



PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 6, 2024

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the February 7, 2024 Plan Commission meeting
[Attachment](#)
3. REPORTS
 - 3.a. Consideration of Resolution 2024-004 approving a two-lot Extraterritorial Certified Survey Map for the property located on the 1900-2000 block of Walters Road in the Town of Beloit
[Attachment](#)
 - 3.b. Consideration of Resolution 2024-005 recommending approval/denial of an amendment to the City of Beloit Comprehensive Plan for the property located at 2149 St. Lawrence Avenue
[Attachment](#)
 - 3.c. Consideration of Resolution 2024-007 supporting and recommending approval of renaming Summit Park to "Regina Dunkin Park"
[Attachment](#)
4. PUBLIC HEARINGS
 - 4.a. Consideration of an amendment to a Planned Unit Development Master Land Use Plan to allow food trucks for the property located at 1534 Shore Drive
[Attachment](#)
 - 4.b. Consideration of Ordinance No. 3829 amending the Zoning District Map of the City of Beloit for the property located at 2149 St. Lawrence Avenue
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
No Report
6. FUTURE AGENDA ITEMS
Conditional Use Permit - 1450 Fourth Street (Burger King)
Extraterritorial Final Plat - Riverstone Plat 2 (Town of Beloit)
Zoning Map Amendments - 510 and 630 Froebel Drive
Zoning Map Amendment - 1151 E Grand Avenue (Emmanuel Baptist Church)

Extraterritorial Certified Survey Map - E Club Lane (Town of Beloit)

7. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 7, 2024

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the January 17, 2023 Plan Commission meeting

Commissioner Abarca moved to approve the minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (7-0).

3. PUBLIC HEARINGS

3.a. Consideration of Ordinance No. 3828 amending the Zoning District Map of the City of Beloit for the property located at 2211 Prairie Avenue

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

Chairperson Ramsden opened the public hearing.

Manny Meris, 2086 Collingswood Drive, said he was at the meeting to ask for a zoning change, and Mohammed would like to put in a convenience store. Mr. Meris said he closed the cleaners store there and does all of the work out of the Fourth Street store. Chairperson Ramsden asked what kind of convenience store. Mr. Meris said it would include the sales of soda, snacks, and tobacco.

Commissioner Anderson asked if they are going to occupy the whole property or only the former drycleaners side. Mr. Meris said the drycleaners side on the South side. Commissioner Anderson asked if he plans to continue to use the drive-up window, and if they have used the drive-up window in the last year. Mr. Meris said that he would like to use the drive-up, and they have not used the drive-up window in the last year.

Ms. Christensen said if City Council approves the rezoning, the store owner can apply for the conditional use permit for the drive-up use. Mr. Meris asked why they needed a conditional use permit. Ms. Christensen said that the Zoning Ordinance states that if it has not been used for twelve continuous months, you need to apply for a new conditional use permit to reestablish the drive-up use.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approve Ordinance No. 3828, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (7-0).

4. REPORTS

4.a. Consideration of Resolution 2024-003 approving a two-lot Certified Survey Map for the property located at 1800 Gateway Boulevard

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

Commissioner Jacobsen asked which lot was in the Turner School District. Ms. Christensen said lot 2.

Commissioner Abarca asked when the vote was going to take place at the Beloit School Board. Ms. Christensen said the school district would vote on it sometime in February. Commissioner Jacobsen asked if Turner School District says no, will it come to the Beloit School District. Ms. Christensen said that she did not think they would ask the Beloit School District.

Commissioner Jacobsen moved to approve Resolution 2024-003, seconded by Commissioner Abarca. Motion prevailed, voice vote (7-0).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen updated the Plan Commission on actions taken by City Council related to an item previously reviewed by Plan Commission.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items. She notified the Commission that the next meeting scheduled for February 21, 2024 would be cancelled, but there will be a meeting on March 6, 2024.

7. ADJOURNMENT

Commissioner Flesch made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:17 PM. Motion carried, voice vote (7-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2024

Agenda Item: 3.a.

File Number: CSM-2024-02

General Information

Applicant: R.H. Batterman and Co., Inc.

Owner: Kenneth and Alicia Saunders

Address: 1900-2000 Block of Walters Road /Parcel 6-2-92 at the southeast corner of CTH D and Walters Road

Jurisdiction: Town of Beloit

Applicant's Request: Two-lot Extraterritorial Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to divide the existing 22-acre parcel into two 11-acre lots, one on which the owner intends to build a house (Lot 2). The Town requires a minimum lot size of three acres in the A-2, General Agricultural District, which this property is zoned. The current parcel contains no buildings or other structures. The front 13+/- acres (from Walters Road) are used for agricultural purposes. The back eight+/- acres are forest. Both of the proposed lots will be accessed from Walters Road. Rock County maintains access control along CTH D/Afton Road.

Surrounding Land Use and Zoning: The subject property is primarily surrounded by large A-2 zoned parcels along with a few smaller R-1, Single-Family Residential District properties with residential uses, all in the Town. These include a 1.4-acre parcel noted as part of Outlot 6 on the proposed CSM, which the proposed 11-acre Lot 1 surrounds.

City of Beloit Comprehensive Plan and Strategic Plan: The City's Comprehensive Plan Future Land Use Map shows that this parcel is beyond the City's Long Range Urban Growth Area, and recommends agricultural uses for the subject property. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Stateline Area Transportation Study (SLATS) Metropolitan Planning Organization (MPO) Bicycle and Pedestrian System Plan Update 2017: The SLATS regional bike and pedestrian plan shows a planned physically separated facility such as a multi-use sidepath along both CTH D and Walters Road. Rock County will be constructing a multi-use sidepath along the east side of CTH D from CTH Q/Newark Road to Big Hill Road. This project was federally funded through the WisDOT Transportation Alternative Program (TAP), with local contribution from Rock County, the Town of Beloit and the City of Beloit. It is currently planned for construction in 2025. Eventually, the goal is to extend the sidepath to, and along Walters Road, to connect to the Peace Trail north of Big Hill Park at Walters Road. This provides a direct connection between

Janesville and Beloit through the Town, which continues beyond Janesville to the north and beyond Beloit to the south. Importantly, it provides a safe alternative to biking on CTH D adjacent to high-speed traffic for bicyclists with varied abilities and comfort levels including children. It is anticipated that these facilities can be built within the existing rights-of-way.

Review Agent Comments: AT&T indicated they do not have any known conflicts with the proposed CSM. The Fire Department noted that the CSM does not substantially impact fire operations for these parcels at this time, but inquired if the County's access control on CTH D would prohibit a future extension of Creedy Road. The County has the authority to allow an extension if it is ever needed, but there is no plan to do so at this time, nor is it on the City's Official Map. No other comments were received.

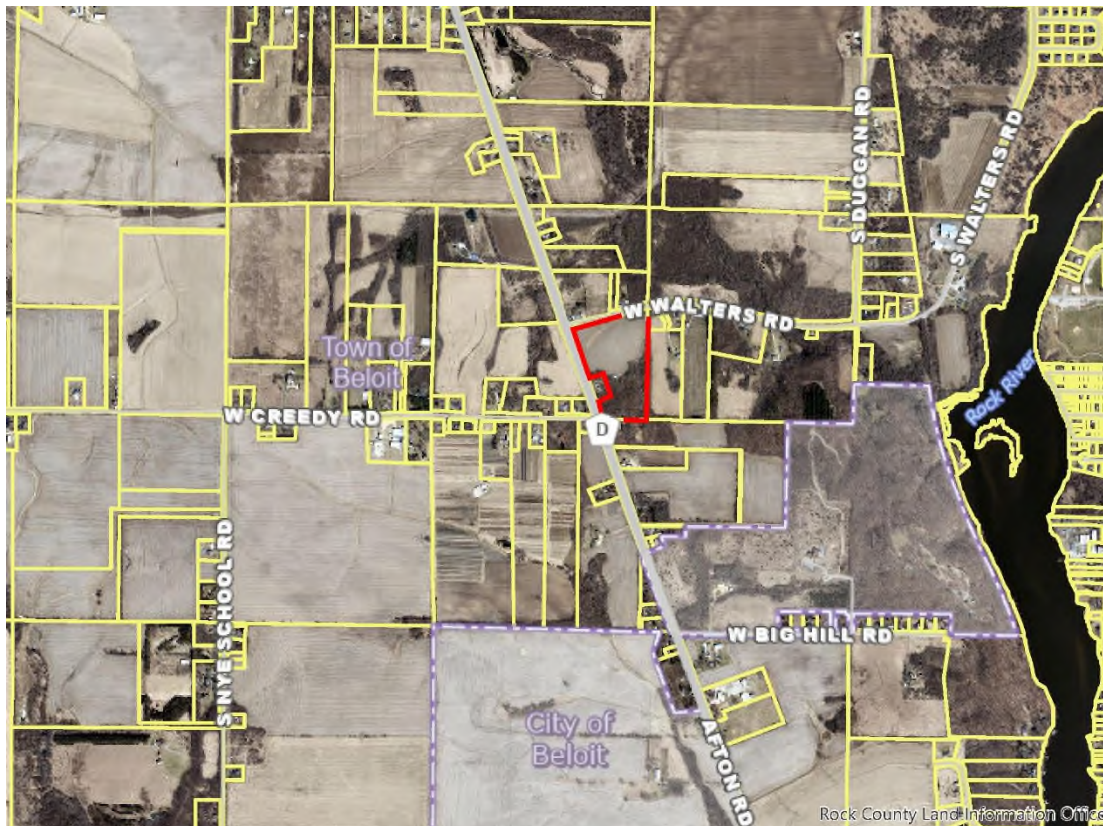
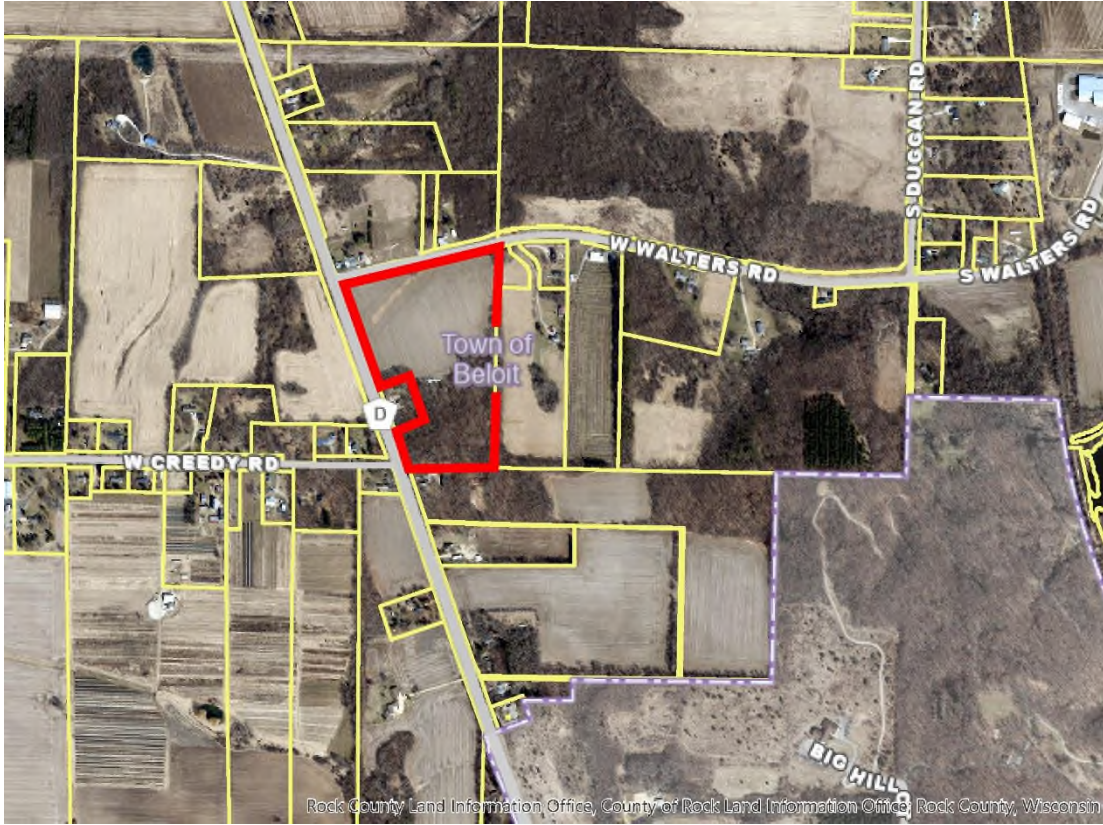
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached two-lot Extraterritorial CSM located on the 1900-2000 block of Walters Road in the Town of Beloit, subject to the following condition:

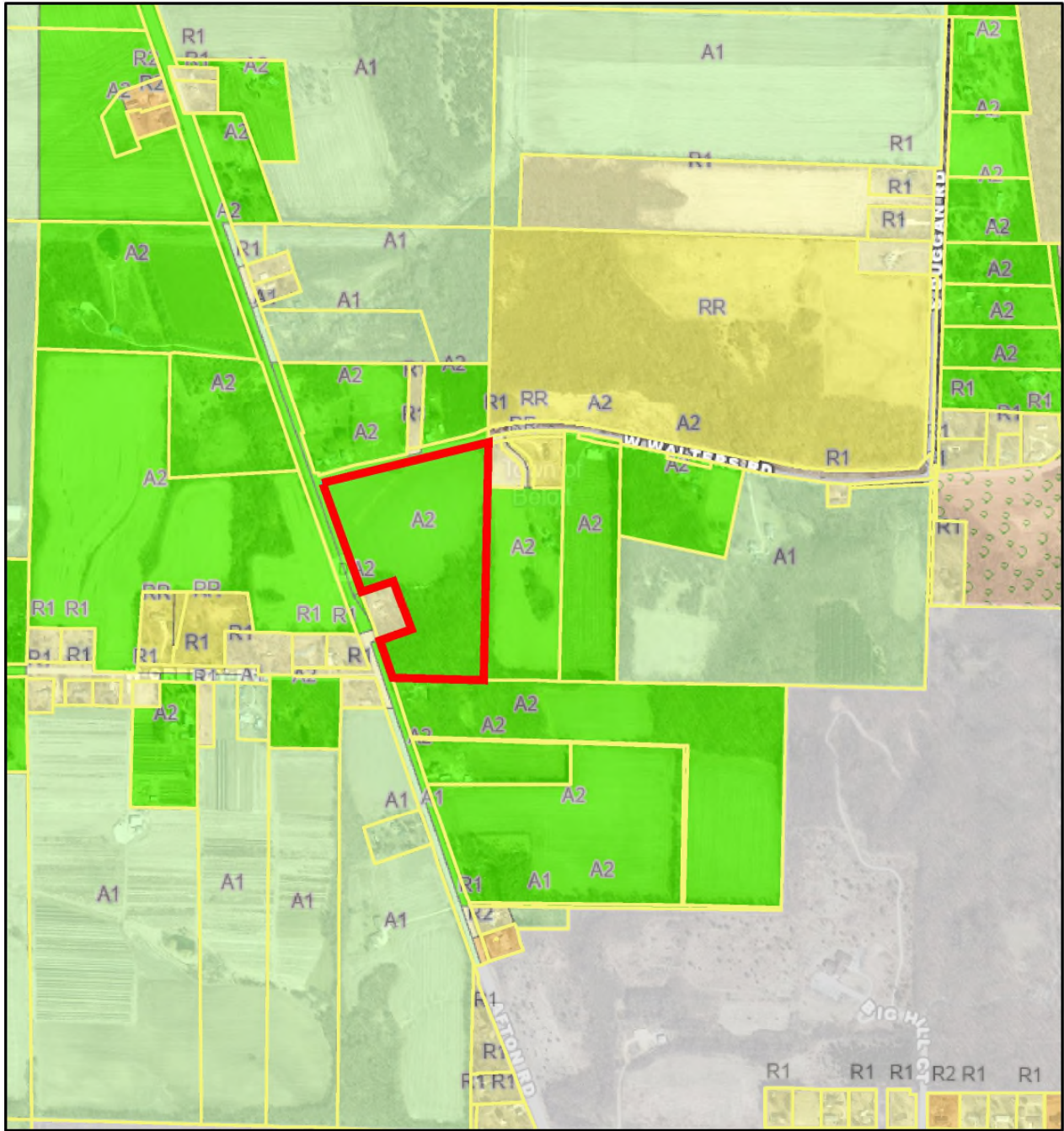
1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Maps, Town Zoning Map, Certified Survey Map, Application, Site Assessment Checklist, and Resolution.

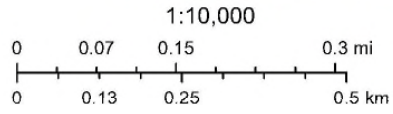
LOCATION MAPS



TOWN ZONING MAP



2/16/2024, 10:29:53 AM

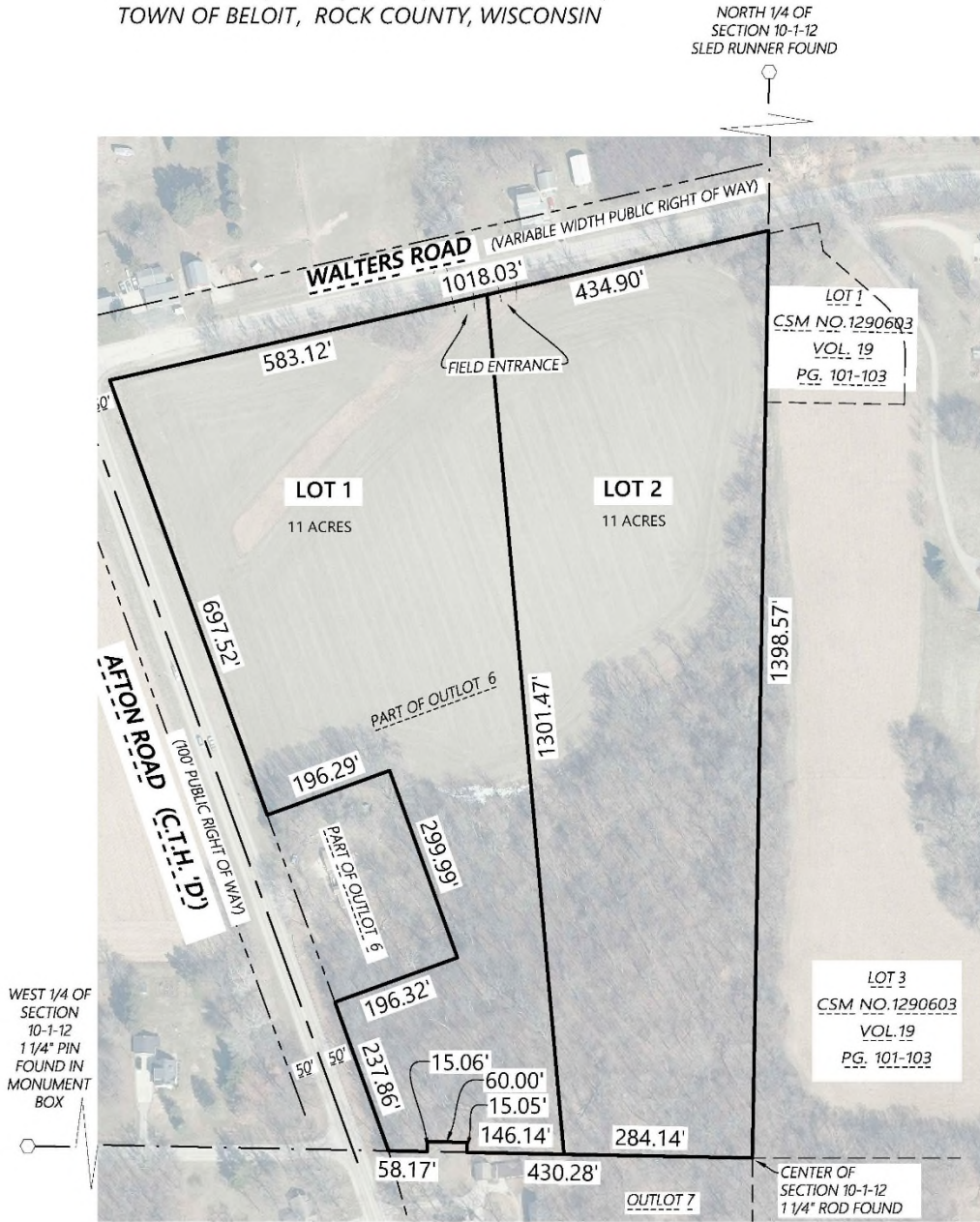


Rock County Land Information Office, County of Rock Land Information Office; Rock County, Wisconsin

Zoning Authority resides with the towns.

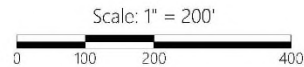
PRELIMINARY CERTIFIED SURVEY MAP

PART OF OUTLOT 6 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10-1-12 BEARING S 0°59'35" W.



<p>ORDER NO: 34926</p> <p>FIELD CREW: JPL DRAWN BY: JPL SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>Ken Saunders 2101 Freeman Parkway, Apt. 8 Beloit, WI 53511</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartels Drive Beloit, Wisconsin 53511 608.365.4464</p> <p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p>	
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File Name: J:\34900-34999\34926 - Ken Saunders\SURVEY\RB DRAWINGS FILES

CITY of BELOIT

Neighborhood Planning Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: _____

1. Address of property: No address. Parcel No. 6-2-92
2. Tax Parcel Number(s): 6-2-92
3. Property is located in (circle one): City of Beloit or Town of: Turtle Beloit, Rock or LaPrairie
In the NW Quarter of Section 10, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Ken Saunders Phone: 630-290-1047
2101 Freeman Pkwy. Apt. 8 Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. (David Earl) Phone: 608-365-4464
2857 Bartells Dr. Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 22 acres
8. Total area of land remaining in parent parcel: 11 acres
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-2
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
 - Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
 - Pre-application meeting;** a pre-application meeting was held on _____ with City of Beloit Staff.
 - Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
 - Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
 - Certified Survey Map;** one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

David Earl / David Earl / 1/29/2024
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: \$150 plus \$10 per lot Amount paid: _____
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

CITY of BELOIT
Neighborhood Planning Division

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

SITE ASSESSMENT CHECKLIST

For property located at: Parcel 6-2-29 (Southeast corner of Afton Rd. and Walters Rd.)

Property owner's name: Ken Saunders

ITEM OF INFORMATION	YES	NO
I. Land Resources; Does the project site involve:	----	----
A. Changes in relief and drainage patterns? (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		✓
B. A landform or topographical feature including perennial streams?		✓
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)		✓
D. An area of soil instability, or slopes greater than 12%, or hydric or alluvial soils as depicted in the "Soils Survey of Rock County"?		✓
E. An area of bedrock within 6 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		✓
F. An area with groundwater table within 5 feet of the surface as depicted in the "Soils Survey of Rock County" or a more detailed source?		✓
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"?		✓
H. Prevention of future gravel extraction?		✓
I. A drainage-way with a tributary area of 5 or more acres?		✓
J. Lot coverage of more than 50 percent impermeable surfaces?		✓
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?		✓
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		✓
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		✓
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		✓
C. The use of septic systems for on-site wastewater disposal?		✓
D. Lowering of water table by pumping or drainage?		✓
E. Raising of water table by altered drainage?		✓
F. Frontage on a lake, river, or other navigable waterway?		✓
III. Human and Scientific Interest; Does this project site involve:	----	----
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory?		✓
B. An area of historical interest, or historic buildings or monuments listed on the State or National Register of Historic Places?		✓

Site Assessment Checklist

(continued)

ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:		
A. Critical habitat for plants and animals of community interest per DNR inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance? (If Yes, all trees of such size must be mapped.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Environmental corridors as mapped by the City of Beloit or Rock County?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. Energy, Transportation and Communications:		
A. Would the development increase traffic flow on any arterial or collector street by more than 10 % based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. Population:		
A. Which public school service areas (elementary, middle and high school) are affected by the proposed development and what is their current available capacity? Elementary; _____ Middle; _____ High School; _____	E: Cap= M: Cap= H: Cap=	<input type="checkbox"/>

NOTES:

1. "YES" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.
2. The Plan Commission may waive the filing of a *Site Assessment Checklist* for subdivisions of less than 5 acres in total area.

RESOLUTION 2024-004

**APPROVING A TWO-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED ON THE 1900-2000 BLOCK OF WALTERS ROAD
IN THE TOWN OF БЕЛОИТ**

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map for the 1900-2000 block of Walters Road in the Town of Beloit, containing 22 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit at the southeast corner of CTH D and Walters Road; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached one-lot Certified Survey Map, which pertains to the following described land:

PART OF OUTLOT 6 OF THE ASSESSOR’S PLAT OF БЕЛОИТ TOWNSHIP, BEING PART OF THE SE ¼ OF THE NW ¼ OF SECTION 10, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Extraterritorial Certified Survey Map for the 1900-2000 block of Walters Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 6th day of March, 2024.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2024

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

File Number: ZMA-2024-02 and RPB-2024-01

General Information

Applicant: Paul Andrew Logan of Blackhawk Phase III, LLC

Owner: The Beloit Historical Society

Address/Location: 2149 St. Lawrence Avenue

Applicant's Request/Proposal: Blackhawk Phase III, LLC along with the Beloit Historical Society has submitted applications for a Comprehensive Plan Amendment from *Institutional and Community Service* to *Single-Family Residential - Urban*, and a Zoning Map Amendment from PLI, Public Lands and Institutions District, to R-1A Single-Family Residential District for the property located at 2149 St. Lawrence Avenue in the City of Beloit, which is the Hanchett-Bartlett farmstead. The applicant has an accepted offer on the subject property and plans to restore the home to live in.

Background: The Hanchett-Bartlett farmstead is a local treasure, both historically and architecturally significant. With its distinctive transitional Italianate farmhouse and accompanying outbuildings, the property serves as a living testament to the architectural and agricultural practices of the mid-19th century. The historical significance comes from its association with James Henry Hanchett, a pivotal figure who not only built the house in 1857 but also played instrumental roles in constructing the first dam across the Rock River in 1844 and Hanchett Hall in 1856. The Bartlett family purchased the property in 1901 further adding to its historical value, with three daughters making notable contributions to the community as physicians. The Hanchett-Bartlett farmstead was added to the National Register of Historic Places on April 11, 1977.

The farmstead was acquired by the Beloit Historical Society in 1960. It served as their operational center at one time and a public house museum until 2018. The property showcased mid-19th century settler life. The surrounding land (15.2 acres) was sold to the City of Beloit in 1978, with a subsequent land lease granted to the Beloit Historical Society in 1980. Initially covering a portion of the land, the lease was later expanded in 1990 to encompass the entire 15.2-acre tract, and it has been renewed until 2040.

The Beloit Historical Society undertook a Property Condition Assessment in 2017 and followed it with a Comprehensive Feasibility Study in 2022 to determine the viability and practicality of reopening or repurposing the museum. Subsequently, in 2023, a formal Request for Proposals was issued. Unfortunately, despite these efforts, no offers materialized. Faced with financial constraints, the Beloit Historical Society made the challenging decision to place the Hanchett-Bartlett farmstead property up for sale.

Staff Analysis

Existing Site Conditions: 2149 St. Lawrence Avenue (1.77 acres) is currently a vacant house most recently used as a museum with a barn, smokehouse, and schoolhouse on the property. It is zoned PLI, Public Lands and Institutions with access off of St. Lawrence Avenue. The future land use designation for this parcel is *Institutional* and *Community Service*.

Surrounding Land Use and Zoning: To the west, north, and east of the subject property is vacant City of Beloit owned land zoned PLI, Public Lands and Institutions. To the south are single-family residences zoned R-1A, Single-Family Residential.

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 *Institutional and Community Service* for this parcel, a Comprehensive Plan Amendment to *Single-Family Residential - Urban* would be needed for this proposed rezoning to R-1A, Single-Family Residential District to be consistent with the Comprehensive Plan. If rezoned, renovating the property for single-family use will help create and sustain safe and healthy neighborhoods through community revitalization and investment in support of Strategic Goal #1 - Create and Sustain Safe and Healthy Neighborhoods.

Land Use Analysis:

As stated above, the City's Comprehensive Plan recommends Institutional and Community Service for the subject property to accommodate the Beloit Historical Society operations. However, the property has remained closed and underutilized due to needed municipal infrastructure improvements and its location. Ideally, the homestead could be preserved, programmed, and remain open to the public. The Historical Society diligently assessed the property's condition and feasibility for reuse as a multi-purpose public space, with no success. Considering the lack of prospects for the property in its current designated use, the most logical

land use designation is now single-family residential. This shift aligns with the property's historical origin as a single-family residence. The property's current future land use no longer aligns with the initially intended purpose. Therefore, a reevaluation of the land use is necessary to restore and revive the property.

If both the Comprehensive Plan Amendment and Zoning Map Amendment are approved, redevelopment of the property will require building permits and a Certificate of Appropriateness for any exterior repairs.

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.**
Three of the four sides of the property are adjacent to vacant wooded land, and the other is single-family homes. Rezoning 2149 St. Lawrence to R-1A will allow this property to be used as a single-family residence like the majority of properties in the area.
2. **The zoning classification of property within the general area of the subject property.**
Existing zoning surrounding 2149 St. Lawrence Avenue includes PLI, Public Lands and Institutions and R-1A, Single-Family Residential. The PLI zoning was applied to the property because of its local significance and use by the Beloit Historical Society. The proposed change will align better with the surrounding uses.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The current zoning classification for the property is PLI, Public Lands and Institutions, and is intended for major public and quasi-public uses. However, considering the shift from a house museum to a single-family home, the most suitable zoning district is R-1A, Single-Family Residential. Additionally, it's worth noting that there is an existing domestic water well that requires abandonment, and the current septic system has failed. The responsibility for these updates, including the installation of a new water service and sanitary lateral with connections to the mains along St. Lawrence Avenue, falls upon the buyer of the property.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
There has been minimal development and no demand for zoning map amendments for the surrounding area. Staff believes the intended investment by the proposed buyer will enhance the neighborhood and be compatible with surrounding properties.

STAFF RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT:

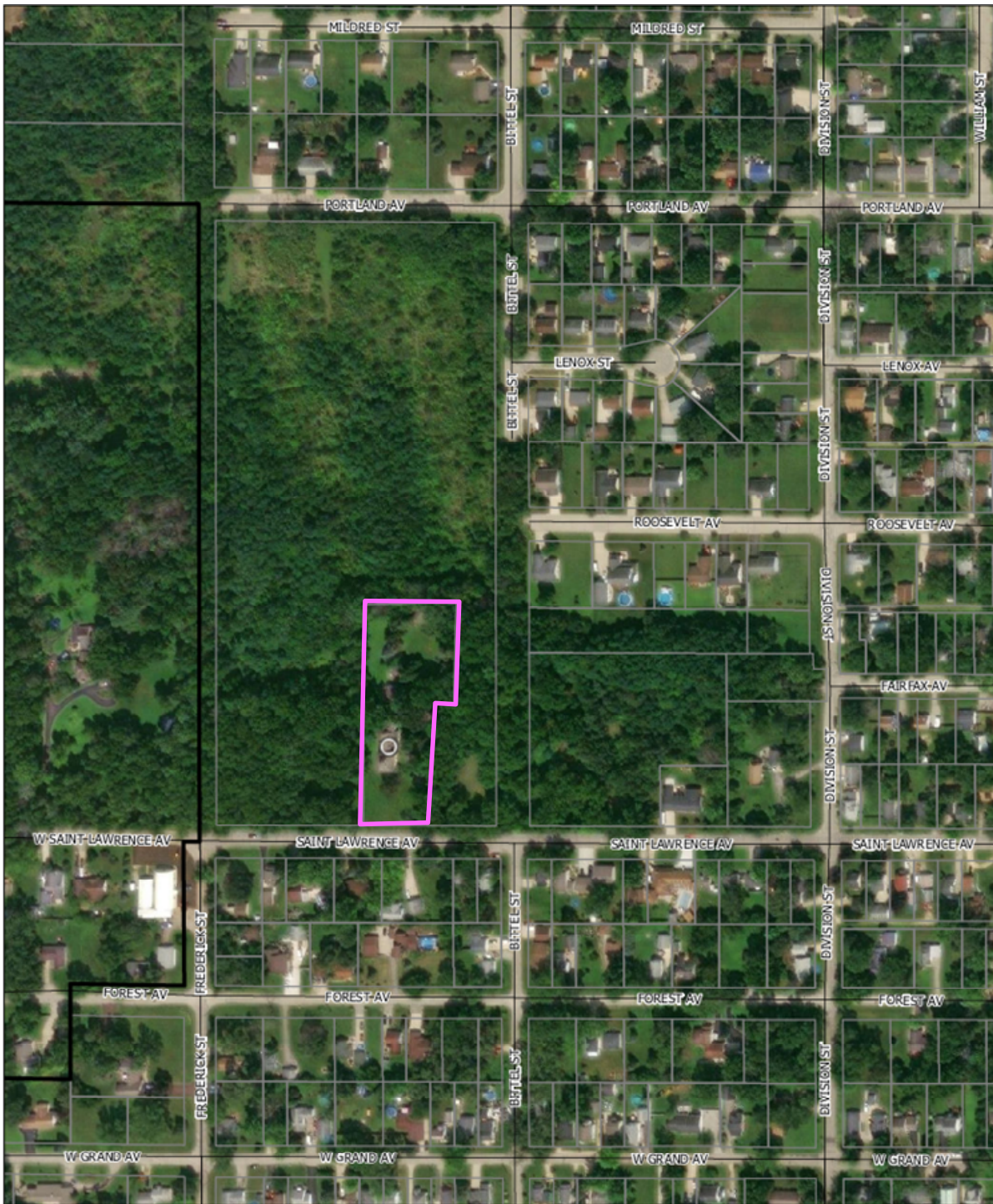
The Planning and Building Services Division recommends approval of a Comprehensive Plan

Amendment to change the future land use classification from *Institutional and Community Service to Single-Family Residential - Urban* for the property located at 2149 St. Lawrence Avenue in the City of Beloit, and also recommends **approval** of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District to R-1A, Single-Family Residential District for the property located at 2149 St. Lawrence Avenue 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.

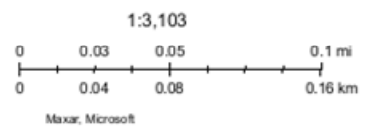
ATTACHMENTS: Zoning Map, Location Map, Water and Sewer Map, Letter from the Applicant, Zoning Map Amendment Application, Public Notice, Mailing List, Ordinance, Comprehensive Plan Future Land Use Map, Application and Resolutions.

Location Map

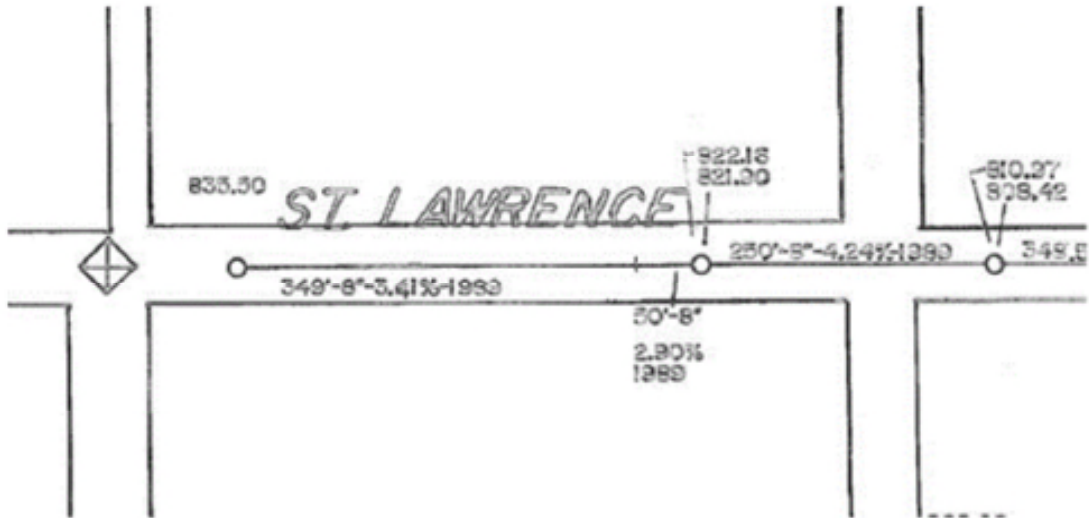
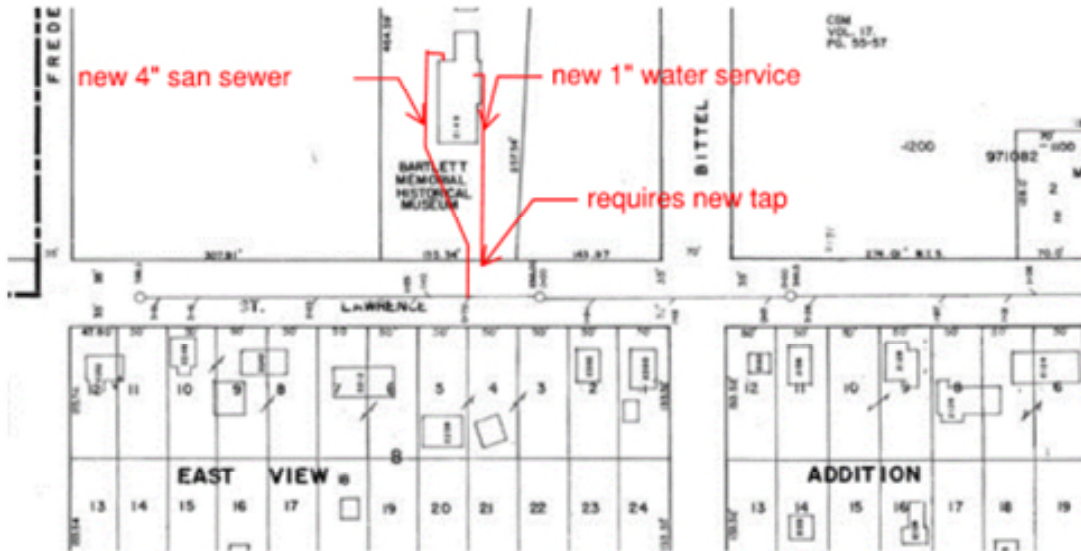


2/27/2024

- Street Centerlines
- ▭ City Limits
- ▭ Parcel Poly
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



Water and Sewer Map



February 2, 2024

Dear City of Beloit Planning & Building Services Division Staff:

Thank you for allowing me to share my background as it applies to historic buildings and preservation of the Hanchett-Bartlett Homestead.

My love of historic homes comes from my father, the late Jackson Logan, who restored three row-houses on Capitol Hill during my early childhood in Washington, DC. In the 1970s, we moved to a turn-of-the-Century farmhouse outside of Marshall, Wisconsin. From there, my father pursued his greatest love, purchasing and remodeling old farmhouses. He restored at least a dozen such homes in Dane County during my elementary- and middle-school years.

When I was in high school, my parents were remodeling a massive Italianate home in downtown Whitewater (522 West Main Street) for my favorite aunt. On the drive home one day, they noticed that the dilapidated yet historic Black Hawk Hotel building in downtown Fort Atkinson was for sale (for only \$300,000!). With the help of an SBA loan and Historic Preservation grants, they restored the exterior of the building to its 1929 glory and converted the interior to what it remains today--my primary vocation--an assisted living facility for the frail elderly. I took over the business upon their retirement in 2012 and inherited the building in 2021 when my mother passed away from Alzheimer's disease (having tragically lost my father to a fall in 2020).

My most recent renovation project consisted of my current home, an 1850 Italianate farmstead just south of Fort Atkinson, which I purchased in 2015. It had sat fallow for 19 years before I rescued it. Unfortunately, by that time it was too far gone and not large enough for a historic preservation project, but instead I expanded it into a very usable single-family home, still in the Italianate style. In addition to the house, I rescued (and authentically restored) the 1901 dairy barn on the same property.

My goal for the Hanchett-Bartlett Homestead is to rezone it as a single-family home, complete the critical exterior repairs and requisite interior improvements, and live in the home full-time. My plan is to begin renovations this summer with a goal to complete the project by Spring of 2025.

I have already toured the property with my general contractor, Jeff Begovatz (Begovatz Constriction LLC), who supervised the \$800,000 renovation of my current home, as well as over \$2,000,000 in renovations to the Black Hawk hotel building (including a new roof, 115 replacement windows, significant tuck pointing, renovating 18 resident bed- and bathrooms and installing a two-gurney elevator with four-story shaft, all while complying with historic

preservation requirements. His next project is an additional \$800,000 renovation to 20 remaining residential units, the penthouse and common areas on Main Street, slated for 2024.

I would be happy to meet with the City's staff if you have any questions about my intentions or interest in this wonderfully preserved historic property.

Cordially,

Paul Andrew Logan, Trustee
HL Beemer Preservation Trust
Black Hawk Phase III, LLC (buyer)
N1508 Groeler Road
Fort Atkinson, WI 53538



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: 2149 St. Lawrence Ave Beloit WI
- 2. Legal description: Lot: 2 Block: _____ Subdivision: LOT 2 CSM V9 Pgs 68-70
 (If property has not been subdivided, attach a copy of the complete legal description from deed.)
 Property dimensions are: B 464.59 feet by 194.93 feet = 77,101 square feet.
F 138.34
 If more than two acres, give area in acres: _____ acres.
- 3. Tax Parcel Number(s): 206 1347200 0
- 4. Owner of record: Beloit Historical Soc. Phone: 608 365-7835
845 Hackett St. Beloit WI 53511
 (Address) (City) (State) (Zip)
- 5. Applicant's Name: Black Hawk Phase III, LLC
1 Milwaukee Ave. W. Fort Atkinson WI 53538
 (Address) (City) (State) (Zip)
 (Office Phone #) / 920 723-8081 / PALOGAN@gmail.com
 (Cell Phone #) (E-mail Address)

6. THE FOLLOWING ACTION IS REQUESTED:

Change zoning district classification from: PLT to: R-1A
All existing uses on this property are: none - closed Museum

7. All the proposed uses for this property are:

Principal use(s): Primary Residence/single family residence
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: _____
 - (X) Contractual, Nature of contract: Purchase Agreement
 - (X) Other, explain: buyer

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

Name(s): Andrew Logan Phone: 920 723-8081

1 Milwaukee Ave W Fort Atkinson, WI 53538

(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.

Richard W. Jordan / Richard W. Jordan / 1/26/24
 (Signature of Owner) (Print name) (Date)

P. Andrew Logan / P. Andrew Logan / 1/29/2024
 (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: <u>\$300.00</u>	Amount Paid: <u>200.00</u>	Meeting Date: <u>Jan. 31. 2024</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: _____		Date: <u>Jan. 31. 2024</u>
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

February 21, 2024

To Whom It May Concern:

Black Hawk Phase III, LLC on behalf of the Beloit Historical Society has submitted an application for a Zoning Map Amendment from PLI, Public Lands and Institutions District to R-1A, Single-Family Residential District for the property located at **2149 S. Lawrence Avenue**.

The following public hearings will be held regarding the application:

City Plan Commission: Wednesday, March 6, 2024 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, April 15, 2024 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.

Owner	Owner Address
City of Beloit, Inc	100 State St Beloit, WI 53511-6234
John L. Poff Marilyn J. Poff	135 E Yost Dr Beloit, WI 53511-1546
Brian K. Orcutt	2118 Roosevelt Ave Beloit, WI 53511-4823
William Huebner Holly Huebner	2212 Saint Lawrence Ave Beloit, WI 53511-5745
Floyd N. Johnson Jr	5237 E County Rd J Clinton, WI 53525-8827
Adelson Ribeiro	2242 Saint Lawrence Ave Beloit, WI 53511-5745
Virgil D. Lounsbury II Zosia Lounsbury	2121 Saint Lawrence Ave Beloit, WI 53511-5742
David L. Goodyear	2208 Saint Lawrence Ave Beloit, WI 53511-5745

ORDINANCE NO. 3829

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

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

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

The following described land is hereby changed from PLI, Public Lands and Institutions District to R-1A, Single-Family Residential District:

LOT 2 OF CERTIFIED SURVEY MAP NO. 914563, RECORDED IN VOLUME 9 ON PAGES 68-70, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINS 1.77 ACRES MORE OR LESS. A/K/A 2149 ST. LAWRENCE AVENUE.

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

Adopted this ____ day of _____, 2024.

City Council of the City of Beloit

Regina Dunkin, Council President

Attest:

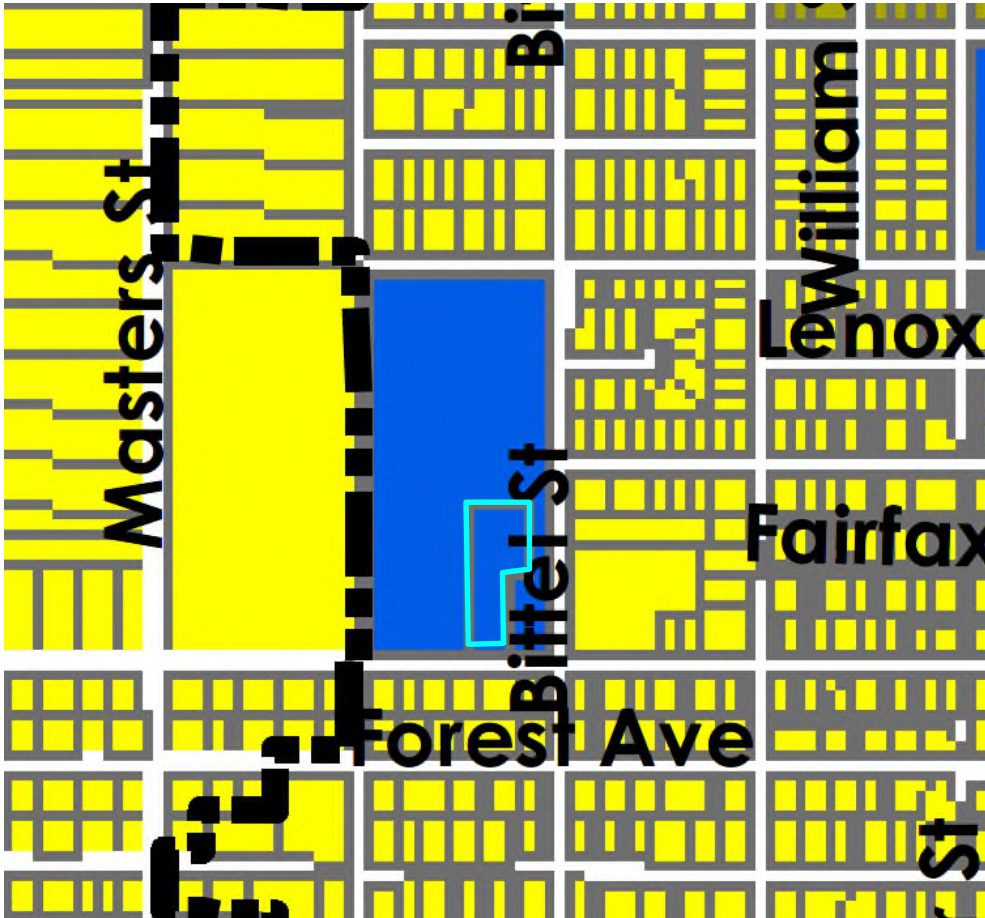
Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2024

Effective this ____ day of _____, 2024

01-611100-5231-_____

Comprehensive Plan Future Land Use Map



Future Land Use Categories

- Agricultural
- Single-Family Residential - Exurban
- 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

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.: _____

1. Applicant's Name: Black Hawk Phase III, LLC
1 Milwaukee Ave W Fort Atkinson WI 53538
(Address) (City) (State) (Zip)
920 723-8081 / PALOGAN@gmail.com
(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: _____

Address of Affected Property: 2149 ST Lawrence Ave Beloit WI

Tax Parcel Number(s): 20613472000

Owner of record: Beloit Historical Soc. Phone: 608-365-7835

845 Hackett St. Beloit WI 53511
(Address) (City) (State) (Zip)

Proposed Amendment: MAP change TO ALLOW ZONING TO Residential

5. 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: Purchase Agreement

Other, explain: buyer

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.

Richard W. Dexter , Richard W. Dexter , 1/26/24
 (Signature of Owner) (Print name) (Date)

P. Andrew Logan / P. Andrew Logan / 1/29/2024
 (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: 275.⁰⁰ Meeting Date: Jan. 31, 2024
 Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
 Application accepted by: _____ Date: Jan. 31, 2024
 Date Notice Published: _____ Date Notice Mailed: _____

RESOLUTION 2024-005

**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:

2149 St. Lawrence Avenue – From *Institutional and Community Service* to *Single-Family Residential -Urban*.

Adopted this 6th day of March, 2024

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

RESOLUTION 2024-006

**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:

2149 St. Lawrence Avenue – From *Institutional and Community Service* to *Single-Family Residential -Urban*.

Adopted this 6th day of March, 2024.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2024

Agenda Item: 3.c.

File Number: RPB-2024-02

General Information

Applicant: City of Beloit - Park, Recreation, and Conservation Advisory Commission (PRCAC)

Owner: City of Beloit

Address/Location: 1218 Henry Avenue/Summit Park

Applicant's Request: Renaming Summit Park to "Regina Dunkin Park"

Staff Analysis

Overview: The City Council has received a request from Pastor Dannie Evans and more than a dozen other community and state leaders to rename Summit Park "Regina Dunkin Park" in honor of Regina Dunkin's numerous contributions over many years to the community, especially the Merrill Neighborhood.

The process to approve a request to name or rename a park or recreation facility begins with the Park, Recreation and Conservation Advisory Commission (PRCAC), which reviews the request and forwards a recommendation to the Plan Commission. The Plan Commission then reviews the request and forwards a recommendation to City Council. City Council makes the final decision on the request.

The City Attorney/Deputy City Manager has prepared a detailed memorandum to the Plan Commission that provides information on the request, as well as City policy and guidelines for naming/renaming public parks and recreation facilities. The memorandum notes that if approved, appropriate signs or markers and a formal ceremony shall be held. A detailed list of many of Regina Dunkin's achievements, roles, board and committee memberships, and contributions to the City of Beloit, Rock County and the State of Wisconsin are included. Several letters of support for renaming Summit Park to "Regina Dunkin Park" are also provided.

The Park, Recreation and Conservation Advisory Commission (PRCAC) adopted a resolution supporting and recommending approval of renaming Summit Park to "Regina Dunkin Park" to the Plan Commission at its meeting on February 14, 2024.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the PRCAC's request to rename Summit Park "Regina Dunkin Park."

ATTACHMENTS: Plan Commission Resolution 2024-007 and City Attorney/Deputy City Manager's February 22, 2024 Memorandum to the Plan Commission

RESOLUTION 2024-007

**PLAN COMMISSION
RESOLUTION SUPPORTING AND RECOMMENDING APPROVAL
OF RENAMING SUMMIT PARK TO “REGINA DUNKIN PARK”**

WHEREAS, Pastor Dannie Evans, a Beloit resident, along with several community leaders, have requested the City of Beloit to rename Summit Park, 1218 Henry Avenue, to “Regina Dunkin Park”; and

WHEREAS, city policy requires the Park, Recreation and Conservation Advisory Commission (PRCAC) to review such requests and to make a recommendation to the Plan Commission; and

WHEREAS, the Plan Commission, in turn, makes a recommendation regarding a park renaming request to the City Council; and

WHEREAS, the considerations for renaming Summit Park after Regina Dunkin are based upon Regina Dunkin’s extensive community and local government involvement as well as her volunteerism and community influence over the last 30 years; and

WHEREAS, such accomplishments are outlined in the attached memorandum, which includes over a dozen letters of support for this request; and

WHEREAS, her leadership, integrity, kindness, and compassion have made a significant impact across religious, civic, cultural, fraternal and educational aspects of our community; and

WHEREAS, Regina Dunkin has touched the lives of countless residents of the City of Beloit and is deserving of special recognition; and

WHEREAS, the Park, Recreation and Conservation Advisory Commission adopted a resolution of support for this request at its meeting on February 14, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission hereby supports the request to rename Summit Park and hereby recommends approval the renaming of Summit Park to “Regina Dunkin Park.”


Adopted this 6th day of March, 2024.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

To: Plan Commission
From: Elizabeth A. Krueger, City Attorney/Deputy City Manager 
Re: Request to Rename Summit Park after Regina Dunkin
Date: February 22, 2024

The City Council has received a request from Pastor Dannie Evans and several community, government and business leaders to rename Summit Park after Regina Dunkin. Summit Park is located at 1218 Henry Avenue, Beloit, WI.

Over time, various city parks and recreational facilities have been named for people and organizations that have had a positive influence on the Beloit community. The City Council adopted a policy in 1996 that set forth a procedure for renaming parks and recreation facilities. The purpose of the policy is to provide “consistency to the formation and approval of names or name changes for public land, parks, and recreation facilities which the community may accept and readily identify with.” The stated scope of the policy is to identify significant historical, geological and ecological areas located within the community that would give suitable recognition to individuals who have contributed to the growth and development of the city.

The ultimate responsibility for designating names for all public parks and recreation facilities rests with the City Council. The policy provides that requests or proposals for adopting a specific name for a particular park or recreation facility shall first be submitted to the Park, Recreation, and Conservation Advisory Commission (PRCAC) in writing along with documentation giving the reasons for the selection of the proposed name. The PRCAC will act upon the request and make a recommendation to the Plan Commission. The PRCAC recommendation will be forwarded to the Plan Commission who shall make a recommendation to the City Council.

Guidelines included in the policy state that a naming/renaming action may be made to honor a person who, over a long period of time, has devoted outstanding amounts of time, talent and effort to the advancement of the Beloit community. If approved, such designation shall be identified by the installation of appropriate signs or markers and a formal ceremony shall be held to recognize the named areas.

The City Council has received over a dozen letters of support for the request to rename Summit Park to “Regina Dunkin Park.” The letters outline the countless ways that Regina Dunkin has not only served the City of Beloit with distinction, but Rock County, the State of Wisconsin, and the entire Stateline region. Regina Dunkin’s achievements include, but are certainly not limited, to the following:

- Executive Director of the Merrill Community Center for nearly 20 years, including leading the effort to construct a new building for the Merrill Community Center
- Member of the Wisconsin State Public Defender Board for 18 years, including 2 years as Chair (the first black woman to serve as Chair), Vice Chair, and service on the Board’s Outreach Committee
- Member of the City Council for 8 years, including serving 4 terms as President (the first black woman to serve as President), 2 terms as Vice-President, and service on the Appointment

Review Committee, Alcohol Beverage License Control Committee, Downtown Beloit Association, Equal Opportunities Commission, and Plan Commission

- Member of the Board of Education for Beloit School District for 6 years, including serving as Vice-President, Secretary, and Treasurer, and also Chair of the Policy and Personnel Committee and Curriculum Committee
- Member of the Board of Directors for the Greater Beloit Economic Development Corporation (GBEDC), including serving 2 years as Chair (the first black woman to serve as Chair) and service on the Finance and Audit Committee, Quality of Life Committee, Business Education Partnership Committee, and Executive Committee
- Prior and current membership on various Boards of Directors for Wisconsin Women in Government, Wisconsin Housing Preservation Corporation, Court Appointed Special Advocate (CASA) of Rock County Advisory Council, Visit Beloit, Family Services of Southern Wisconsin and Northern Illinois (which includes the Beloit Domestic Survivor Center and the Sexual Assault Recovery Program (SARP)), one of the founding members of the Women's Fund, as well as many other non-profit boards in Beloit and throughout the State
- Served as President of the Eclipse Charter School for the School District of Beloit
- Served as United Way Campaign Chair for Beloit Health System
- Member of Wesley Christian Methodist Episcopal Church
- Served as President of the United Way Blackhawk Region Agency Directors
- Served on the following committees, councils, and coalitions: Vice President's Council for Beloit College, National Black Council of School Board Members (NBC), Health Alliance of Rock County (HEAR), Rock County Criminal Justice Coordinating Council (CJCC), Beloit Memorial High School Academy Steering Committee, Beloit Memorial High School Ford NGL Advisory Committee, Beloit Infant Mortality Coalition, and Girls Who Rock Mentorship Program
- Implemented Community Action's Fresh Start Program and started a children's program at the Beloit Domestic Survivor Center

To quote from some of the letters submitted in her honor:

"[As the] CEO of the Merrill Community Center for many years. I watched her bring the community and all walks of life together. She took the needs of the people to the city leaders and was able to speak truth to power for the less fortunate. We saw her lead the city council and this city through some great times and some difficult times, being a pillar in this community.

...

Mrs. Dunkin is the first African American Women to serve on the Beloit City Council. Not only does she serve Beloit, but she represents Beloit very well at the state level serving on different boards and committees. Summit Park is the gateway to the Merrill Neighborhood. It's the place in the city where the inner city meets the rest of Beloit. What a perfect and fitting park to be named in honor of Regina Dunkin. She is that Black women that has been able to connect us all through her hard work and community outreach."

"As a city council representative, Regina takes her responsibilities seriously. Making herself available almost 24 hours a day! From phone calls to the grocery store to a funeral service, you can see citizens contacting "Miss Dunkin" with their comments and concerns. Regina puts in countless hours to get their concerns met and addressed."

"[Regina] has opened the door for many to walk through, inspiring and empowering individuals to be their best self." "Regina is a champion for fairness, a representative of democratic ideals, and a protector of governing principles."

"Regina's long history of service to the City of Beloit, County of Rock, State of Wisconsin, and numerous nonprofit organizations is well-documented. More important than any list, though, is how Regina has approached each of these commitments with her positive energy, sunny disposition, and desire to serve others."

"I see Regina as a bridge builder, always trying to listen and understand both sides of what are often complicated issues. Regina has given her time and energy in community service, volunteer work and as an elected leader. She has fought for the residents of Beloit always striving for a better way of life for all."

"Regina reaches out to others, whether to discover their opinions or to encourage them to become involved in city and community issues, causes, and activities. She has been successful in encouraging others, especially more young people of color, to run for office or volunteer for city committees. She stands up for the rights of others, and works hard to improve the lot of all Beloiters."

"President Dunkin is a wonderful role model for women and young people throughout the City of Beloit. While blazing her trail she became the first African American woman to be President of the Beloit City Council and Chair of the Wisconsin State Public Defender Board. Regina worked hard to deconstruct barriers for others who may follow. Her accomplishments have inspired countless community members to also pursue roles of civic leadership in our community and beyond."

...
Another true mark of her leadership is her commitment to our youth. Independently, Regina invests her time and energy in our children. She regularly volunteers at local elementary schools, afterschool programs, and attends community events. Regina knows that young people are our future and that they are our most important investment."

"I've known Mrs. Dunkin for over forty years. Regina excelled as a student, wife, mother, grandmother and helpful citizen. Mrs. Dunkin received high distinction as Director of the Merrill Community Center. Additionally, she spent countless hours devoted to the educational needs of students and social needs of adults in the greater Beloit area. As a former president of the Merrill Board, I remember many times of Mrs. Dunkin giving of her own financial and physical resources to help people in need."

"Regina Dunkin has embraced this city during her time here, adopting the role of something akin to its Fairy Godmother. Beloit has, in turn, embraced Regina; over the years, she has earned over twenty awards and official commendations – deservedly so. Our fairy godmother is a true pillar of the community, a strong leader, and – perhaps most importantly – serves as an amazing role model for us all."

Everything Regina touches benefits from her invisible magic wand; improvement and positivity follow in her wake. She has made Regina Dunkin Day a time for the community to come together in the name of helping others. Her name is synonymous

with the betterment of Beloit. We can only imagine what magic she will work on transforming Regina Dunkin Park into a safe, fun, beautiful place for all to enjoy."

"Whenever called, President Dunkin answers and helps to problem solve by providing references, referrals, or resources as needed to bring resolution."

"Regina has displayed tireless efforts when it comes to the support of the citizens of this state line area and the hard work that she does. Her love for the growth of both the people, as well as the community as a whole, makes her both a pillar, and a Hero to the city of Beloit!"

"[Regina's] life's work demonstrates how she has devoted her time to being an active, positive, and engaged citizen and leader, advocating and giving a voice for all residents, especially for those who may have challenges with advocating for themselves, and treating others as individuals, with respect and kindness."

Additionally, she has been recognized as a community leader on numerous occasions including being an award recipient of the following honors, to name just a few:

- Zonta Tribute to Women-Minnie Mills-Enking Memorial Volunteer Award
- United States Congressional Recognition Award from U.S. House of Representatives
- School District of Beloit-Hero Award
- National School Board Association Award (Levels I - III)
- United Way Campaign Coordinator Award
- City of Beloit Citizens Academy Award
- Janesville School District-Martin Luther King Jr. Volunteer Award
- Wisconsin League of Women Voter's-Women in Politics Award
- Outstanding Girl Scout Award
- Big Brothers, Big Sisters Volunteer Award
- Beloit College (Help Yourself) Program Award
- NAACP Community Award
- University of Wisconsin-Whitewater Community Award
- School District of Beloit Award – Served as President of the Eclipse Charter School
- First black woman to receive the YWCA Woman of Distinction Award (nominated by Congressman Paul Ryan)
- Family Service Association Volunteer Award
- City of Beloit Proclamation - "Regina Dunkin Day"
- Wisconsin Law Journal Unsung Hero Award
- United Way Champion for United Way Blackhawk Region (2018)
- Beloit College Martin Luther King Jr. Award (2018)
- Beloit College Ousley Scholar-in-Residence Award (2020)
- First black woman to receive the Beloit Daily News Laurence A. Raymer Headliner Award (2020)
- Listed as one of Wisconsin's 51 Most Influential Black Leaders (Madison 365) (2020)
- President's Award from Beloit City Council (2021)
- Groundbreakers and Trailblazers Award from the Beloit Coalition of Churches (2023)
- Trailblazer Award from Rising Queens (2023)
- GBEDC Service Award (2023)

- First person to be selected as “Elected Official of the Year” from 45th Assembly District of the State of Wisconsin (2024)

PRCAC Action

PRCAC approved a recommendation of support for this request at its regular meeting on February 14, 2024. See resolution attached.

Plan Commission Action Requested

Plan Commission is being asked to review this request and make a recommendation to the City Council. A draft resolution has been prepared and is attached to the packet for this item.

RESOLUTION 2024-007

**PLAN COMMISSION
RESOLUTION SUPPORTING AND RECOMMENDING APPROVAL
OF RENAMING SUMMIT PARK TO “REGINA DUNKIN PARK”**

WHEREAS, Pastor Dannie Evans, a Beloit resident, along with several community leaders, have requested the City of Beloit to rename Summit Park, 1218 Henry Avenue, to “Regina Dunkin Park”; and

WHEREAS, city policy requires the Park, Recreation and Conservation Advisory Commission (PRCAC) to review such requests and to make a recommendation to the Plan Commission; and

WHEREAS, the Plan Commission, in turn, makes a recommendation regarding a park renaming request to the City Council; and

WHEREAS, the considerations for renaming Summit Park after Regina Dunkin are based upon Regina Dunkin’s extensive community and local government involvement as well as her volunteerism and community influence over the last 30 years; and

WHEREAS, such accomplishments are outlined in the attached memorandum, which includes over a dozen letters of support for this request; and

WHEREAS, her leadership, integrity, kindness, and compassion have made a significant impact across religious, civic, cultural, fraternal and educational aspects of our community; and

WHEREAS, Regina Dunkin has touched the lives of countless residents of the City of Beloit and is deserving of special recognition; and

WHEREAS, the Park, Recreation and Conservation Advisory Commission adopted a resolution of support for this request at its meeting on February 14, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission hereby supports the request to rename Summit Park and hereby recommends approval the renaming of Summit Park to “Regina Dunkin Park.”

Adopted this 6th day of March, 2024.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

**PARK, RECREATION AND CONSERVATION ADVISORY COMMISSION
RESOLUTION SUPPORTING AND RECOMMENDING APPROVAL
OF RENAMING SUMMIT PARK TO "REGINA DUNKIN PARK"**

WHEREAS, Pastor Dannie Evans, a Beloit resident, along with several community leaders, have requested the City of Beloit to rename Summit Park, 1218 Henry Avenue, to "Regina Dunkin Park"; and

WHEREAS, city policy requires the Park, Recreation and Conservation Advisory Commission to review such requests and to make a recommendation to the Plan Commission; and

WHEREAS, the considerations for renaming Summit Park after Regina Dunkin are based upon Regina Dunkin's extensive community and local government involvement as well as her volunteerism and community influence over the last 30 years; and

WHEREAS, such accomplishments are outlined in the attached memorandum, which includes over a dozen letters of support for this request; and

WHEREAS, her leadership, integrity, kindness, and compassion have made a significant impact across religious, civic, cultural, fraternal and educational aspects of our community; and

WHEREAS, Regina Dunkin has touched the lives of countless residents of the City of Beloit and is deserving of special recognition.

NOW, THEREFORE, BE IT RESOLVED that the Park, Recreation and Conservation Advisory Commission hereby supports the request to rename Summit Park, and hereby endorses recommends approval to rename of Summit Park to "Regina Dunkin Park."

Adopted this 14th day of February, 2024.

**PARK, RECREATION AND CONSERVATION ADVISORY
COMMISSION**



Elizabeth Brewer, Chair

+ Proposal for:
Renaming of Summit Park
to
Regina Dunkin Park

Presented to: Beloit City Council & City Manager

Feb 2024

**THE HOUSE OF GOD WHICH IS THE CHURCH OF THE LIVING
GOD THE PILLAR AND GROUND OF THE TRUTH WITHOUT
CONTROVERSY INC.
KEITH DOMINION**

Founder-Mother M.L. Tate
Chief Overseer-Clary K Butler Sr.
Presiding State Bishop-Bishop S. Taylor
State Elder-State Elder Charles Jackson

Presiding Elder-Elder Willie Stovall
Pastor- Trl Bishop Dr. D.E. Evans
Asst. Pastor- Elder B. Evans
Church Secretary-Dee's Joeann Evans

Beloit City Council
100 State Street
Beloit, WI 53511

RE: Regina Dunkin Park

City Manager Jerry Gabrielaios and Beloit City Council Members:

I am a lifelong member of this great city we call Beloit WI. I am aware that Mrs. Dunkin will be retiring from the Beloit City Council this spring. I grew up in the Merrill neighborhood and was a resident there for many years. Mrs. Dunkin has been a great help to our community over the years and has been an exceptional example to both old and young who live here.

She was CEO of the Merrill Community Center for many years. I watched her bring the community and all walks of life together. She took the needs of the people to the city leaders and was able to speak truth to power for the less fortunate. We saw her lead the city council and this city through some great times and some difficult times, being a pillar in this community.

After much consideration and careful thought, we are requesting a park located in the Merrill neighborhood be renamed in her honor. I believe it is important for our youth who live there now and who will live there in the future, to see that the City of Beloit honors those who have worked hard to make this a great city.

Mrs. Dunkin is the first African American Women to serve on the Beloit City Council. Not only does she serve Beloit, but she represents Beloit very well at the state level serving on different boards and committees. Summit Park is the gateway to the Merrill Neighborhood. It's the place in the city where the inner city meets the rest of Beloit. What a perfect and fitting park to be named in honor of Regina Dunkin. She is that Black women that has been able to connect us all through her hard work and community outreach.

This would be the first park named in the honor of a Black women in the City of Beloit. What better way to honor a woman who has been such a great servant and steward to this great city we all call home.

I humbly submit this packet with letters of support from other city leaders, state leaders and citizens.

If you have any questions, please feel free to reach out. Thank you all for your service to our city and your dedication to making this a great place to live.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Pastor Dannie Evans", with a large, sweeping flourish extending to the right.

Head Pastor-HOGC Janesville



Tony Evers

Office of the Governor | State of Wisconsin

February 21, 2024

Beloit City Council Members
Beloit City Hall
100 State Street
Beloit, WI, 53511

Dear Beloit City Council Members:

I write to express my support for the renaming of Summit Park at 1218 Henry Avenue in Beloit to “Regina Dunkin Park.” Regina Dunkin is a dedicated public servant and celebrated community advocate, and in recognition of her lifetime of work giving back to the Beloit community and breaking down barriers so that other individuals, especially women and people of color, might be leaders in their local community, she is well deserving of this honor.

Regina has dedicated her career to public service and has made valuable contributions across the state of Wisconsin. As the first African American woman to be president of the Beloit City Council, Regina has brought innovation and vision to this role. Under her leadership, the city continues to fulfill and work towards its mission of providing outstanding public service to residents and visitors alike. I was also thrilled to have the privilege of reappointing Regina to the Wisconsin State Public Defender Board, and as the first African American woman to serve as chair of the board, her insight and expertise in the pursuit of fairness and justice in Wisconsin have been invaluable.

Regina has also positively impacted the lives of many through the multitude of leadership roles she’s held throughout her career, including community relations coordinator at the Beloit Health System, executive director of the Merrill Community Center, member of the Beloit School Board, and chair of the Greater Beloit Economic Development Corporation Board, among many other respected positions. Widely recognized for her contributions to the state and community, including being named among the 51 Most Influential Black Leaders in Wisconsin by Madison 365 in 2020, Regina has exhibited a strong devotion to her community, constituency, and city and has worked to provide and strengthen opportunities for children and families. For these reasons, I support the renaming of Summit Park to “Regina Dunkin Park” in recognition of Regina’s unwavering dedication and commitment to the state.

Thank you for your consideration and attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tony Evers".

Tony Evers
Governor of Wisconsin



CLINTON ANDERSON

★ STATE REPRESENTATIVE

Dear City of Beloit Officials,

I am writing a letter of support to rename Summit Park after Regina Dunkin. I have had the opportunity to get to know Regina over the last seven years. She is an excellent person and a great role model for our community. Regina's years of service justify naming a park after her.

Regina has a long history of public service. She spent 18 years running the Merrill Community Center. She made a significant impact and was an example for a generation of kids. One of those kids now serves beside her on the Beloit City Council.

Her tenure on the Council may be coming to a close, but she has definitely made history. She is the first woman of color to be President. When Nancy Forbeck was selected as Vice-President beside her in 2022, she was part of history again when it became the first time two women led the Council.

Regina has done more than be on the Council. She recently wrapped her time on the GBEDC, and the Wisconsin State Public Defender Board. She has been Chairwoman of both and became the first African American woman to lead both organizations. She also spent six years serving our students as a member of the Beloit School Board.

We often hold off on naming places after people long after they are no longer with us. We shouldn't make someone's passing a requirement to name something after them. Naming this park after Regina shows her our community's appreciation for her while she is still with us.

I hope you will consider renaming Summit Park after Regina Dunkin. Doing so shouldn't be taken lightly but if there was someone in our community who deserves it, it would be Regina.

Sincerely,

A handwritten signature in black ink that reads "Clint A".

Clinton Anderson
State Representative
45th Assembly District



February 12, 2024

Beloit City Council
100 State Street
Beloit, WI 53511

Members of the Beloit City Council,

I understand that the City Council is currently considering ways to honor Council President Regina Dunkin's service to our city, our community, and our state. I know that you are well aware of Regina's service to our city and community, including making history as the first Black woman to be elected as Beloit's City Council president.

I wanted to write to add my perspective about Regina's service to the entire state of Wisconsin and its residents. She served for nearly twenty years as a member of the Wisconsin State Public Defender Board – as a Board Member, as Vice Chair, and as Chair of the Board – helping to ensure that people across our state have legal representation, regardless of their income. She was repeatedly appointed and reappointed to this role by Governors of both parties and confirmed by the Wisconsin State Senate. Regina has also served on the board of the statewide Wisconsin Housing Preservation Corp, which works to provide and preserve affordable housing across our state.

Regina has served on over 30 non-profit boards, both locally in Beloit and across the entire State of Wisconsin. I deeply appreciate her leadership and advocacy as an elected official, a nonprofit leader, and as a volunteer over her many years of service to our community and state.

Thank you for your time and attention in reading this letter. Please do not hesitate to reach out to me if you have any questions.

Sincerely,

Mark Spreitzer
State Senator
15th Senate District

15th SENATE DISTRICT

February 27, 2024

Beloit City Council
100 State Street
Beloit, WI 53511

Dear Beloit City Council,

I am writing to express my enthusiastic support for the proposed renaming of Summit Park to Regina Dunkin Park. As a long-time resident of this community, I have had the pleasure of witnessing the countless ways in which Regina has positively impacted our city.

Regina Dunkin has been a dedicated member of our community, serving as an advocate for not only children but families as a whole. Her tireless efforts to improve the quality of life for all residents have left a lasting legacy that continues to resonate with us to this day.

From serving as the executive director of the Merrill Community Center to her historic presidency on the Beloit City Council, Regina has made a lasting impression on all who have had the pleasure of working alongside her. Having personally witnessed the impact of her work firsthand, I can confidently say that renaming Summit Park in her honor would be a fitting tribute to her remarkable contributions. It would not only serve as a reminder of her dedication and compassion but also inspire future generations to follow in her footsteps and make a positive difference in our community.

I urge you to consider this proposal with the utmost seriousness and give it the thoughtful consideration it deserves. By renaming Summit Park to Regina Dunkin Park, we would not only pay tribute to a remarkable individual but also create a meaningful symbol of unity and progress for our city.

Thank you for your time and consideration. I look forward to seeing the positive impact that this decision will have on our community.

Sincerely,



Erica I. Daniels
Chief of Staff and Secretary of the College
Beloit College

February 10, 2024

To Whom It May Concern :

Regina Dunkin has been a champion of the Merrill Neighborhood Community for over 25 years. When she became director of the Merrill Community Center, I remember telling her she had some big shoes to fill. Regina didn't fill them; she brought her own!

During her time with the center, Regina worked with city and community members to get a small all but abandoned park on Wisconsin Avenue renovated into what is now Hope Park. Along with its board of directors, she helped build a permanent home for the Merrill Community Center. Giving our children a safe place to call home.

Regina has mentored our youth beyond the Merrill Center. From teachers, entrepreneurs to a certain city council member. The impact she has had on the youth of our community is immeasurable.

As a city council representative, Regina takes her responsibilities seriously. Making herself available almost 24 hours a day! From phone calls to the grocery store to a funeral service, you can see citizens contacting "Miss Dunkin" with their comments and concerns. Regina puts in countless hours to get their concerns met and addressed.

Regina has served on several boards in our community and beyond. From GBEDC to Stateline Family Services and The Public Defender's Board, she remains committed to serve our community's needs and giving the residents of Beloit a voice in the room.

Growing up in the Merrill Neighborhood, Summit Park is a special place for me. Know that when I say that I support renaming it in honor of Regina Dunkin, I do so with my whole heart! Her commitment to the Merrill Community and its residents has been unwavering. Her support and mentorship of our children long lasting. And the honor would be well deserved.

Sincerely,

Sheri Pounds

OVERLAND PARK

K A N S A S

ABOVE AND BEYOND. BY DESIGN.

City Hall • 8500 Santa Fe Drive
Overland Park, Kansas 66212

www.opkansas.org

February 1, 2024

To Whom It May Concern:

I understand that an effort is underway to provide naming recognition for Regina Dunkin. This is an opportunity to celebrate the first female, African American City Council President in Beloit's history. How we celebrate our history is important and who we choose to recognize matters. The United States does not have a strong track record of acknowledging the contributions of people of color or women. This is an opportunity to do both.

It is also important that our children get the chance to see what they can be and that their possibilities are endless. Regina Dunkin has done that for young people, especially girls in Beloit and throughout the State of Wisconsin. By seeing her achievements, they can aspire to become the next elected official, City Council President and not just have a seat at the table but have a voice at the table.

I had the privilege of serving under Regina Dunkin's direction when she was the Beloit City Council President and I was the appointed Beloit City Manager. She was elected in a non-partisan at-large election by the residents of the community and also elected by her peers on the City Council to serve as the leader of the seven-member Governing Body.

I have spent 28 years in local government management and 20 as a Chief Administrator. I can state with certainty how rare it is to work for members of Boards who are elegant leaders with impeccable ethics and the type of gentle-but-firm-ability to govern like Regina Dunkin. She takes her responsibility and commitment to the residents of Beloit very seriously. She is a true professional who is always prepared. Regina made difficult decisions and appropriately challenged staff when needed.

As divisive politics erode civility across our country, I truly miss the firm hand with which Regina Dunkin led the City Council in Beloit to ensure that debates focused on issues and not individuals. Regina is a champion for fairness, a representative of democratic ideals, and a protector of governing principles. She always respected the roles and responsibilities of staff and the distinction of the board's oversight. More importantly, she has made a tremendous difference because of how she genuinely cares for others and wants Beloit and the world to be a much better place.

Regina has opened the door for many to walk through, inspiring and empowering individuals to be their best self. We need more positive examples like her serving in public service. It is my honor to acknowledge Regina Dunkin for her service, achievements, and contributions.

I am happy to discuss in further detail how her attributes have impacted me and so many others. You may reach me at Lori.Luther@opkansas.org, 913-895-6101 office or 262-899-1041 mobile.

Sincerely,



Lori Curtis Luther
Overland Park City Manager

**ROCK COUNTY, WISCONSIN****County Administrator**

51 South Main Street

Janesville, WI 53545

(608)757-5510

Fax (608)757-5511

February 1, 2024

RE: Support for Renaming a Park in Honor of Regina Dunkin

To Whom it May Concern:

I have recently become aware of the effort to rename a park in the City of Beloit in honor of Regina Dunkin and wanted to enthusiastically add my voice in support. I cannot think of a more deserving person to be recognized in this manner.

Regina's long history of service to the City of Beloit, County of Rock, State of Wisconsin, and numerous nonprofit organizations is well documented. More important than any list, though, is how Regina has approached each of these commitments with her positive energy, sunny disposition, and desire to serve others.

I first met Regina in 2005 shortly after I began in the role of Assistant to the County Administrator when she was leading the Merrill Community Center. We initially worked together during the establishment of the County's Criminal Justice Coordinating Council (CJCC), which at the time was one of the first to be established in Wisconsin and continues to serve as a key forum for justice system stakeholders to collaborate. Regina's role representing those most in need in the community also overlapped with the mission of our Human Services Department, and we have worked together on issues such as ensuring positive outcomes for youth. Ever since that time, I have trusted and relied on Regina's good judgement and community knowledge to inform decisions about our shared goals of ensuring that all County residents are receiving the services they need. She has truly been one of the individuals who has shaped my approach and impacted my career.

Naming a City park in Regina's honor would be a lasting legacy to all of the good that she has done for our community. I encourage your positive consideration.

Sincerely,

A handwritten signature in cursive script that reads "Josh Smith".

Josh Smith

County Administrator



February 1, 2024

Beloit City Council,

I write this letter in full support of Summitt Park being renamed in honor of Regina Dunkin. Regina has been an unwavering advocate for the city of Beloit and its residents since I met her almost twenty years ago.

As a board member of the Hendricks Family Foundation, my first introduction to Regina was in her capacity as the Director of the Merrill Community Center. She quickly became a trusted friend and I have since witnessed her passion for this community. I see Regina as a bridge builder, always trying to listen and understand both sides of what are often complicated issues. Regina has given her time and energy in community service, volunteer work and as an elected leader. She has fought for the residents of Beloit always striving for a better way of life for all.

I believe naming Summitt Park after Regina Dunkin would be a wonderful way to honor her dedication and hard work as a volunteer and public servant and would allow her to continue to serve as a role model for children and citizens throughout the City of Beloit.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Konya Schuh', written in dark ink.

Konya Schuh
Hendricks Family Foundation

February 13, 2024

Beloit, WI

To the City Council:

My name is Cecilia Ramirez, a Beloit resident, and I am writing this letter to ask the honorable Beloit City Council to ask to please allow Summit Park to be renamed, in honor of Regina Dunkin, to Regina Dunkin Park. I believe that Mrs. Regina, being the first Black woman to serve as City Council President on the committee, deserves it.

Mrs. Regina has been a board member with whom I have always been able to count on to support the Latino community. During the COVID pandemic she was always available to support me in my work with the Latino community and the needs of the people in this community. During Mrs. Regina's participation in the city council, she has made sure that the important commemorations for Latinos do not go unnoticed and has given several appointments during the last few years that included Cinco de Mayo and Hispanic Heritage Month, to mention a few. During Women's Day, she made sure there was Latino representation and I know that she has always thought about inclusion in her decision-making.

For this and many other reasons, I think it would be a very beautiful thing to allow the park to be named in her honor.

I would like to thank you for your attention to my letter.

Sincerely,

Cecilia Ramirez

Cecilia Ramírez



Beloit City Council
100 State St.
Beloit, WI 53511

Re: Regina Dunkin Park

City Manager Jerry Gabrielatos and Beloit City Council Members:

I am writing today to show my support and to request that Summit Park in Beloit be renamed Regina Dunkin Park. Regina has been a pillar in the Beloit Community as the first African American female City Council President. She has a long list of accomplishments including her many roles within the city, community boards, and volunteerism. Her commitment to our young people is unwavering. The renaming of the park would not only be a great honor for Regina but would be good for the neighborhood and the people who live there.

Thank you for your consideration,

A handwritten signature in black ink that reads 'Aimee Thurn'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Aimee Thurn
President & CEO, Greater Beloit Chamber of Commerce

To: Whom it May Concern

From Susan Adams

Date: January 27, 2024

Re: Changing the name of Summit Park to Regina Dunkin Park

I strongly support renaming Summit Park to Regina Dunkin Park. I believe that in order to have something named after him or her, that person should be a strong leader, involved in the community in meaningful ways, highly respected, mentoring/supporting others to achieve their potential, and worthy of such an honor. Regina meets those requirements.

Regina is a strong community leader, having served long as Merrill Community Center Executive Director/CEO and as a City Council member and current President. I met her first when she was the Volunteer Coordinator at the Beloit Health System. She was on the City Council at the time and very involved in many activities, but she struck me as always caring, friendly, and helpful in addition to being dependable, well organized and efficient. She always had time to talk for a while. Being a volunteer coordinator is never easy, since it requires one to be very flexible and work extremely well with others. She excels at this. I enjoy working with her and just talking to her. She listens; she collaborates.

Later, as I became more involved in advocating for causes with the League of Women Voters, I interacted more with her in Council matters. Regina never seems too busy to discuss people's issues, whether it be lack of housing, concern over changing polling places, or traffic issues. I have been impressed with her ability to lead and govern, by listening to all constituents, collaborating with others, thoroughly studying the issues before making a decision, and explaining why she voted as she did. She is not afraid to make hard decisions, or to disagree with a staff decision. Recently, despite strong discontent from neighbors, she led the Council in making difficult decisions regarding affordable housing developments here, so that more people could obtain the adequate, affordable housing they need. Beloit will miss her as a City Council member.

Regina reaches out to others, whether to discover their opinions or to encourage them to become involved in city and community issues, causes, and activities. She has been successful in encouraging others, especially more young people of color, to run for office or volunteer for city committees. She stands up for the rights of others, and works hard to improve the lot of all Beloiters. One has only to look at her resume to see the broad range of issues she supports.

Finally, is Regina worthy? Regina has given so much to our community in time, service, leadership, and advocacy. She possesses all the qualities necessary, and most importantly, Regina has integrity. If she makes a mistake, she will own up to it, and she graciously accepts sincere apologies from others who make mistakes. She will not let Beloit down if Summit Park became Regina Dunkin Park.

Sincerely,

Susan E. Adams, Ph.D.

Brittany Keyes
1611 E Ridge Rd
Beloit WI, 53511

Friday, February 2, 2024

City of Beloit
100 State Street
Beloit, WI, 53511

Dear City of Beloit Leadership,

I am writing to recommend the dedication of Summit Park to recognize the years of service and dedication that Regina Dunkin has provided to the Beloit community. Regina Dunkin has provided exemplary leadership throughout her tenure on the Beloit City Council. She has overcome barriers and broken glass ceilings by serving four years as Beloit's City Council President. The dedication and naming of Summit Park to Regina Dunkin would be a respectful testament to her years of service to Beloit.

President Dunkin is a wonderful role model for women and young people throughout the City of Beloit. While blazing her trail she became the first African American woman to be President of the Beloit City Council and Chair of the Wisconsin State Public Defender Board. Regina worked hard to deconstruct barriers for others who may follow. Her accomplishments have inspired countless community members to also pursue roles of civic leadership in our community and beyond.

While President Dunkin served in these positions of leadership she has also mentored and recruited new councilors. She has shared her experiences and wisdom to support these new members as they develop their own roles as civic leaders. She served as a strong force and consistent resource for all residents. Additionally, in June of 2023 she led the recognition and celebration of all women throughout the City of Beloit. This work of female empowerment is commemorated by a photo in City Hall.

Another true mark of her leadership is her commitment to our youth. Independently, Regina invests her time and energy in our children. She regularly volunteers at local elementary schools, afterschool programs, and attends community events. Regina knows that young people are our future and that they are our most important investment.

Dedicating Summit Park in Regina Dunkin's honor would not only commemorate her impressive leadership and achievements, but it would also serve as an ongoing source of inspiration for members of our community hoping to lead one day.

Thank you for your time and your consideration.

Respectfully,

Dr. Brittany Keyes, PT, DPT, ATC
Former Beloit City Council Vice-President 2021-2022

2185 Elmwood Ave.
Beloit, WI 53511-6620
January 28, 2024

The Honorable: Kevin Leavy, Regina Dunkin, Yusuf Adama, Sherry Blakely, Markese Terrell, Nancy Forbeck, Kevin Day
100 State Street
Beloit, WI 53511

Dear Honorable Council Members:

I am writing to ask you to consider the renaming of Summit Park to Regina Dunkin Park here in Beloit, Wisconsin. This wish is an issue very well deserving. My plea is one of simplicity but honorable. In as much as it is keeping with the naming of Parks in our great city of Beloit, to have Parks named for certain historical or political reasons, I'm asking for this park renaming.

My request is one of humility and modesty. I've known Mrs. Dunkin for over forty years. Regina excelled as a student, wife, mother, grandmother and helpful citizen. Mrs. Dunkin received high distinction as Director of the Merrill Community Center. Additionally, she spent countless hours devoted to the educational needs of students and social needs of adults in the greater Beloit area. As a former president of the Merrill Board, I remember many times of Mrs. Dunkin giving of her own financial and physical resources to help people in need.

As the first African American female to serve as President of the Beloit City Council, Mrs. Dunkin continued to perform her duties in an excellent and exemplary fashion. She has shown the enthusiasm, and unique ability to rally others in the promotion and greater development of our city. The same characteristics of honesty, commitment, and profound exuberance Mrs. Dunkin exemplified as a member of the Beloit School Board.

I know of no other individual more deserving of being bestowed the honor of having Summit Park being renamed Regina Dunkin Park.

Sincerely,

Dr. J. B. Elzy

608 3655420



E: INFO@SKYCARP.COM

P: 608.362.2272

A: PO BOX 855
BELOIT, WI 53512-0855

February 7, 2024

Beloit City Council & Leadership
100 State St.
Beloit, WI 53511

Via Email

To Whom It May Concern,

Please accept this letter as my expressed written support in the renaming of Summit Park to Regina Dunkin Park.

Warm regards,

Zach Brockman
Team President
Beloit Sky Carp
Email: zbrockman@skycarp.com
Cell: (209) 614-4588



February 1, 2024

Dear City Councilors,

"Excuses are the tools of the incompetent, and all who use them are seldom good for much else." It is not surprising that this is Regina's favorite quote; it perfectly encapsulates her "no excuses, just work hard to help others" mentality.

Regina's level of involvement always surpasses the status quo. In 2006, the City of Beloit declared August ninth "Regina Dunkin Day". Others might appreciate the recognition and move on. Regina, however, has embraced the day as an opportunity to celebrate the importance of helping others. Every year she creates a fundraiser, raising thousands of dollars on behalf of organizations centered on serving the needs of children in our community.

Perpetually cheerful, kind, and caring, Regina truly gets to know others, and has a gift for helping people help each other. She's had a positive impact on many lives, especially through her work at The Merrill Community Center. There came a point when the center was nearly closed due to monetary constraints. Regina, refusing to accept this, worked tirelessly to find a viable option for its takeover—an endeavor which proved successful. It is because of her that the center continues its mission to serve children and families in the Merrill neighborhood.

Regina Dunkin has embraced this city during her time here, adopting the role of something akin to its Fairy Godmother. Beloit has, in turn, embraced Regina; over the years, she has earned over twenty awards and official commendations—deservedly so. Our fairy godmother is a true pillar of the community, a strong leader, and—perhaps most importantly—serves as an amazing role model for us all.

Everything Regina touches benefits from her invisible magic wand; improvement and positivity follow in her wake. She has made Regina Dunkin Day a time for the community to come together in the name of helping others. Her name is synonymous with the betterment of Beloit. We can only imagine what magic she will work on transforming Regina Dunkin Park into a safe, fun, beautiful place for all to enjoy.

Respectfully,

Betsy Schmiechen and Erin Thomson



BELOIT COALITION OF CHURCHES

1314 Athletic Avenue - Beloit, Wisconsin 53511 - (608) 365-7947 (Office)
The Rev. Dr. Norris E. Jackson, Jr. - President

FLOWING TOGETHER TO MAKE A DIFFERENCE

February 07, 2024

To whom it may concern,

My name is the Rev. Dr. Norris E. Jackson, Jr., and I am writing this letter to support the renaming of Summit Park, located at 1218 Henry Ave, Beloit, WI 53511, to Regina Dunkin Park. President Dunkin has been a stellar leader for our city and has shown unwavering prejudice to resolving a greater Beloit.

President Duinkin has aided me, a local clergy, in providing community programs, Citywide events, and clergy leadership training. Whenever called, President Dunkin answers and helps to problem solve by providing references, referrals, or resources as needed to bring resolution. Without Ms. Dunkin's assistance, I would not have achieved the accomplishments or provided the Community Care to the residents of Beloit.

There was a time I had difficulty accessing a political representative, but President Dunkin got me direct access. Throughout my tenure at Bethel African Methodist Church, Ms. Dunkin has gone above and beyond in helping and enabling me to provide services and care to the City and its people.

I strongly support, encourage, and urge you to vote YES to change the name from Summit Park to Regina Dunkin Park. If you have any further inquiries, please call 608-365-7947 or email revdrnjacksonjr@gmail.com.

Blessings,

Rev. Dr. Norris E. Jackson, Jr.



"A PLACE TO GET TRAINING FOR REIGNING"

Pastor Sherrick G. Anderson
First Lady Lahoma Anderson

3160 Park Avenue. Beloit, WI 53511 • Phone (608) 365-8870 • Fax: (608) 365-8857
Email: pastorladya@att.net

This letter is in regards to Regina Dunkin, a person who has been a very vital and important part of this community. Regina has displayed tireless efforts when it comes to the support of the citizens of this state line area and the hard work that she does. Her love for the growth of both the people, as well as the community as a whole, makes her both a pillar, and a Hero to the city of Beloit! And so it is with great honor for myself as well as the parishioners that attend Higher Ground Christian Center Church located in Beloit , Wisconsin that the Summit Park which is located in Beloit, Wisconsin be re-named to Regina Dunkin Park.

Thank You ,
Sherrick Anderson
Senior Pastor



ANGELA L. DAVIS

2542 Edgewood Drive, Beloit, WI 53511 • angela.davis.web@gmail.com

February 1, 2024

City Council Officials
City of Beloit
100 State Street
Beloit, WI, 53511

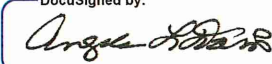
Dear Beloit City Council Officials and Community:

I submit this letter for the Council's consideration with enthusiastic support for the endeavor of recognizing and acknowledging the years of service and contributions made by City Council President Regina Dunkin to the community, by renaming Summit Park at 1218 Henry Avenue in the City of Beloit in her name in honor of her many accomplishments and contributions. Council President Dunkin is worthy of great praise and recognition for her dedicated service and the honorable legacy she has been building. It is evidenced in Regina's decision making and actions as City Council President and as a community leader that her efforts have been to help create environments that make the City of Beloit a place where families, children and individuals from all backgrounds can live in safe neighborhoods and build and lead fulfilling lives.

I have lived in the Beloit community for over twenty-three (23) years and have seen the transitions in the City Council over time. I have also interacted with local governments, elected officials, and community members throughout the state in my roles in government service for the past twelve (12) years, currently serving as Community Development Section Chief in the Division of Energy, Housing and Community Resources in the State of Wisconsin Department of Administration. Through my experiences, I have noted that City Council President Dunkin has stood out as an exceptional, very 'visible' and engaged leader. I first came to know Regina Dunkin over twenty (20) years ago when she was the Executive Director of the Merrill Community Center (MCC) and I was the Director of Career Services at Beloit College and became a board member for the MCC. While serving on the board for six (6) years (serving as Board President for three (3) of them), I witnessed the extraordinary efforts Regina made to serve the community and create opportunities for youth, seniors, and families. Her continuing with these efforts through her role as a Community Relations Coordinator for Beloit Health System, multiple other leadership roles on boards and committees over the years, and as a Beloit City Council member and as City Council President gives hope for our future and sets an example for others to follow. Her life's work demonstrates how she has devoted her time to being an active, positive, and engaged citizen and leader, advocating and giving a voice for *all* residents, especially for those who may have challenges with advocating for themselves, and treating others as individuals, with respect and kindness.

It is appropriate to have Summit Park renamed in her honor, as this is a place for community sharing and gathering and Regina is well known for her community building activities. The park is also close to the center point on a Beloit map, and Regina's leadership has helped the City stay 'centered,' keeping continued improvement, growth and development as central aims. In addition, the park is part of a neighborhood where voices are not always heard without people like Regina advocating for them on the City Council and in her various other roles. Finally, the park location is in the area where she spent so many years leading community initiatives and events at the Merrill Community Center. Having a City of Beloit public facility such as the park at 1218 Henry Avenue named in her honor to acknowledge the tremendous gift she has been to our City is fitting and overdue. Please give your utmost consideration to renaming the park in Regina Dunkin's honor as public recognition of her distinguished and dedicated service on the City Council and to the City of Beloit.

Sincerely,

DocuSigned by:

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Angela L. Davis

City of Beloit Resident, 2000-Present

2542 Edgewood Drive, Beloit, Wisconsin

Merrill Community Center Board of Directors Member 2003-2009, President 2006-2009

Park Location (1218 Henry Avenue, Beloit, WI)





REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 6, 2024

Agenda Item: 4.a.

File Number: PUD-2024-01

General Information

Applicant: Ellen Wiegand for Beloit Meals on Wheels, Inc.

Owner: Beloit Meals on Wheels, Inc.

Address/Location: 1534 Shore Drive

Applicant's Request/Proposal: Ellen Wiegand for Beloit Meals on Wheels, Inc. has submitted an application for review and consideration of an amendment to their previously approved Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1534 Shore Drive. The purpose of the amendment is to allow for occasional outdoor vending, specifically a food truck on their property. Public notice of the proposal was provided including mailed notices to property owners within 150 feet of the parcel.

Planned Unit Development (PUD) Process: A PUD is a type of special purpose zoning district and a type of development plan. PUD zoning districts are inextricably linked to PUD plans. No rights of development apply to a PUD zoning designation other than those of the approved PUD plan. PUDs are processed in three stages: Master Land Use Plan, Rezoning to PUD District and Final (Site) Plan reviewed and approved by staff. Master Land Use Plans and Zoning Map Amendments may be processed concurrently, provided that no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan. In this case, because the parcel is already zoned PUD, no zoning amendment is needed.

Staff Analysis

Project Summary: The applicant has proposed the addition of a food truck on their site located at 1534 Shore Drive in the existing parking lot. The food truck will be operated by others, but will also be a fundraiser for Beloit Meals on Wheels. Because outdoor vending is not a use included in the current PUD Master Land Use Plan that was approved by City Council on January 18, 2022, an amendment to the PUD Master Land Use Plan is needed before a food truck could operate on the premises. The approved 2022 PUD Final Site Plan with the proposed food truck area outlined is included in this packet. There are no additional changes to the PUD Final Plan. While the food truck is onsite, approximately three or four parking stalls will be unusable. However, only 10 parking stalls were required as part of the approved Final Plan, and there are 18 total provided leaving more than enough extra spaces.

Surrounding Land Use and Zoning: The property is surrounded by R-1B, Single Family Residential District, zoning with an institutional use (union hall) to the north, single-family dwellings to the

west along Beach Avenue, and the Stateline Boys and Girls Club to the south across Maple Avenue. To the east is the Rock Bar and Grill, which is zoned C-3, Community Commercial District.

PUD Master Land Use Plan Review Criteria: Applications may be approved if the following criteria are met:

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable zoning ordinance standards, based on the purpose and intent of this chapter.**

Food trucks are generally permitted in commercial (C-2 and C-3), central business and industrial zoning districts, provided a outdoor vendor's permit from the City Clerk's office is obtained. Food trucks are not specifically permitted in PUD Districts, but can be permitted if approved as part of the PUD. At this time, the food truck is anticipated one day per month. It will provide a business opportunity for the vendor, a fundraising opportunity for Meals on Wheels, and another food option for surrounding employees including at the Stateline Boys and Girls Club and Kolak Education Center, as well as the general public.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.**

The PUD Master Land Use Plan for Meals on Wheels has been approved and implemented. If approved as an allowable use, a food truck will also comply with the standards of the PUD District.

3. **The City and other service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;**

No additional public services are required for the addition of an occasional food truck.

4. **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policy documents; and**

The existing development is consistent with the Comprehensive Plan's recommendations to redevelop the site as a mixed-use district. Expanding a food truck business on this site conforms with the Plan's land use goals of promoting revitalization and community-serving retail, service, and mixed-use developments on the City's west side, and the Plan's economic development goals of helping local businesses prosper, encouraging entrepreneurship, and recognizing the importance of existing local businesses by supporting their retention and expansion.

5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**

Beloit Meals on Wheels has redeveloped a vacant site, contributing to recent investment along Maple Avenue that began with the Rock Bar and Grill, and continued with the School District of Beloit and the Stateline Boys and Girls Club. Importantly, the addition of a food truck provides a fundraising opportunity for one of Beloit's

longstanding non-profit agencies to continue providing nutritious meals to the elderly, ill, and disabled in greater Beloit, promoting the general welfare of the community.

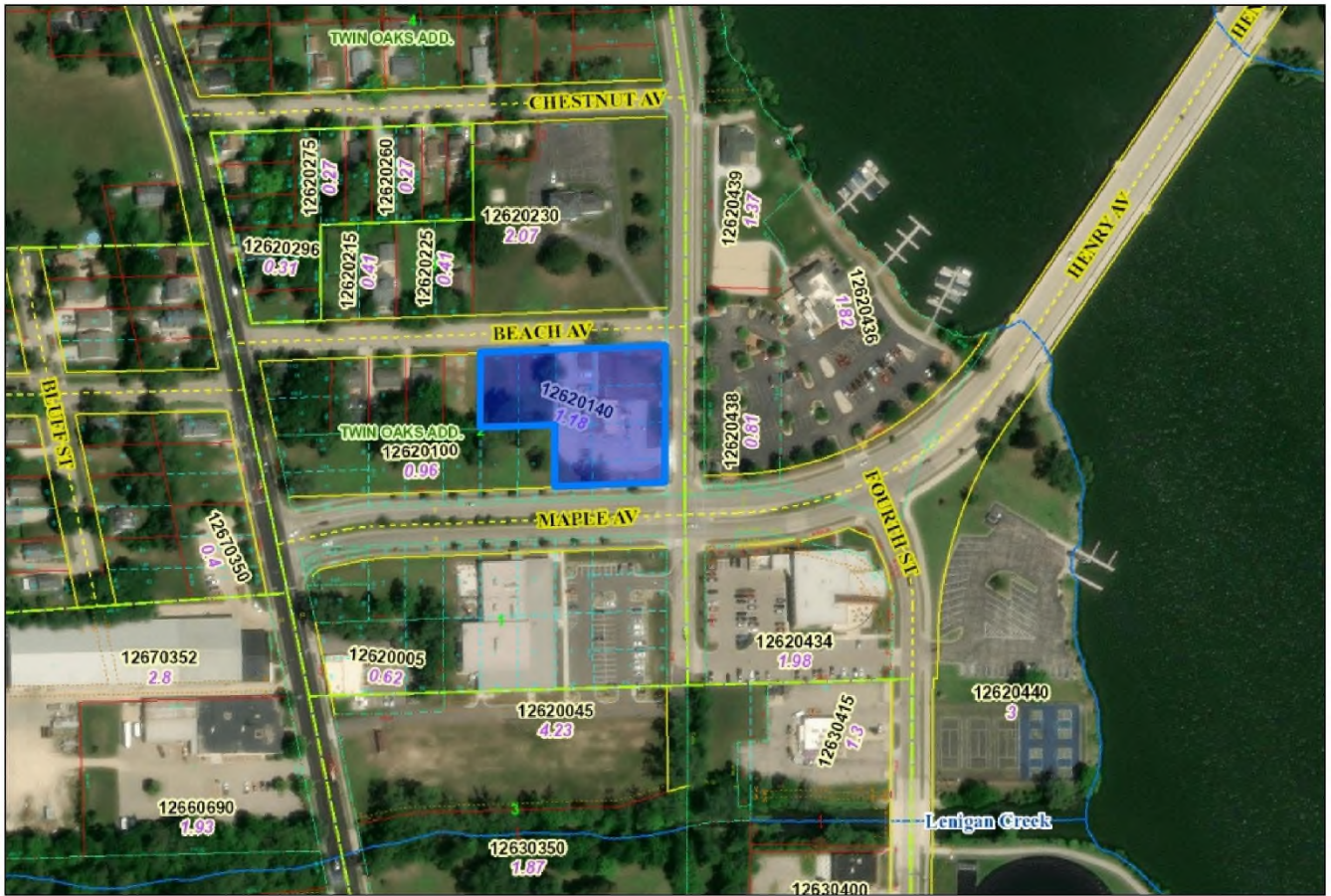
STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning and Building Services Division recommends approval of an amendment to the PUD Master Land Use Plan for the property located at 1534 Shore Drive subject to the following additional condition number 8. All other conditions (1-7) of Council Resolution 2022-005 approved on January 18, 2022 remain in effect.

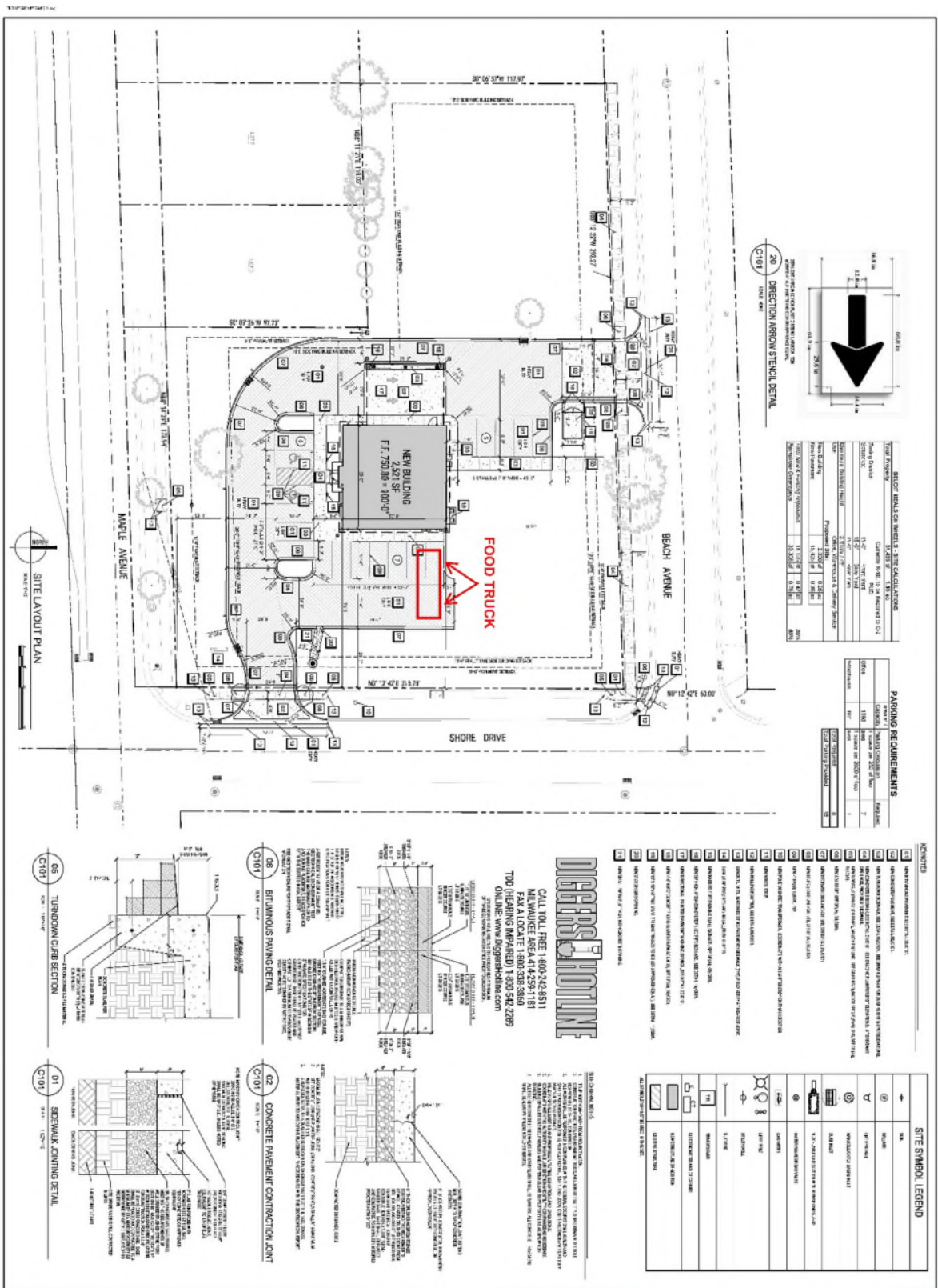
8. Outdoor vending, specifically a food truck, is authorized on the property provided a outdoor vendor’s permit is obtained from the City Clerk’s office.

ATTACHMENTS: Location Map, Approved PUD Final Plan with Proposed Food Truck Location, Application, Public Notice, Mailing List and Council Resolution 2022-005

Location Map



Approved PUD Final Plan with Proposed Food Truck Location



Beloit
ARCHITECTS/ENGINEERS
JANNEY | LINDSEY

Beloit
ARCHITECTS/ENGINEERS
JANNEY | LINDSEY

Beloit
ARCHITECTS/ENGINEERS
JANNEY | LINDSEY

Beloit
ARCHITECTS/ENGINEERS
JANNEY | LINDSEY

1514 EASTERN
AVENUE
Beloit, WI 53510

PROJECT NO. 2024-001
DATE: 08/20/24
SCALE: AS SHOWN

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DATE: 08/20/24
SCALE: AS SHOWN

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DATE: 08/20/24
SCALE: AS SHOWN

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DATE: 08/20/24
SCALE: AS SHOWN

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DATE: 08/20/24
SCALE: AS SHOWN

CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: _____

1. **Address of subject property:** 1534 Shore Drive, Beloit, WI 53511
2. **Legal description:** Beloit Meals On Wheels, Inc.
If necessary attach a copy of the complete legal description.
3. **Area of parcel in square feet or acres:** 1.18 acres
4. **Tax Parcel Number(s):** 12620140
5. **Owner of record:** Beloit Meals On Wheels Inc. Phone: 608-362-3683

<u>1534 Shore Drive</u> <small>(Address)</small>	<u>Beloit</u> <small>(City)</small>	<u>WI</u> <small>(State)</small>	<u>53511</u> <small>(Zip)</small>
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6. **Applicant's Name:** Beloit Meals On Wheels, Inc.

<u>1534 Shore Drive</u> <small>(Address)</small>	<u>Beloit</u> <small>(City)</small>	<u>WI</u> <small>(State)</small>	<u>53511</u> <small>(Zip)</small>
<u>608-362-3683</u> <small>(Office Phone #)</small>	<u>/ 608-751-9238/</u> <small>(Cell Phone #)</small>	<u>ellen@beloitmealsonwheels.org</u> <small>(E-mail Address)</small>	
7. **All existing use(s) on this property are:** food delivery building
8. **The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n) _____ Zoning District.**
9. **A Preapplication Conference was held on:** _____
10. **All the proposed use(s) for this property will be:**
Principal use(s): food delivery building
Secondary use(s): Secondary use for food truck fundraiser
11. **State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. We would like to amend our PUD to add outdoor vending/food truck to our allow uses so we can partner with a local food truck provider for a monthly fundraiser.**

12. **Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. This amendment would benefit the City and the community by sustaining economic growth, bringing continued awareness to our nonprofit, and also supporting a small minority owned business.**

13. Project timetable: Start date: March 2024 Completion date: November 2024

14. 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: _____

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.

Ellen Wiegand ELLEN Wiegand 1/30/24
 Beloit Meadows Whelton (Signature of Owner) (Print name) (Date)

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



In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the application fee.

To be completed by Planning Staff	
Filing fee: \$500.00 Amount paid: _____	Meeting date: _____
Application accepted by: _____ Date: _____	



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

February 21, 2024

To Whom It May Concern:

Ellen Weigand for Beloit Meals on Wheels, Inc. has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan Amendment for the property located at **1534 Shore Drive**. The request is to allow Outdoor Vending, specifically a food truck, as part of the previously approved PUD.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, March 6, 2024 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, April 1, 2024 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. You may also call (608) 364-6711 to provide your comments over the phone.

LOCAL 1533 USSW CIO TRST
1620 SHORE DRIVE
BELOIT WI 53511

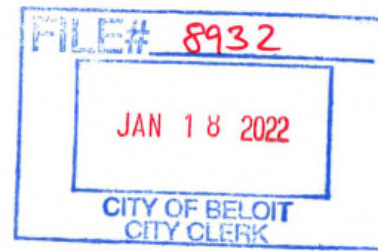
SCHOOL DISTRICT OF BELOIT
1500 4TH STREET
BELOIT, WI 53511-4418

DENNIS MONTGOMERY
745 S KOSTNER AVE
CHICAGO, IL 60624-3453

AGATE & LOCK PROPERTIES, LLC
9531 S HIDDEN CREEK CT
BELOIT, WI 53511-9568

STATELINE BOYS & GIRLS CLUBS, INC
202 MAPLE AVE
BELOIT WI 53511

ANTONIA MENA
245 BEACH AVE
BELOIT, WI 53511-3405



RESOLUTION 2022-005

**RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD)
MASTER LAND USE PLAN FOR THE БЕЛОИТ MEALS ON WHEELS PROJECT**

WHEREAS, the application of Beloit Meals on Wheels for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the redevelopment of the City-owned and privately owned properties located at (part of) 249 Maple Avenue; 1534 and 1540 Shore Drive; and 214 and 226 Beach Avenue, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the attached PUD - Master Land Use Plan for the following described premises:

LOTS 1-5 AND 19-21 OF BLOCK 2 OF TWIN OAKS ADDITION, LOCATED IN THE CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN (ALSO KNOWN AS PART OF 249 MAPLE AVENUE, 1534 & 1540 SHORE DRIVE, AND 214 & 226 BEACH AVENUE). SAID LOTS CONTAIN 1.18 ACRES, MORE OR LESS.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

1. This approval authorizes the construction of a 2,521 square-foot Meals on Wheels building, off-street parking lot, temporary outdoor event space, and driveways as shown on the attached PUD Plan. This approval authorizes the applicant to operate their nonprofit organization, but may not be transferred to future property owners for a different use without an amendment to this PUD approval issued by the City Council. A future addition to the building of up to 2,300 square feet is hereby authorized.
2. This approval shall not become effective unless and until the CSM creating the parcel to be developed is recorded, and the applicant purchases (closes) on Lot 1 of the CSM.
3. An access driveway on Shore Drive and access driveway on Beach Avenue are permitted, with exact locations to be determined during Site Plan Review.
4. The minimum building setback shall be 15 feet from all lot lines for all buildings on site. The maximum building height shall be two stories. Two detached accessory buildings may be constructed on site.
5. The applicant is allowed to construct one freestanding ground-mounted sign of not more than 150 square feet plus an EVM (Electronically Variable-Message) panel up to 75 square feet as a secondary component to a non-EVM sign panel. A freestanding EVM is prohibited. Up to three secondary, on-premises wall signs are allowed.
6. Prior to issuance of a Building Permit, the applicant shall obtain site plan and architectural approval, which shall include a detailed review of all site, grading, utility, landscape, and lighting plans.

7. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

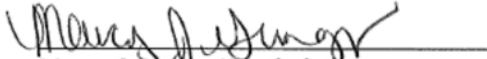
Adopted this 18th day of January, 2022.

CITY COUNCIL OF THE CITY OF БЕЛОIT



Clinton Anderson, President

ATTEST:


Marcy Granger, City Clerk-Treasurer