2014, was retained as open space to act as a buffer between the commercial site and the residential properties in the Eagles Ridge West Subdivision.

**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 future land use designation for 1801 Gateway Boulevard in the Comprehensive Plan is *Business Park*, a Comprehensive Plan Amendment is not needed in order to approve this Zoning Map Amendment request. The M-1 zoning designation is consistent with the *Business Park* future land use designation, as are M-2, C-1 and PUD.

If rezoned, the applicant intends to market the vacant land for uses compatible with the M-1, Limited Manufacturing District, consistent with how much of the Gateway Business Park is zoned. Doing so will meet Strategic Goal #3 - Create and Sustain *Economic* and Residential Growth. Staff believes M-1 zoning is appropriate for this parcel and may encourage development of this vacant parcel better than the C-1, Office District zoning has.

**Public Notices:** On September 6 and 13, 2023, notices were published in the Beloit Daily News and mailed notices were sent out to property owners within 150 feet of the parcel on August 31, 2023. One comment was received by a neighboring property owner on Eagles Ridge Drive who was looking for clarification on the rezoning from C-1 to M-1. The property owner did not indicate support nor opposition to the rezoning, and was advised of the dates and times of the upcoming public hearings at Plan Commission (September 20) and City Council (October 16).

**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.**  
The existing land use is vacant land, but existing development surrounding the property is compatible with the Limited Manufacturing District. Note that if rezoned, when development occurs on the parcel, a *Type "B" Buffer* is required by ordinance along the R-1A zoned district on the south side of the parcel adjacent to homes along Raven Court. A *Type "B" Buffer* is 20' wide and consists of 20 landscape units per linear foot of the zoning district boundary line.
- 2. The zoning classification of property within the general area of the subject property.**  
The parcel is currently zoned C-1, Office District. No other land in the Gateway Business Park, other than the 4-acre parcel directly north that was subdivided from this parcel and sold to G5 in 2022 is zoned C-1, which might also require a rezoning prior to development. Other nearby parcels to the north are zoned M-1, Limited Manufacturing District and M-2, General Manufacturing District, while NorthStar directly across Gateway Boulevard is a manufacturing use zoned PUD. Hawks Ridge, across Gateway Boulevard towards the southern end of the subject parcel, is a multifamily development

also zoned PUD. To the east is DH, Development Holding, and to the south is PLI, Public Lands and Institutions and R-1A Single Family Residential Urban.

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

The existing zoning classification is C-1, Office District. While some uses allowed in C-1 are also allowed in the M-1, Limited Manufacturing District, M-1 allows additional commercial and industrial uses that may make the site more marketable given its location along Gateway Boulevard and proximity to other manufacturing and commercial uses.

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

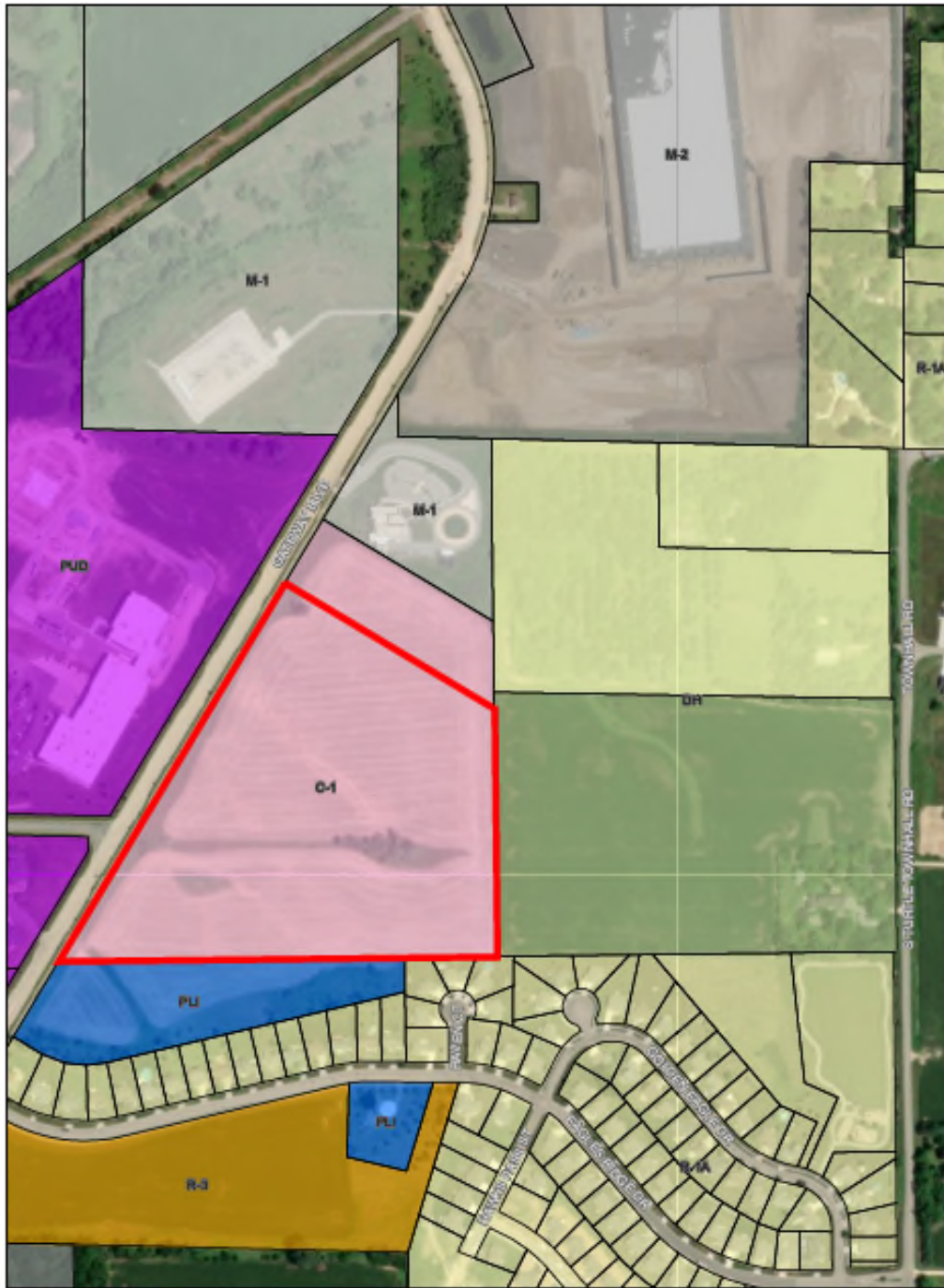
Gateway Boulevard has been partially developed, primarily with high quality manufacturing uses, but also commercial (G5) and residential uses, particularly multifamily. Parcels along Eagles Ridge Drive, which intersects with Gateway Boulevard south of the subject property, as well as Raven Court near the southeast corner of the subject property are developed with single-family residences. The residences along Eagles Ridge Drive are buffered from the subject parcel with the 6.7-acre City-owned property at 1601 Gateway Boulevard. At a minimum, a *Type "B" Buffer* will be required adjacent to homes along Raven Court as part of any M-1 development. Given the proximity of the subject property to other manufacturing land uses, the lack of C-1 zoning elsewhere in the Gateway Business Park, and the lack of development of the property while zoned C-1 for nearly a decade, staff believes the timing is appropriate to rezone this parcel for manufacturing uses consistent with Comprehensive Plan.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District for property located at 1801 Gateway Boulevard in the City of Beloit.

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

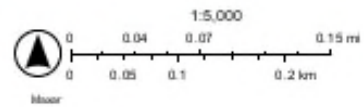
# Zoning Map



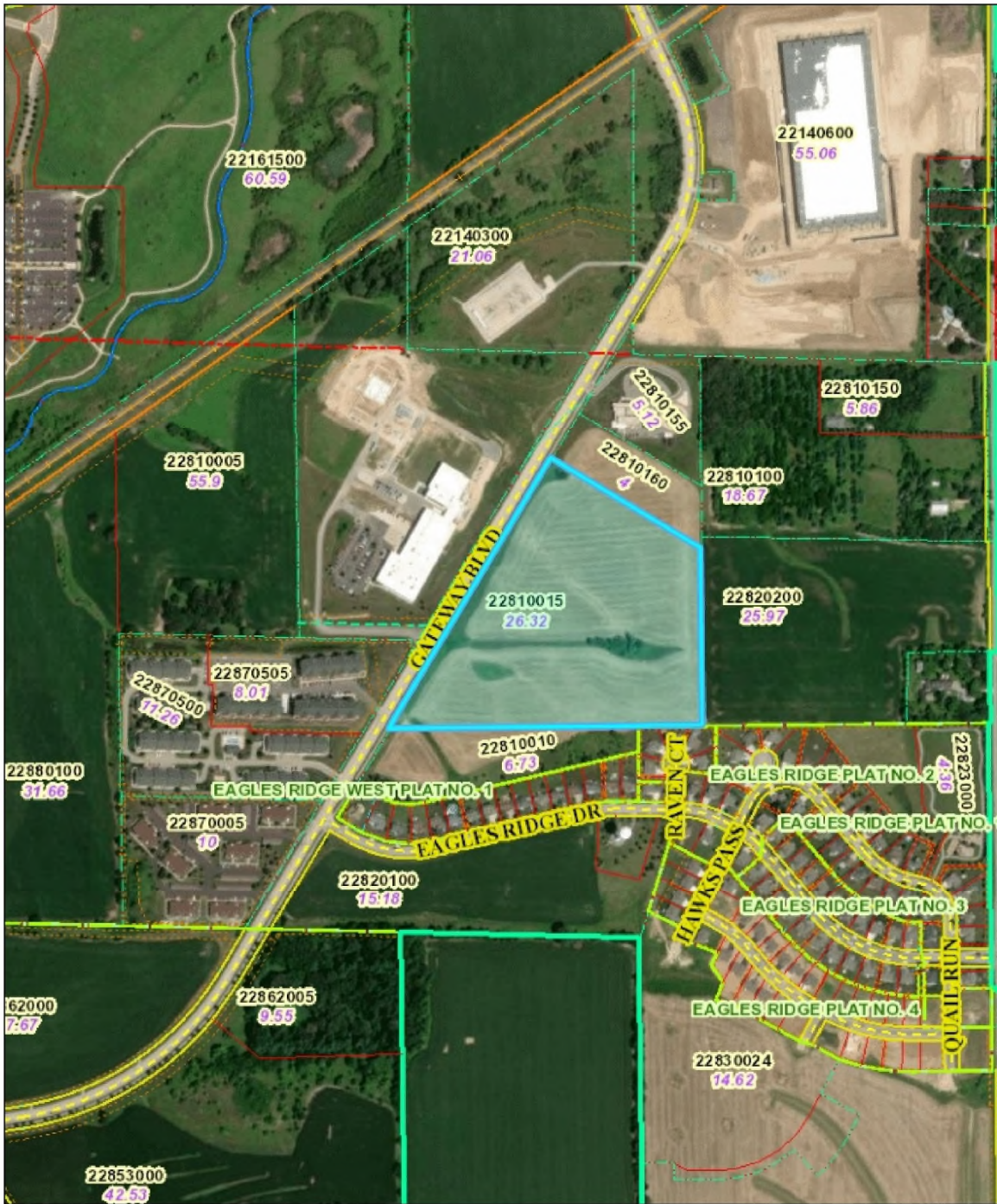
9/12/2023

- Zoning Districts
- PLI
  - C-1
  - DH
  - M-1
  - M-2
  - PUD
  - R-1A
  - R-3
  - World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Meta data



# Location Map



1801 Gateway Boulevard  
 Web Print: 09/12/2023

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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# 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.: \_\_\_\_\_

1. Address of subject property: 1801 Gateway Blvd
2. Legal description: Lot: 2 Block: - Subdivision: CSM Vol. 38 pg. 38-40  
(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: 26.32 acres.
3. Tax Parcel Number(s): 22810015
4. Owner of record: City of Beloit Phone: 608-364-6748  
100 State St. Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: Drew Pennington, Econ. Development Director  
100 State St. Beloit WI 53511  
(Address) (City) (State) (Zip)  
608-364-6748 / 608-290-2903 / penningtond@beloitwi.gov  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-1 to: M-1

All existing uses on this property are: Agricultural

7. All the proposed uses for this property are:

Principal use(s): Business Park

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: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

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

Name(s): Drew Pennington Phone: 608-364-6748  
100 Stake St. 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.

[Signature] Jerry Gabrielatos, City Mgr 8.22.23  
 (Signature of Owner) (Print name) (Date)

[Signature] Drew Pennington, EPD 8/17/23  
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$300.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: <b>\$300.00</b>	Amount Paid: _____ Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	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**

August 31, 2023

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a Zoning Map Amendment to rezone 1801 Gateway Boulevard in the City of Beloit from C-1, Office District to M-1, Limited Manufacturing District. The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, September 20, 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, October 16, 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 TJ Nee at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.**

TOWN OF TURTLE CLERK  
6916 S COUNTY RD J  
BELOIT WI 53511

JUSTIN F. BRODERICK  
1730 RAVEN COURT  
BELOIT, WI 53511-9118

NORTHSTAR FACILITY DEV LLC  
1800 GATEWAY BLVD  
BELOIT WI 53511

AIRRI S. SPEARMAN  
1745 RAVEN COURT  
BELOIT, WI 53511-9118

HAWKS RIDGE APTS II LLC  
N7152 BOWERS ROAD  
ELKHORN, WI 53121-3359

DANIEL D. GIFFORD  
1735 RAVEN COURT  
BELOIT, WI 53511-9118

GATEWAY BREWING CO LLC  
1895 GATEWAY BOULEVARD  
BELOIT, WI 53511-9707

IAN OWEN  
1725 RAVEN COURT  
BELOIT, WI 53511-9118

KENTER FAMILY TRUST  
11620 208<sup>TH</sup> AVENUE  
BRISTOL, WI 53104-2300

JAMES R. DISRUD  
1750 GOLDEN EAGLE CT  
BELOIT, WI 53511-9115

ROLF AND LINDA LUND  
1610 TOWNHALL ROAD  
BELOIT, WI 53511

TIMOTHY KIPP  
1770 GOLDEN EAGLE CT  
BELOIT, WI 53511-9115

CHINSON SIM  
3557 EAGLES RIDGE DRIVE  
BELOIT, WI 53511-9108

JOHN NOWACZYK  
3561 EAGLES RIDGE DRIVE  
BELOIT, WI 53511-9108

GEORGE STATHOPOULOS  
3565 EAGLES RIDGE DRIVE  
BELOIT, WI 53511-9108

JENNIFER R. BULTMAN  
1720 RAVEN COURT  
BELOIT, WI 53511-9118

**ORDINANCE NO. 3811**

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

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

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

The following described land is hereby changed from C-1, Office District to M-1, Limited Manufacturing District:

LOT 2 CSM 42-042, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 26.324 ACRES MORE OR LESS. A/K/A 1801 GATEWAY BOULEVARD.

**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-\_\_\_\_\_