



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 5, 2025**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the January 22, 2025 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of Ordinance No. 3863 amending the Zoning District Map of the City of Beloit for the property located at 1990 E Bradley Street
[Attachment](#)
 - 3.b. Consideration of Ordinance No. 3861 amending the Zoning District Map of the City of Beloit for the properties located at 717 and 725 Chapin Street
[Attachment](#)
 - 3.c. Consideration of Ordinance No. 3862 amending the Zoning District Map for the City of Beloit for the property located at 113 Bluff Street
[Attachment](#)
4. REPORTS
There are no reports to consider.
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
*Water Main in the Broad Street Parking Lot
Relocation Order - 1501 Liberty Avenue*
6. FUTURE AGENDA ITEMS
*Permanent Zoning - 1014 Masters Street
Conditional Use Extension - Burger King on Fourth Street
Extraterritorial Certified Survey Map - 2843 S Bartells Drive - 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, January 22, 2024**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the December 18, 2024 and January 8, 2025 Plan Commission meetings

Commissioner Jacobsen made a motion, seconded by Commissioner Abarca to approve the Minutes of the December 18, 2024 meeting, seconded by Commissioner Abarca. Motion prevailed, voice vote (6-0).

Motion was made by Winkelmann, seconded by Commissioner Jacobsen to approve the Minutes of the January 8, 2025 meeting. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution 2025-03 approving a Conditional Use Permit to allow Liquor Sale for the property located at 1623 Park Avenue

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

Chairperson Ramsden opened the public hearing.

Patricia Majeed, a Beloit resident and owner of properties at 1601, 1613, 1615, and 1617 Park Avenue, stated that 33 years ago, a similar issue arose, and the City Council approved measures to ensure that they would never sell alcohol in the Merrill neighborhood due to its prior negative impact on the community. She emphasized that the neighborhood includes a daycare with children regularly coming and going, as well as a food establishment, barbershop, beauty salon, and a playground adjacent to the daycare. According to Ms. Majeed, the presence of alcohol is unnecessary and detrimental to that area. She presented a document from 33 years ago, highlighting the efforts of Hugo Henry and Clarence Givhan, who fought to remove alcohol from the neighborhood to protect it.

Carmela Hyde-Pulliam, a Beloit resident, shared an email she had sent regarding a Conditional Use Permit application for alcohol sales by Margarita Mora at 1623 Park

Avenue. She noted that this location is in the same building as Two Worlds One Heart Child Care Center at 1613 Park Avenue, which she operates. Ms. Pulliam expressed that approving this permit is not in the best interest of the community. As the owner of the childcare center, she feels a strong obligation to the families she serves, emphasizing her mission to provide a safe and healthy environment for the children in her care.

She highlighted the efforts of local citizens, city officials, and the Beloit Police Department in making the neighborhood safer, stating that the area has been significantly improved. She stressed the importance of continuing to support a thriving community and urged consideration of the children's well-being. Ms. Hyde-Pulliam expressed pride in being born and raised in Beloit and gratitude for the opportunity to contribute as a local business owner.

Loyd Majeed, Patricia Majeed's husband and a Beloit resident, expressed concerns about the potential impact of alcohol sales on the community. He stated that it has taken a significant amount of time and effort to improve the neighborhood to its current state. He mentioned that while the store on the corner operates a thriving business, the area already sees people loitering, and he is unsure if they are homeless or engaging in prostitution. He fears that adding liquor sales would exacerbate the problem, leading to people lingering, drinking, and further disrupting the area.

As a long-time resident with over 50 years in the community, Mr. Majeed emphasized his commitment to preserving its progress and maintaining his legacy. He pointed out that many landlords do not live in the neighborhood and, therefore, do not take an active role in its well-being, leaving the responsibility to the residents. He expressed concern about the safety and atmosphere of the area, stating that the addition of liquor sales is not a good fit for the community.

Jairo Sanchez Garcia, the owner of 1623 Park Avenue, explained that he applied for the liquor license as a way to generate additional income after struggling financially for several years. Now in his fourth year, his business is starting to stabilize, and he is seeking ways to grow and sustain it, much like others in similar situations. He expressed that he does not understand why this proposal is being seen as an issue.

Mr. Garcia shared that he has made various efforts to improve his business, including introducing new products, a restaurant, a deli, and a meat department, but this application feels like his final attempt to make the business viable. Without this opportunity, he is unsure if continuing to operate makes sense. He also noted that liquor is already being sold just a few blocks away and does not see how his selling it would create any significant difference.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch made a motion for approval, seconded by Commissioner Anderson.

Commissioner Flesch asked if the Plan Commission's role is to determine whether the proposed use is appropriate for the location, given that it already involves retail sales. Ms. Christensen clarified that the Plan Commission is evaluating the proposal strictly as a land use matter. Commissioner Flesch noted that the Commission is not considering the specifics of liquor sales, as that decision falls under the jurisdiction of the City Council.

Ms. Christensen explained that the applicant cannot apply for a liquor license unless the Conditional Use Permit (CUP) is approved. However, even if the CUP is approved, the decision to grant the liquor license lies with the alcohol committee, which makes a recommendation to the City Council. Thus, there are two separate processes involved. Commissioner Flesch concluded that, from a zoning perspective, the location is suitable for the proposed use, but it is up to the City Council to regulate liquor sales.

Commissioner Abaca asked if there were any consequences to denying the application beyond the applicant being unable to sell alcohol. He expressed discomfort with the idea of alcohol being sold so close to a daycare center, noting that there are already plenty of places selling alcohol, and people can choose to go elsewhere. He emphasized that he does not believe alcohol sales should occur near children.

Ms. Christensen responded that if the Plan Commission decides to recommend denial, they must clearly state on the record the specific concerns related to the daycare. This includes articulating any potential harm they believe could be caused to the daycare and the reasoning behind those concerns.

Commissioner Flesch inquired whether alcohol licensing regulations impose any restrictions on proximity to certain locations, such as a required distance. Ms. Christensen clarified that there are no such restrictions for daycares, only a 300-foot distance requirement for schools and churches. She added that City Council can still deny an application if they deem it inappropriate, even if the location meets licensing criteria.

Ms. Christensen also explained the Zoning Ordinance updates in 1999 and 2001 tried to address the alcohol concerns of the neighborhood by only zoning the corners at Henry and Park and Henry and White C-3, which allows alcohol sales by right, while the rest of Park Avenue was zoned C-2, making alcohol sales conditional. Historically, when alcohol applications were submitted for the Merrill neighborhood, they were often denied due to strong community opposition. City Council typically upheld these denials, as the neighborhood attributed its improvement to restrictions on alcohol. However, changes in legislation have since weakened the ability to deny such applications based solely on community sentiment.

Commissioner Anderson stated that, while he personally would not prefer to buy alcohol near a daycare, he believes both businesses have the right to succeed in their respective locations independently of one another. He added that the outcome of this decision will guide the next steps for the Plan Commission and City Council in making their determinations.

Commissioner Jacobsen expressed appreciation for hearing how well the community in the area is functioning. She then asked whether the 300-foot restriction on liquor licenses near schools and churches is a city ordinance or a state law. Ms. Christensen clarified that it is a state law.

Commissioner Jacobsen inquired if the Plan Commission could modify the ordinance to include daycares in the restriction. Ms. Christensen responded that she does not believe so, but noted that the City Council holds greater authority to deny a license than the Plan Commission does during the Conditional Use process. She added that City Council often conducts community surveys for new license applications, though it is unclear if they will do so in this case. The alcohol committee will review the application before it proceeds to City Council for a final decision. If a license is issued and issues arise, the City Council has the authority to address them, including suspending or revoking the license.

Commissioner Winkelmann asked for clarification on whether the application was for packaged goods, meaning alcohol would not be consumed on the premises. He also questioned whether the Conditional Use Permit (CUP) could be approved with restrictions, such as limiting sales to times when the daycare is closed, as traffic patterns are significantly different when the daycare is open and parents are coming and going. He expressed concerns that if the applicant succeeds in increasing sales, it could lead to higher traffic and greater impact on the surrounding neighborhood and businesses. He noted that issues such as people loitering, public drinking, and drinking and driving could exacerbate existing challenges in the area. He emphasized the potential difficulty for daycare parents and children navigating such an environment.

Chairperson Ramsden stated that he does not support the motion to approve the CUP due to the findings of fact. Specifically, he referenced concerns about whether the establishment, maintenance, or operation of the Conditional Use could be detrimental to public health, safety, morals, comfort, or general welfare. He acknowledged the objections raised by community members, noting their concerns about harm to the neighborhood, and concluded that he could not support the proposal at this time.

Ms. Christensen indicated that if the Commissioners were interested in adding conditions or denying the item, they could lay the item over to give staff time to do additional research on the use of alcohol near daycares. Staff could determine whether there is substantial evidence to support conditions or a denial.

Commissioner Flesch withdrew his motion for approval, and Commissioner Anderson withdrew his second.

Commissioner Flesch made a motion to lay the item over, seconded by Commissioner Abarca. Motion carried, voice vote (6-0).

4. REPORTS

4.a. **Consideration of Resolution 2025-04 approving a one-lot Certified Survey Map for the properties located at 1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Avenue in the City of Beloit**

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

Commissioner Flesch asked whether the CSM shows a 20-foot extension from the right-of-way line, and how the landscaping setbacks work in that area. He inquired if the landscaping is included in the easement area and needs to be kept clear, or if the pavement will extend right up to the back of the sidewalk. Ms. Christensen replied that she could not answer that question directly, but noted that TJ Nee, the Director of Planning and Building, is handling the plan review. She believes the city is still requiring the standard landscaping strip along the property line.

Commissioner Flesch then pointed out that the current plan passes through the pump canopy and pump area, raising concerns about how they will maintain the required clearance during construction while still complying with the easement requirements. Ms. Christensen explained that the access easement would only be in place for the new building, not the existing situation.

Commissioner Winkelmann asked if the entire site, shown on the CSM, would be shifted eastward, noting that the plan currently shows the existing buildings. Ms. Christensen confirmed that the canopies would be relocated.

Commissioner Jacobsen made a motion for approval, seconded by Commissioner Flesch. Motion carried, voice vote (6-0).

4.b. **Consideration of a request to extend a water main through the Broad Street Parking Lot to serve the 300 block of State Street and the 400 block of East Grand Avenue**

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

Commissioner Flesch asked why the main was proposed to have two legs.

Alex, representing Batterman's, explained that the water services would be located in an easement area. Commissioner Flesch asked why an easement was necessary, to

which Alex replied that it was because the services are on a city-owned parcel and not within the right of way, thus requiring a private lateral. Commissioner Flesch noted that the area had previously been designated as an alley.

Commissioner Winkelmann inquired about the location of the main water line, as he noticed lines coming in from various directions, asking if that's where the water currently enters. Commissioner Flesch clarified that it does not currently come from that location, which is why they need to install a new line, as the water presently enters from the front. Commissioner Winkelmann asked if the existing line would be abandoned, and whether this would avoid digging up the brick street. Commissioner Flesch questioned if there were concerns about water volume, asking if the new line would be eight inches in size.

Bill Frisbee, Public Works Director, confirmed that the new line would be eight inches. He also pointed out that an additional benefit would be the installation of a fire hydrant in the parking lot, improving fire protection. He emphasized that this approach would provide better coverage to the 300 block without needing to disturb the brick road.

Commissioner Winkelmann asked if properties on Grand could connect to the new line if they choose to, or if they are required to. Mr. Frisbee responded that, to his knowledge, there are no current plans for any properties on Grand to connect. He further explained that since the developer is funding the project, they could request a recapture agreement, allowing them to recover some of the costs from future connections for up to ten years.

Commissioner Flesch made a motion for approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (6-0).

4.c. **Consideration of a Relocation Order and Early Acquisition Exhibit for the property located at 1501 Liberty Avenue**

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

Commissioner Flesch made a motion for approval, seconded by Commissioner Abarca. Motion carried, voice vote (6-0).

4.d. **Consideration of Resolution 2025-05 approving a two-lot Extraterritorial Certified Survey Map for the property located on the 8,000 block of South Butterfly Road in the Town of Turtle**

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

Commissioner Flesch made a motion for approval, seconded by Commissioner Abarca. Motion carried, voice vote (6-0).

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen provided an update on items previously reviewed by the Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for February 5, 2025.

7. **ADJOURNMENT**

Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:56 PM. Motion carried, voice vote (6-0).

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 5, 2025

Agenda Item: 3.a.

File Number: ZMA-2025-02

General Information

Applicant: The City of Beloit

Owner: MTWB Investments LLC

Address/Location: 1990 E. Bradley Street

Applicant's Request/Proposal: Zoning Map Amendment to assign a zoning classification of R-1B, Single Family Residential District, for the property located at 1990 E. Bradley Street in the City of Beloit.

Staff Analysis

Existing Site Conditions: The City Council adopted Ordinance 3857 annexing the subject property to the City of Beloit on October 21, 2024. The subject property was annexed at the owner's request for access to City of Beloit sewer service.

Surrounding Land Use and Zoning: To the south, east, and west of the subject property are single family residences in the Town of Turtle zoned R-1, Residential One District. To the north of the subject property are single family residences in the City of Beloit zoned R-1B, Single Family Residential District. There are isolated C-1, Office District, and C-3, Community Commercial zones to the south of the subject property in the City of Beloit.

City of Beloit Comprehensive and Strategic Plan: The Future Land Use Map of the Comprehensive Plan recommends *Established Neighborhood* for the parcel, which is consistent with the proposed zoning and existing land uses.

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

Staff recommended not assigning a temporary zoning at the time of annexation as allowed by Section 66.0217(8) of Wisconsin Statutes, but rather to initiate a Zoning Map Amendment to assign a zoning classification that is consistent with the Comprehensive Plan if the annexation

was approved.

Notice of the proposed Zoning Map amendment was sent to the Town of Turtle Clerk, the owner of 1990 E. Bradley Street, and surrounding parcels within 150 feet of the subject parcel. No comments were received as of the publishing of this report.

Zoning Map Amendment Findings of Fact: Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

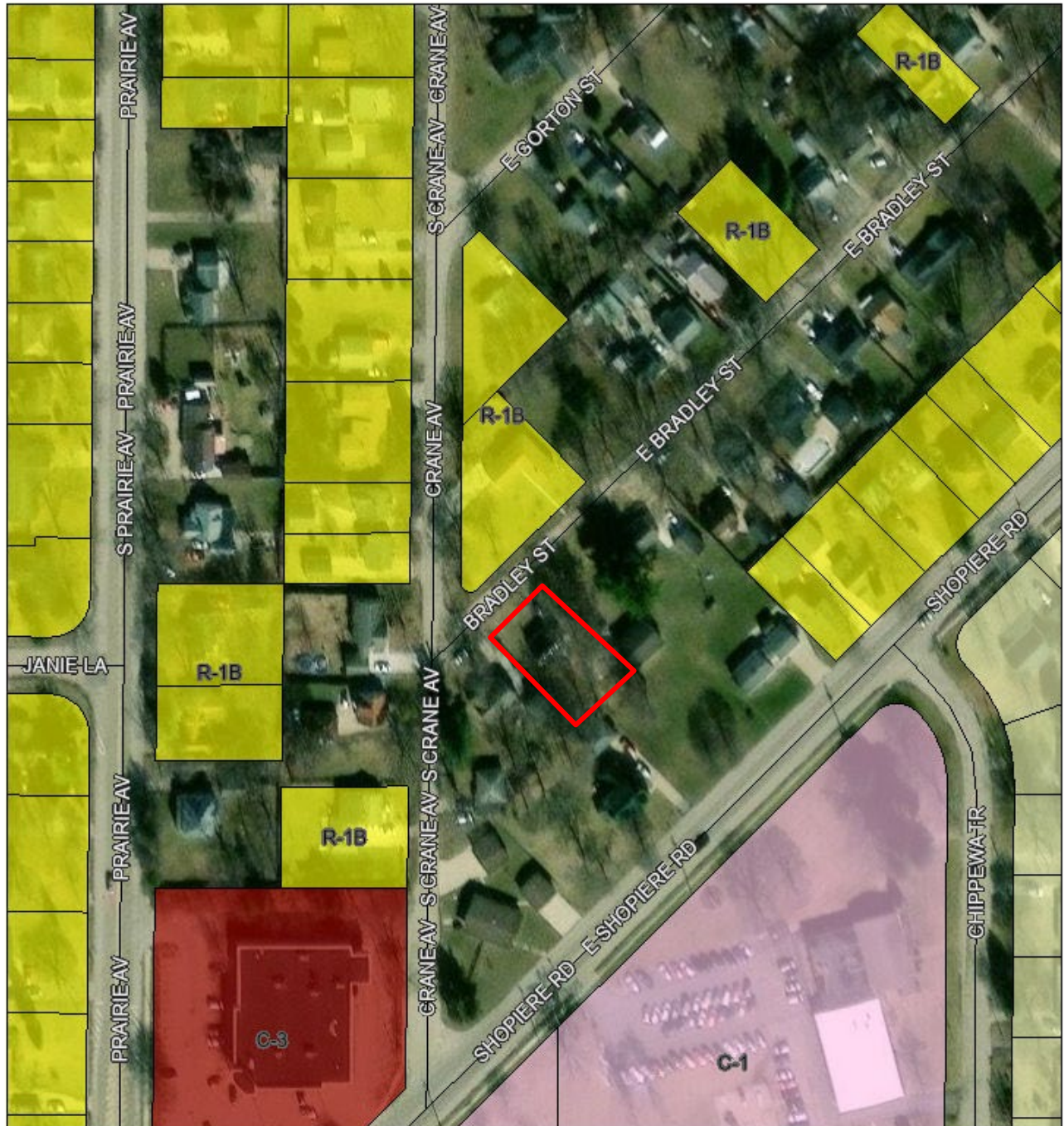
1. **The existing use of property within the general area of the subject property.**
The existing use of the property is two-family residential, and the surrounding uses are primarily single family residences. The property would be a legal non-conforming use in this district.
2. **The zoning classification of property within the general area of the subject property.**
The proposed zoning map amendment to assign City of Beloit R-1B, Single Family Residential District zoning to 1990 E. Bradley Street is consistent with the adjacent R-1B, Single Family Residential District zoning and residential uses in the City, as well as adjacent R-1, Residential One District zoning and residential uses in the Town of Turtle.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**
The parcel was recently annexed from the Town of Turtle; therefore, no City of Beloit zoning designation exists. The property was zoned for single family residential use in the Town, and is proposed to be zoned for the same use in the City.
4. **The trend of development and zoning map amendments in the general area of the subject property.**
This area is fully developed in the City of Beloit and the Town of Turtle with established single family residential uses. No significant development has occurred in the general area. The most recent nearby zoning map amendment is 1945 Prairie Avenue in 2021, also as a result of an annexation for access to the City of Beloit sewer service.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to assign a zoning district classification of R-1B, Single Family Residential District for the property located at 1990 E. Bradley Street in the City of Beloit.

ATTACHMENTS: Location and Zoning Maps, Application, Annexation Ordinance, Public Notice, Mailing List and Ordinance.

City of Beloit Zoning Map

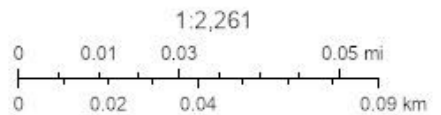


1/30/2025

Zoning Districts

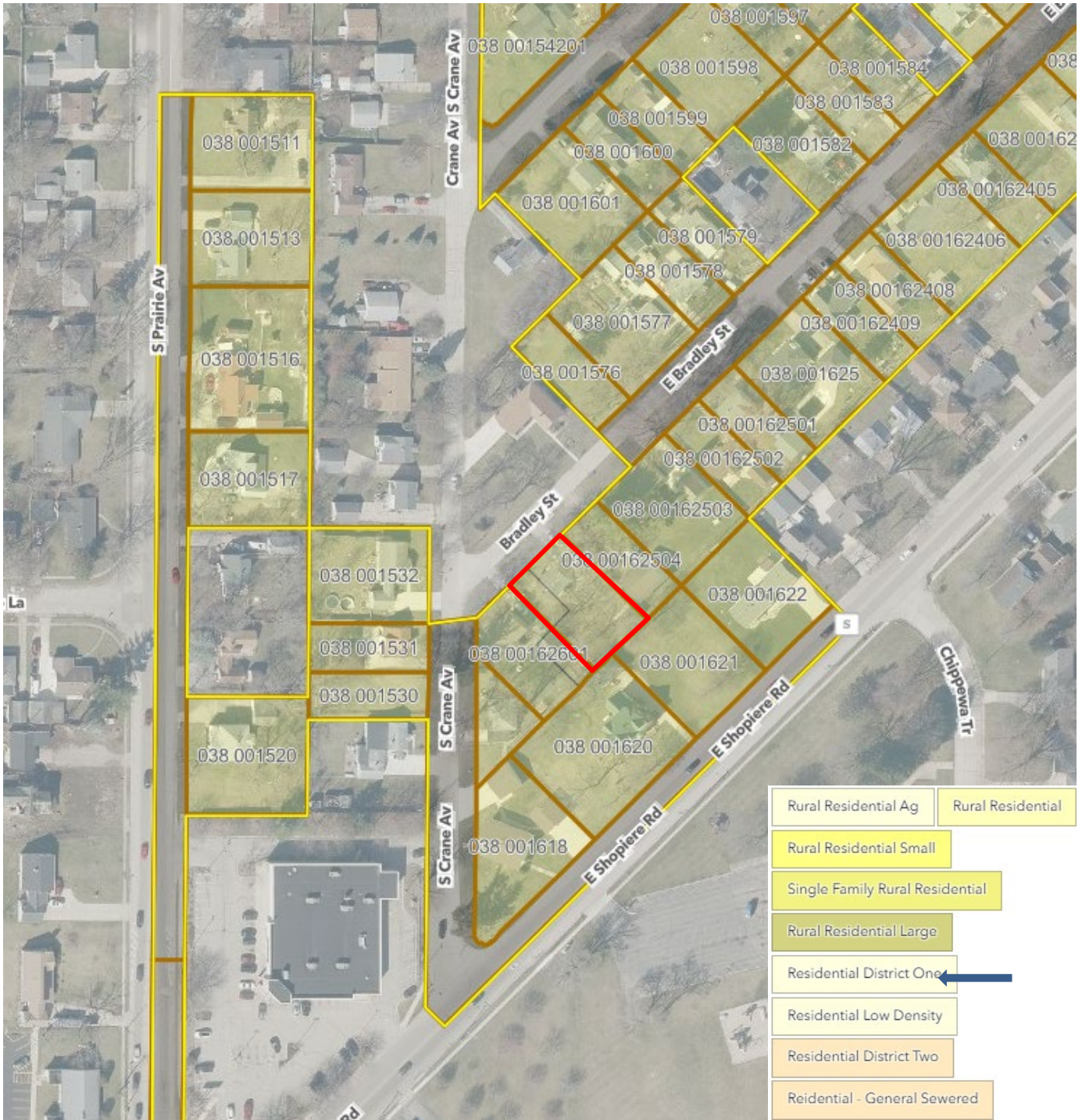
- C-1
- C-3
- R-1A
- R-1B
- Streets

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



Maxar, Microsoft

TOWN OF TURTLE ZONING MAP



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: 1990 E. Bradley Street, Beloit, WI 53511

2. Legal description: Lot: _____ Block: _____ Subdivision: _____

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 6-19-722 (Town IDs)

4. Owner of record: Howard Summers Phone: _____

1131 E. Fitzgerald Lane Lehi UT 84043
(Address) (City) (State) (Zip)

5. Applicant's Name: City of Beloit

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

608-368-6703 / / /
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: _____ to: R-1B

All existing uses on this property are: _____

7. All the proposed uses for this property are:

Principal use(s): 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: _____
 - () Contractual, Nature of contract: _____
 - (x) Other, explain: _____

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

Name(s): _____ Phone: _____

(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

/	/	
<small>(Signature of Owner)</small>	<small>(Print name)</small>	<small>(Date)</small>
<i>Julie Christensen</i>	<i>Julie Christensen</i>	<i>1/23/25</i>
<small>(Signature of Applicant, if different)</small>	<small>(Print name)</small>	<small>(Date)</small>

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the 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 the application fee.

To be completed by Planning Staff

Filing Fee: **\$500.00** Amount Paid: _____ Meeting Date: _____

Application accepted by: _____ Date: _____



ORDINANCE NO. 3857

**AN ORDINANCE ANNEXING 1990 E. BRADLEY STREET
FROM THE TOWN OF TURTLE TO THE CITY OF BELOIT**

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

Section 1. Territory Annexed. In accordance with Section 66.0217(2) of Wisconsin Statutes and the *Petition for Direct Annexation* filed by Howard Summers with the City Clerk on the 16th day of August 2024, signed by all of the owners of real property of the following described property in the Town of Turtle, Rock County, Wisconsin, the following territory is annexed to the City of Beloit, Wisconsin:

LEGAL DESCRIPTION: LOT 47 AND THE EAST 1/2 OF LOT 48, BLOCK 8, LINDALE PLACE, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 19, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M.; THENCE SOUTH 0°25'55" WEST ALONG THE WEST LINE OF SECTION 19 AFORESAID A DISTANCE OF 1960.43 FEET; THENCE SOUTH 89°33'53" EAST A DISTANCE OF 421.87 FEET TO THE NORTH CORNER OF LOT 47 OF BLOCK 8 OF LINDALE PLACE AND POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 44°53'03" EAST ALONG THE EASTERLY LINE OF AFORESAID LOT 47 A DISTANCE OF 125.00 FEET; THENCE SOUTH 45°15'20" WEST ALONG THE SOUTHEASTERLY LINE OF AFORESAID LOT 47 A DISTANCE OF 75.00; THENCE NORTH 44°53'03" WEST A DISTANCE OF 125.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRADLEY STREET; THENCE NORTH 45°15'20" EAST ALONG THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRADLEY STREET A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.215 ACRES, MORE OR LESS.

Section 2. Effect of Annexation. From and after the date of this Ordinance the territory described in Section 1 shall be part of the City of Beloit for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Beloit.

Section 3. Payment to Town of Turtle. The City of Beloit agrees to pay the Town of Turtle, for five (5) years, an amount equal to the annual amount of property taxes levied on the annexed territory by the Town of Beloit as shown on the Town of Turtle's tax roll prepared pursuant to Section 70.65 Wisconsin Statutes.

Section 4. Ward Designation. The territory described in Section 1 of this Ordinance is hereby made a part of the Twenty first (21st) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

Section 6. Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this to any person or circumstance is invalid or unconstitutional, such invalidity or

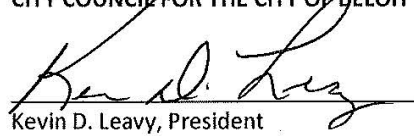
unconstitutionality shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid or unconstitutional provision or application.

Section 7. Effective Date. This Ordinance shall take effect and be in force upon its passage and publication.

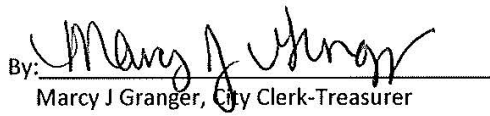
Adopted this 21st day of October, 2024.

CITY COUNCIL FOR THE CITY OF BELOIT

By:


Kevin D. Leavy, President

ATTEST:

By: 
Marcy J. Granger, City Clerk-Treasurer

PUBLISHED: 10/29/2024
EFFECTIVE DATE: 10/30/2024
01-611100-5231- 23-125



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

January 23, 2025

To Whom It May Concern:

The City of Beloit has initiated an application for a Zoning Map Amendment to assign a zoning classification of R-1B, Single Family Residential to 1990 E Bradley Street. The property was recently annexed from the Town of Turtle to the City of Beloit.

The following public hearings will be held regarding this application:

Plan Commission: Wednesday, February 5, 2025 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, March 17, 2025 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 Molly Lambert at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 368-7192 to provide your comments over the phone.

Mailing List

Owner of Subject Property	Owner Address
MTWB Investments LLC	1131 E Fitzgerald Ln, Lehi, UT 84043
Town of Turtle Clerk	6916 S County Rd J, Beloit, WI 53511
City of Beloit Owner Name	Owner Address
Peggy J. McKnight	2001 Bradley St, Beloit, WI 53511
Gisselle L. Rivera	1974 Crane Ave, Beloit, WI 53511
Key Real Estate Solutions, LLC	9174 Bear Claw Ct, Owings, MD 20736
Town of Turtle Owner Name	Owner Address
Debra A Davis (Heumiller)	2010 E Bradley St, Beloit, WI 53511
Randolph Barbarick	2000 E Bradley St, Beloit, WI 53511
Michael and Jessica Morris	2923 King St, Janesville, WI 53546
A and G Investments LLC	15617 Brittny Cir, South Beloit, IL 61080
Jerry L and Lori R Johnson	3026 S Riverside Dr, Beloit, WI 53511
Misty L Wescott	1960 S Crane Ave, Beloit, WI 53511
Kenneth D Paulson	749 E Philhower Rd, Beloit, WI 53511
William K and Debra L Lower	1967 E Shopiere Rd, Beloit, WI 53511
Edith J Carlson Revocable Trust	1985 E Shopiere Rd, Beloit, WI 53511
David L and Mary E Robinette	2005 E Shopiere Rd, Beloit, WI 53511

ORDINANCE NO. 3863

**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 lands are hereby assigned permanent R-1B, Single Family Residential District:

LEGAL DESCRIPTION: LOT 47 AND THE EAST 1/2 OF LOT 48, BLOCK 8, LINDALE PLACE, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 19, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M.; THENCE SOUTH 0°25'55" WEST ALONG THE WEST LINE OF SECTION 19 AFORESAID A DISTANCE OF 1960.43 FEET; THENCE SOUTH 89°33'53" EAST A DISTANCE OF 421.87 FEET TO THE NORTH CORNER OF LOT 47 OF BLOCK 8 OF LINDALE PLACE AND POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 44°53'03" EAST ALONG THE EASTERLY LINE OF AFORESAID LOT 47 A DISTANCE OF 125.00 FEET; THENCE SOUTH 45°15'20" EAST ALONG THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRADLEY STREET A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING .0215 ACRES, MORE OR LESS. (AKA 1990 E BRADLEY STREET)

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

Adopted this ____ day of _____, 2025.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2025

Effective this ____ day of _____, 2025

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 5, 2024

Agenda Item: 3.c

File Number: ZMA-2025-03

General Information

Applicant: Jaron Bertelsen

Owner: Mary Molique

Address/Location: 113 Bluff Street

Applicant's Request/Proposal: Jaron Bertelsen on behalf of Mary Molique has submitted an application for review and consideration of a Zoning Map Amendment for the property located at 113 Bluff Street from R-1B, Single-Family Residential District to R-2, Two Family Residential District.

Staff Analysis

Existing Site Conditions: The subject property, situated at the intersection of Bluff Street and Shirland Avenue, features a 2,040-square-foot building originally constructed as a duplex in 1945. The property also includes two attached garages and an accessory structure. In January 1999, the City of Beloit implemented revisions to its Zoning Ordinance and Map, which reassigned numerous properties, including this one, to less intensive zoning classifications. Existing two-family and three-family structures were permitted in the R-1B zoning district as a legal nonconforming use, if established before these changes.

According to the City's rental records, the duplex at 113 Bluff Street was owner-occupied with one rental unit through 2018, qualifying it as a legal nonconforming duplex under the Zoning Ordinance and state law. Per Wis. Stats §62.23(7)(h) and the City's Zoning Ordinance, a legal nonconforming use can continue unless discontinued for 12 months, at which point the future use must conform to the ordinance. The original owner passed away, and the property was purchased by the niece in 2017 (see attached notes and Affidavit of Vacancy/Non-Rental Property). In 2018, the owner signed a statement indicating the unit was not rented but undergoing repairs, resulting in the loss of its nonconforming duplex status. The property owner was notified of this change in 2019 (see attached letter).

The property owner applied for a Comprehensive Plan Amendment in 2022 requesting the future land use map be amended from Parks and Open Space to Two-Family Residential to utilize both residential units. In the document, the City's goal was to acquire additional parks and open space lands along the river, either in advance of or alongside future development.

Recreational facilities along the Rock River were identified as key assets for Beloit, enhancing recreation, aesthetic beauty, and economic development. On November 22, 2022, the Plan Commission unanimously recommended denial of a request to amend the Future Land Use Map. The City Council followed suit on January 17, 2023, citing incompatibility with long-term objectives. Since then, the new Comprehensive Plan has been adopted, no longer recommending conversion of this parcel to open space, rather *Established Neighborhood* (see below).

Public Notice: Proper public notice of the proposal was provided including mailed notices to property owners within 150 feet of the parcel. As of the writing of this report, no comments were received.

Surrounding Zoning and Land Use: To the east of the subject property is the Rock River, there are residential properties to the north and west, zoned R1-B, Single-Family Residential, though the one directly to the north was also built as a duplex. To the south are vacant buildings zoned IL, Light Industrial located in the City of South Beloit, Illinois.

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.

The City's new Comprehensive Plan recommends *Established Neighborhood* for the subject property, which includes *already developed, predominately residential areas, with future building types to include single-family dwellings, accessory dwelling units (ADUs), two-family dwellings, single-family attached units such as twin homes or townhomes, residential two, three, and four-unit flats, small-scale multi-family up to 4 units per building, and context appropriate, mid-scale multi-family structures.*

The Plan supports fostering a compact mix of uses, densities, land use types, and affordability levels rather than segregating different land use and housing types in different areas of the community. It also promotes rehabilitation and maintenance efforts of older neighborhoods and buildings. The proposed Zoning Map Amendment is consistent with the Comprehensive Plan.

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.**

Restoring the duplex to its original two-family use offers significant benefits, including increased housing availability and diversity to accommodate a range of income levels. The property is surrounded by a mix of existing uses, including legal non-conforming multi-family residential properties, the Rock River, and low-intensity industrial storage. This context supports the compatibility of the duplex's intended use with the surrounding area. With walkable sidewalks and proximity to the Beloit Transit Transfer Center, the property supports pedestrian access and transit connectivity, contributing to a more inclusive and sustainable housing strategy that aligns with community goals.

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

To the east of the subject property is the Rock River. There are residential properties to the north and west, zoned R-1B, Single-Family Residential including a building built as a duplex to the north. To the south are vacant buildings zoned IL, Light Industrial located in the City of South Beloit, Illinois.

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

The subject property was designed and constructed as a side-by-side duplex, making it unsuitable for single-family use or other uses permitted under the current R-1B zoning classification. The R-1B zoning, intended for single-family detached dwellings, and was inappropriately assigned in this case, as it is incompatible with the property's layout and original design.

Situated on a corner at the entrance to a neighborhood, the property serves as a transition between commercial/industrial to residential uses, further supporting its suitability as a duplex. Re-establishing its use as a duplex would allow the building to function as designed, encouraging investment in a property that lost its legal non-conforming status and provide additional housing options.

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

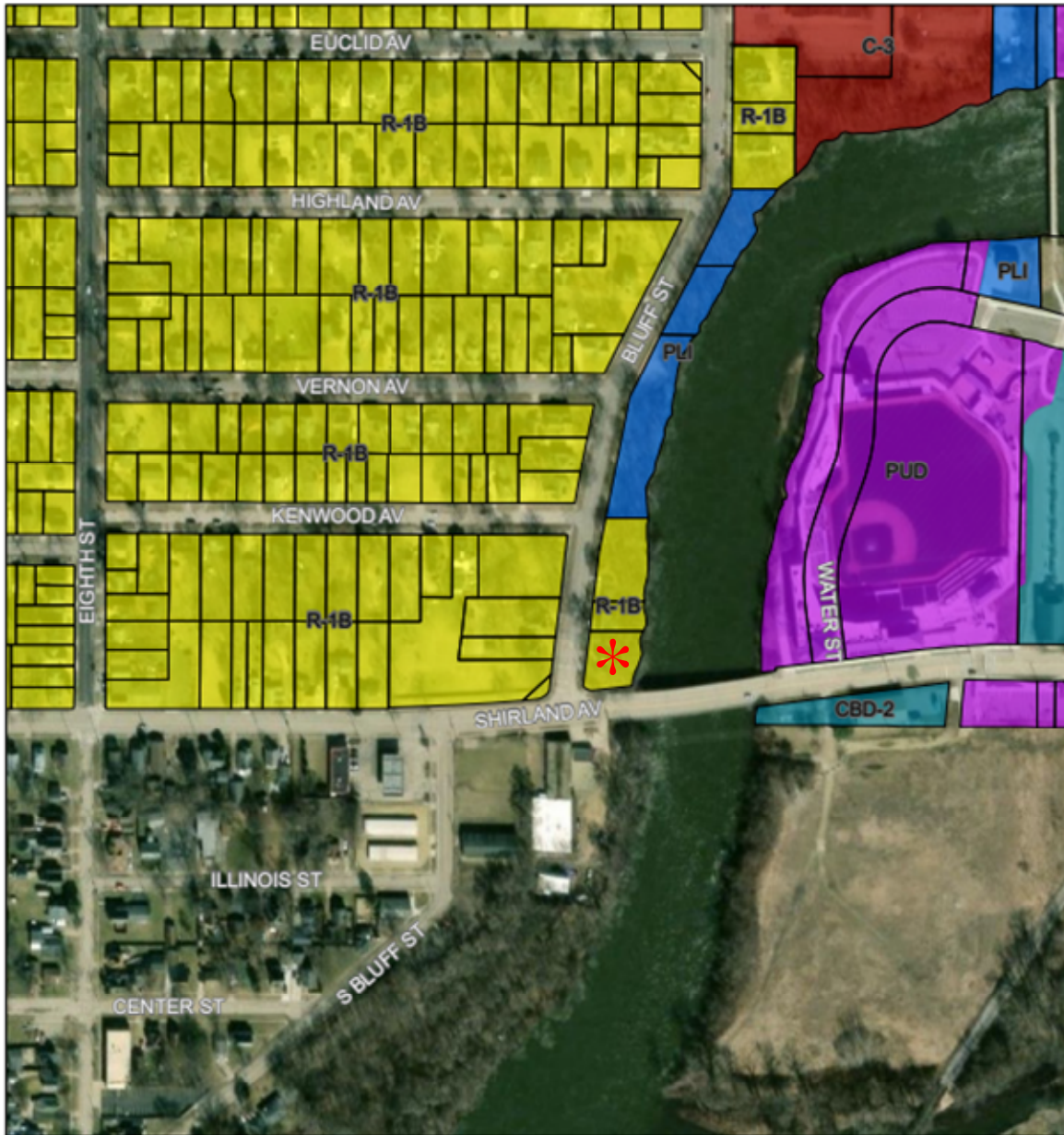
This part of the city is fully developed and designated as an *Established Neighborhood*. The most recent zoning map amendment enabled the development of ABC Supply Stadium on the opposite side of the Rock River. As one of the City's oldest areas, the construction of the stadium, combined with ongoing investments, has the potential to act as a catalyst for neighborhood revitalization, fostering growth and renewal throughout the area.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District to R-2, Two-Family Residential District, for the property located at 113 Bluff Street.

ATTACHMENTS: Zoning Map, Google Street View Image, Zoning Map Amendment Application, Public Notice, Mailing List and Ordinance

City of Beloit Zoning Map

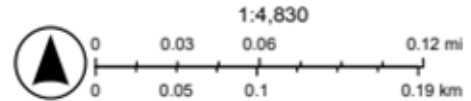


1/22/2025

Zoning Districts

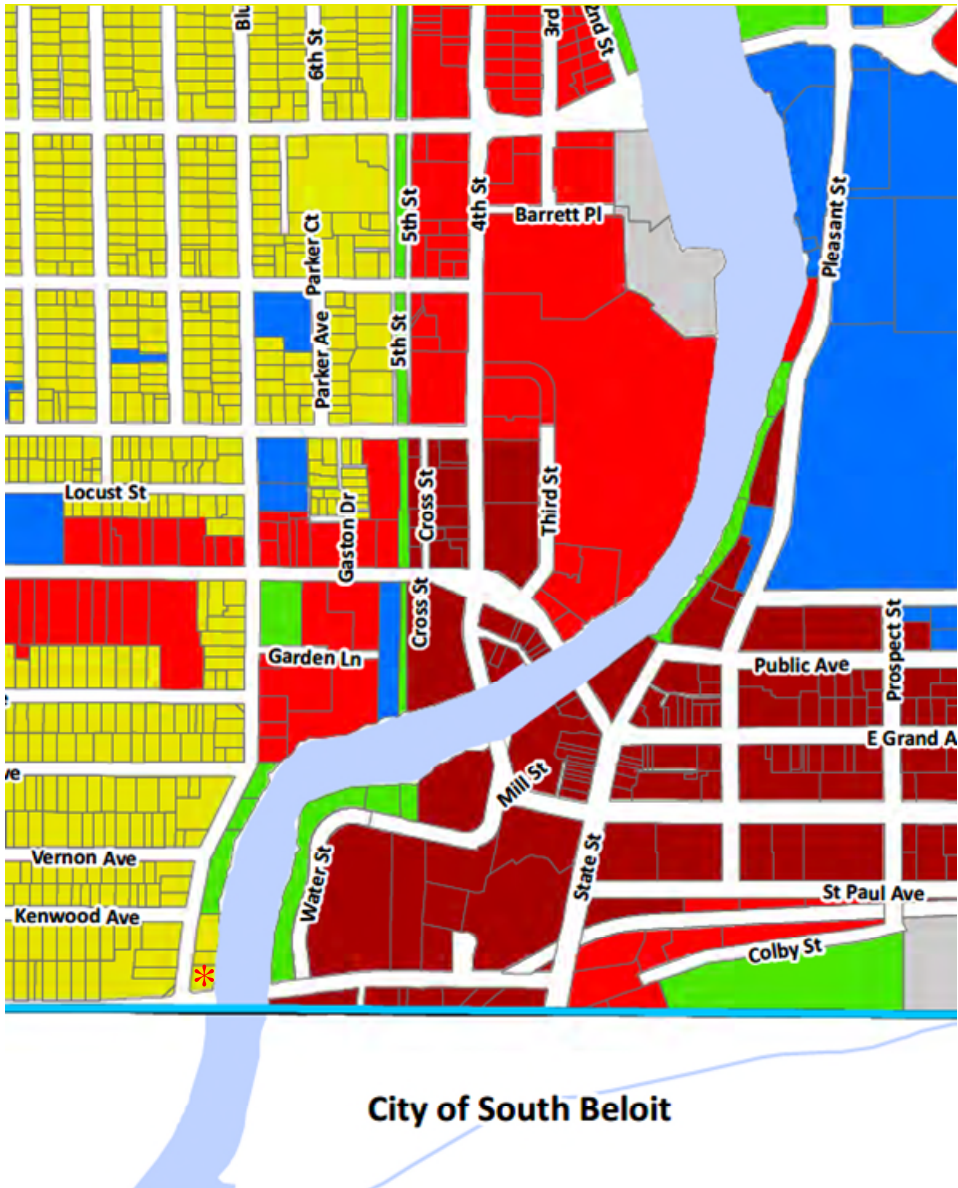
- C-3
- CBD-2
- PLI
- PUD
- R-1B

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Maxar

Future Land Use Map



- City of Beloit Municipal Boundary
 - Other Municipal Boundaries
 - Surface Water
- Future Land Use**
- Agriculture
 - Single-Family Residential
 - Established Neighborhood
 - Manufactured Home Residential
 - Planned Neighborhood
 - Urban Mixed Use
 - Avenue Mixed Use
 - Downtown Mixed Use
 - Business Park
 - General Industrial
 - Heavy Industrial, Extraction, and Disposal
 - Community Services
 - Parks and Open Space
 - Long-Range Urban Growth Area
 - Right-of-Way

City of South Beloit

Google Street View Images



PROPERTY MASTER TEXT

6/14/12 - ONE OWNER-OCCUPIED UNIT, ONE RENTAL UNIT. JAC

1-17-13 - 1 UNIT O/O - JMC

1-22-15 - 1 UNIT O/O - JMC

I-15-16 - 1 UNIT O/O - AMR

1-16-17---OWNER IS DECEASED. NIECE, MARY MOLIQUE, IS ATTEMPTING TO SELL THE PROPERTY. I TOLD MARY THAT IF BOTH UNITS WERE NOT RENTED OUT, THE PROPERTY WOULD LOSE IT'S NON-CONFORMING STATUS NEXT YEAR---AMR

MARY MOLIQUE
2349 RIVERSIDE DR
BELOIT, WI 53511
608-364-4086

1/12/18---PROPERTY IS BEING FIXED UP TO BE RENTED. NOT OCCUPIED AT THIS TIME---AMR



City of **BELOIT, Wisconsin**

100 State Street
Phone (608) 364-6650

Housing Services Division

Beloit, Wisconsin 53511
Fax (608) 364-6609

AFFIDAVIT OF VACANCY/NON-RENTAL PROPERTY

DATE: 1-3-18 PROPERTY ADDRESS: 111 @ 113 Bluff St.

TAX PARCEL NUMBER: _____

PROPERTY OWNER Mary Melique

OWNER'S ADDRESS: 2349 S. Riverside Dr PHONE: 608-364-4086

CITY: Beloit STATE: WIS. ZIP CODE: 53511

State of Wisconsin)

County of Rock)

Mary Melique
(name of property owner)

Repairing the property. Not living here per phone conversation 1-12-18

being first duly sworn on oath, alleges under

penalty of perjury as follows:

1. I am the owner of the property located at 111 Bluff, in the City of Beloit, Wisconsin.

2. I have been the owner of said property since 2017.

3. I am aware that § 14.06 of the Beloit General Code of Ordinances requires a Rental Registration Certificate from the City of Beloit prior to the rental of a residential dwelling unit in the City of Beloit.

4. I acknowledge that the purpose of this affidavit is to secure an exemption from the provisions of § 14.06.

[Choose one of the following by initialing the line in front of the statement.]

a. _____ I hereby state that the above-referenced property is not being rented. The property was last used as a rental property on: _____.

b. MM I hereby state that the above-listed property is owner-occupied and not used as rental property and will not be used as a rental dwelling in the future.

5. **If I decide to rent this property in the future**, I will comply with the requirements of § 14.06 and obtain a rental registration certificate from the City of Beloit **prior to** the entry of any oral or written lease for tenancy of said property and that the failure to comply is a violation of the ordinance.

6. I understand that any person who makes a false affidavit regarding the occupancy of a dwelling unit or fails to report occupancy of a dwelling unit after filing an affidavit is subject to a forfeiture of not less than \$100 plus costs nor more than \$500 plus costs, in addition to penalties of perjury.

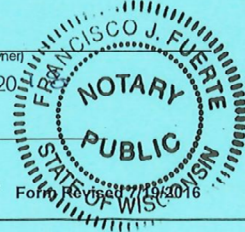
In witness whereof, under penalties of perjury, I hereby affix my signature this 8th day of JANUARY, 2018.

Mary Melique
(signature of property owner)

Subscribed and sworn to before me this 8th day of JANUARY, 2018

Notary Public, County of Rock, State of WISCONSIN

My commission is permanent or expires: April 9th 2021





Division of Planning and
Building Services
City Hall
100 State Street
Beloit, Wisconsin 53511

608-364-6700 (Office)
608-364-6609 (Fax)
beloitwi.gov
Equal Opportunity Employer

COMMUNITY DEVELOPMENT DEPARTMENT

Via U.S. Mail

February 20, 2019

Mary Moliq
2349 Riverside Drive
Beloit WI 53511

Re: Notice of Loss of Legal Non-Conforming Status at 111 Bluff Street

Dear Ms. Moliq:

Our official records indicate that you are the owner of the property at 111 Bluff Street in the City of Beloit. Prior to 2018, the subject property was allowed to be used as a two-family dwelling due to its status as a legally non-conforming use. The subject property is located in the R-1B Zoning District – a district intended to accommodate single-family detached dwellings.

This letter serves as notice that the subject property may no longer be used as a two-family dwelling. According to Section 9.2.1(a) of the Zoning Code (Chapter 19), if the non-conforming use is discontinued for a period of 12 months, any future use of the property shall conform to the ordinance. The property has been vacant for over a period of 12 months. Therefore, the property may now only be used/rented as a single-unit.

If you do not intend to combine this structure into one larger unit, then the second unit must be left vacant. You and your brother can reside in the units if an internal connection between the units is added. You have the right to appeal administrative decisions under 2-1000 of the Zoning Code (Chapter 19).

If you have any questions, feel free to contact me at (608) 364-6708.

Sincerely,

A handwritten signature in cursive script that reads "Hilary Rottmann".

Hilary Rottmann
Planner II

c: File, Property

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: 113 Bluff St.

2. Legal description: Lot: 34 Block: 100 Subdivision: Kemps
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 117 feet by 94 feet = 10,998 square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 13550330

4. Owner of record: Mary Maligne Phone: _____

2349 S. Riverside Dr Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: JARON BERTELSEN

903 E. Grand Ave Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 608-751-9799 (Cell Phone #) JBertelsen@kw.com (E-mail Address)

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

Change zoning district classification from: R-1B to: R-2

All existing uses on this property are: Home has been vacant

! needs repair.

7. All the proposed uses for this property are:

Principal use(s): Restore property ? create two new
livable market rate housing opportunities

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: Contract to purchase property based on zoning
- (X) Other, explain: Exclusive agency to list property

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

Name(s): Jaron Bertelsen Phone: 608-751-9799
903 E Grand Ave Beloit WI 53511
(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

<u>Mary Molique</u>	1	<u>MARY MOLIQUE</u>	1	<u>1-3-25</u>
<small>(Signature of Owner)</small>		<small>(Print name)</small>		<small>(Date)</small>
<u>Jaron Bertelsen</u>	1	<u>JARON BERTELSEN</u>	1	<u>1-3-25</u>
<small>(Signature of Applicant, if different)</small>		<small>(Print name)</small>		<small>(Date)</small>

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the 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 the application fee.

To be completed by Planning Staff

Filing Fee: **\$500.00** Amount Paid: #500.00 #4705 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

January 22, 2025

To Whom It May Concern:

Jaron Bertelsen on behalf of Mary Molique has submitted an application for review and consideration of a Zoning Map Amendment for the property located at 113 Bluff Street from R-1B, Single-Family Residential District to R-2, Two Family Residential District. The following public hearings will be held regarding these applications:

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, February 5, 2025, 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, March 17, 2025, 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.

Celso E. Baylon
516 Kenwood Ave
Beloit, WI 53511

Second 2 None Properties, LLC
322 Kenwood Ave
Beloit, WI 53511

PTB Rentals, LLC
PO Box 1164
Janesville, WI 53547

Glen H McCauley
2235 S Pow Wow Trl
Beloit, WI 53511

ORDINANCE NO. 3862

**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 R-1B, Single-Family Residential District to R-2, Two-Family Residential District:

Lot 34 Hackett's Assessor's Plat, City of Beloit, Rock County, Wisconsin EXCEPTING THEREFROM, the following described property: Commencing at the SW Corner of "Hackett's Assessor's Plat", said point being located on the Northerly right-of-way of Shirland Avenue; thence departing from said right-of-way line N. 0°00'0" E, 11.48 feet; thence N. 83°35'48" E, 300.29 feet; thence N. 6°41'18" E, 52.00 feet; thence N. 42°9'42", 65.22 feet; thence N. 12°58'13"E. to the Westerly right-of-way line of (North) Bluff Street, 30.02 feet; thence S. 83°33'40" E. to the Easterly right-of-way line of (North) Bluff Street, 70.00 feet; thence along said Easterly right-of-way line S. 6°26'20" W., 122 Feet more or less to an iron pipe monument and the point of beginning of the lands hereby conveyed; thence 24.71 feet, along an arc to the left having a radius of 23.00 feet and subtended by a chord having a bearing of S. 66°17'15" E., and a length of 23.53 feet; thence N. 82°56'23" E., 79.08 feet more or less to the Westerly edge of Rock River; thence South along the Westerly edge of the Rock River to the Southeast corner of Lot 34, Hackett's Assessor's Plat; thence N. 89°57'35" E., along the South line of said Lot 34, 105.32 feet more or less to an iron pipe monument at the Southwest corner of said Lot 34; thence N. 6°26'20" E., along the Easterly right-of-way line of (North) Bluff Street, being also the Westerly line of Lot 34, 20 feet more or less to the point of beginning. (A/K/A 113 Bluff Street). Said parcel contains 0.301 acres, more or less.

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

Adopted this ____ day of _____, 2025.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2025

Effective this ____ day of _____, 2025

01-611100-5231-_____



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: February 5, 2024

Agenda Item: 3.c

File Number: ZMA-2025-03

General Information

Applicant: Jaron Bertelsen

Owner: Mary Molique

Address/Location: 113 Bluff Street

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Public Notice: Proper public notice of the proposal was provided including mailed notices to property owners within 150 feet of the parcel. As of the writing of this report, no comments were received.

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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.**
Restoring the duplex to its original two-family use offers significant benefits, including increased housing availability and diversity to accommodate a range of income levels. The property is surrounded by a mix of existing uses, including legal non-conforming multi-family residential properties, the Rock River, and low-intensity industrial storage. This context supports the compatibility of the duplex's intended use with the surrounding area. With walkable sidewalks and proximity to the Beloit Transit Transfer Center, the property supports pedestrian access and transit connectivity, contributing to a more inclusive and sustainable housing strategy that aligns with community goals.
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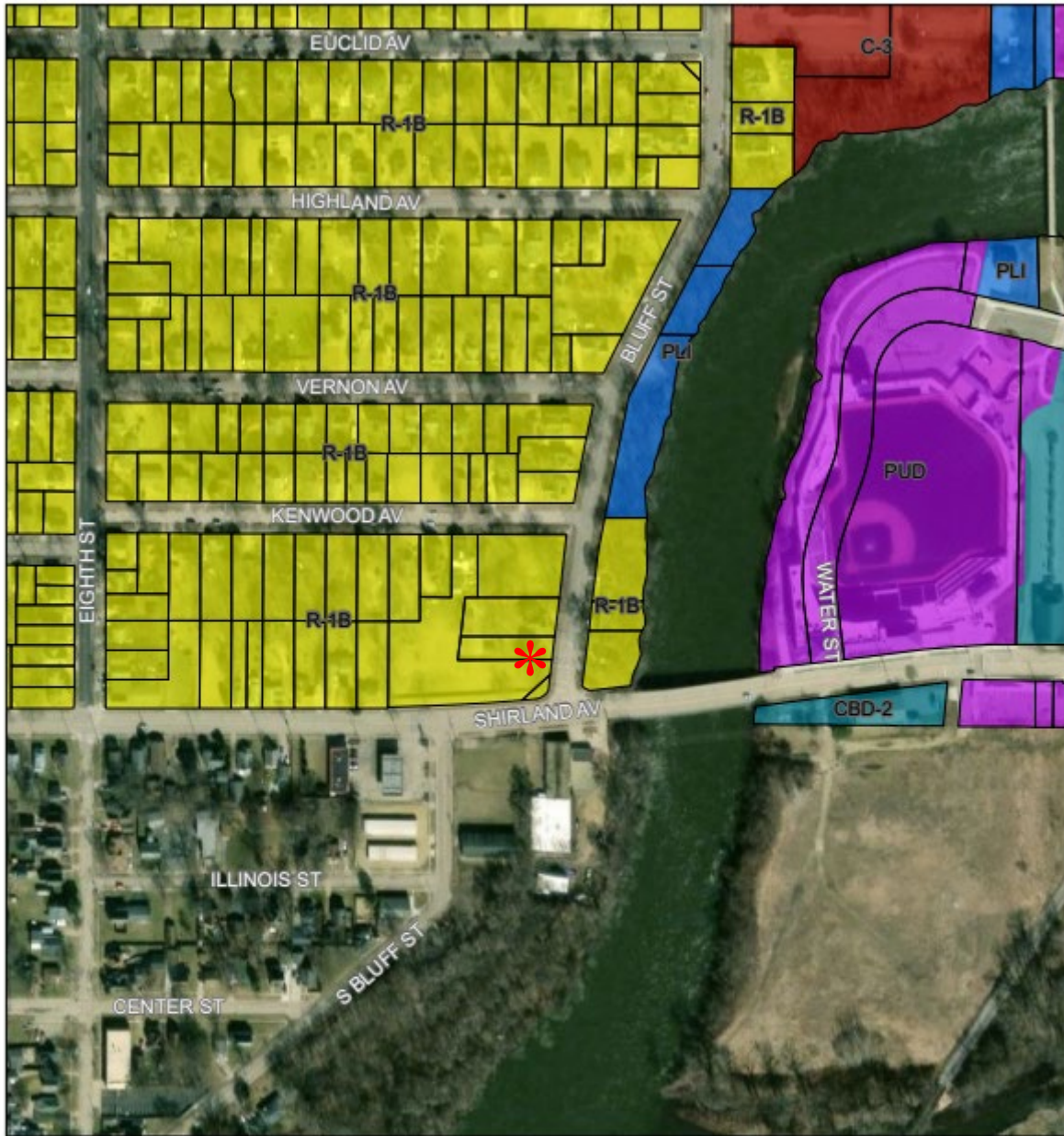
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ATTACHMENTS: Zoning Map, Google Street View Image, Zoning Map Amendment Application, Public Notice, Mailing List and Ordinance

City of Beloit Zoning Map

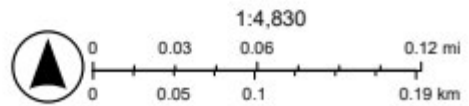


1/22/2025

Zoning Districts

- C-3
- CBD-2
- PLI
- PUD
- R-1B

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Maxar

Future Land Use Map



- City of Beloit Municipal Boundary
- Other Municipal Boundaries
- Surface Water
- Future Land Use**
- Agriculture
- Single-Family Residential
- Established Neighborhood
- Manufactured Home Residential
- Planned Neighborhood
- Urban Mixed Use
- Avenue Mixed Use
- Downtown Mixed Use
- Business Park
- General Industrial
- Heavy Industrial, Extraction, and Disposal
- Community Services
- Parks and Open Space
- Long-Range Urban Growth Area
- Right-of-Way

Google Street View Images



PROPERTY MASTER TEXT

6/14/12 - ONE OWNER-OCCUPIED UNIT, ONE RENTAL UNIT. JAC
1-17-13 - 1 UNIT O/O - JMC
1-22-15 - 1 UNIT O/O - JMC
I-15-16 - 1 UNIT O/O - AMR
1-16-17---OWNER IS DECEASED. NIECE, MARY MOLIQUE, IS ATTEMPTING TO SELL THE
PROPERTY. I TOLD MARY THAT IF BOTH UNITS WERE NOT RENTED OUT, THE PROPERTY WOULD
LOSE IT'S NON-CONFORMING STATUS NEXT YEAR---AMR
MARY MOLIQUE
2349 RIVERSIDE DR
BELOIT, WI 53511
608-364-4086

1/12/18---PROPERTY IS BEING FIXED UP TO BE RENTED. NOT OCCUPIED AT THIS
TIME---AMR



City of **BELOIT, Wisconsin**

100 State Street
Phone (608) 364-6650

Housing Services Division

Beloit, Wisconsin 53511
Fax (608) 364-6609

AFFIDAVIT OF VACANCY/NON-RENTAL PROPERTY

DATE: 1-3-18 PROPERTY ADDRESS: 111 @ 113 Bluff St.

TAX PARCEL NUMBER: _____

PROPERTY OWNER Mary Malique

OWNER'S ADDRESS: 2349 S. Riverside Dr PHONE: 608-364-4086

CITY: Beloit STATE: WIS. ZIP CODE: 53511

State of Wisconsin)

County of Rock)

Mary Malique
(name of property owner)

Repairing the property. Not living here per phone conversation 1-2-18
being first duly sworn on oath, alleges under

penalty of perjury as follows:

1. I am the owner of the property located at 111 Bluff, in the City of Beloit, Wisconsin.

2. I have been the owner of said property since 2017.

3. I am aware that § 14.06 of the Beloit General Code of Ordinances requires a Rental Registration Certificate from the City of Beloit prior to the rental of a residential dwelling unit in the City of Beloit.

4. I acknowledge that the purpose of this affidavit is to secure an exemption from the provisions of § 14.06.

[Choose **one** of the following by **initialing** the line in front of the statement.]

a. _____ I hereby state that the above-referenced property is not being rented. The property was last used as a rental property on: _____

b. MM I hereby state that the above-listed property is owner-occupied and not used as rental property and will not be used as a rental dwelling in the future.

5. **If I decide to rent this property in the future**, I will comply with the requirements of § 14.06 and obtain a rental registration certificate from the City of Beloit **prior to** the entry of any oral or written lease for tenancy of said property and that the failure to comply is a violation of the ordinance.

6. I understand that any person who makes a false affidavit regarding the occupancy of a dwelling unit or fails to report occupancy of a dwelling unit after filing an affidavit is subject to a forfeiture of not less than \$100 plus costs nor more than \$500 plus costs, in addition to penalties of perjury.

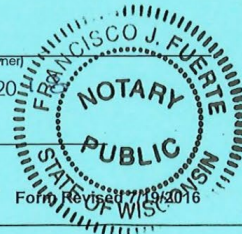
In witness whereof, under penalties of perjury, I hereby affix my signature this 8th day of JANUARY, 2018.

Mary Malique
(signature of property owner)

Subscribed and sworn to before me this 8th day of JANUARY, 2018

Notary Public, County of Rock, State of WISCONSIN

My commission is permanent or expires: April 9th 2021





Division of Planning and
Building Services
City Hall
100 State Street
Beloit, Wisconsin 53511

608-364-6700 (Office)
608-364-6609 (Fax)
beloitwi.gov
Equal Opportunity Employer

COMMUNITY DEVELOPMENT DEPARTMENT

Via U.S. Mail

February 20, 2019

Mary Moliue
2349 Riverside Drive
Beloit WI 53511

Re: Notice of Loss of Legal Non-Conforming Status at 111 Bluff Street

Dear Ms. Moliue:

Our official records indicate that you are the owner of the property at 111 Bluff Street in the City of Beloit. Prior to 2018, the subject property was allowed to be used as a two-family dwelling due to its status as a legally non-conforming use. The subject property is located in the R-1B Zoning District – a district intended to accommodate single-family detached dwellings.

This letter serves as notice that the subject property may no longer be used as a two-family dwelling. According to Section 9.2.1(a) of the Zoning Code (Chapter 19), if the non-conforming use is discontinued for a period of 12 months, any future use of the property shall conform to the ordinance. The property has been vacant for over a period of 12 months. Therefore, the property may now only be used/rented as a single-unit.

If you do not intend to combine this structure into one larger unit, then the second unit must be left vacant. You and your brother can reside in the units if an internal connection between the units is added. You have the right to appeal administrative decisions under 2-1000 of the Zoning Code (Chapter 19).

If you have any questions, feel free to contact me at (608) 364-6708.

Sincerely,

A handwritten signature in cursive script that reads "Hilary Rottmann".

Hilary Rottmann
Planner II

c: File, Property

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: 113 Bluff St.

2. Legal description: Lot: 34 Block: 100 Subdivision: Kemps
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 117 feet by 94 feet = 10,998 square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): 13550330

4. Owner of record: Mary Mollige Phone: _____

2349 S. Riverside Dr Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: JARON BERTELSEN

903 E. Grand Ave Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) / 608-751-9799 / JBertelsen@kw.com
(Cell Phone #) (E-mail Address)

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

Change zoning district classification from: R-1B to: R-2

All existing uses on this property are: Home has been vacant

needs repair.

7. All the proposed uses for this property are:

Principal use(s): Restore property & create two new
livable market rate housing opportunities

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: Contract to purchase property based on zoning
 - (X) Other, explain: Exclusive agency to list property

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

Name(s): Jaron Bertelsen Phone: 608-751-9799

903 E Grand Ave Beloit WI 53511

(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

<u>Mary Molique</u>	1	<u>MARY MOLIQUE</u>	1
(Signature of Owner)		(Print name)	(Date)
<u>Jaron Bertelsen</u>	1	<u>JARON BERTELSEN</u>	1
(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 the application fee.

To be completed by Planning Staff	
Filing Fee: <u>\$500.00</u> Amount Paid: <u>\$500.00 #4705</u> 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

January 22, 2025

To Whom It May Concern:

Jaron Bertelsen on behalf of Mary Molique has submitted an application for review and consideration of a Zoning Map Amendment for the property located at 113 Bluff Street from R-1B, Single-Family Residential District to R-2, Two Family Residential District. The following public hearings will be held regarding these applications:

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, February 5, 2025, 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, March 17, 2025, 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.

Celso E. Baylon
516 Kenwood Ave
Beloit, WI 53511

Second 2 None Properties, LLC
322 Kenwood Ave
Beloit, WI 53511

PTB Rentals, LLC
PO Box 1164
Janesville, WI 53547

Glen H McCauley
2235 S Pow Wow Trl
Beloit, WI 53511

ORDINANCE NO. 3862

**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 R-1B, Single-Family Residential District to R-2, Two-Family Residential District:

Lot 34 Hackett's Assessor's Plat, City of Beloit, Rock County, Wisconsin EXCEPTING THEREFROM, the following described property: Commencing at the SW Corner of "Hackett's Assessors Plat", said point being located on the Northerly right-of-way of Shirland Avenue; thence departing from said right-of-way line N. 0°00'0" E, 11.48 feet; thence N. 83°35'48" E, 300.29 feet; thence N. 6°41'18" E, 52.00 feet; thence N. 42°9'42", 65.22 feet; thence N. 12°58'13"E. to the Westerly right-of-way line of (North) Bluff Street, 30.02 feet; thence S. 83°33'40" E. to the Easterly right-of-way line of (North) Bluff Street, 70.00 feet; thence along said Easterly right-of-way line S. 6°26'20" W., 122 Feet more or less to an iron pipe monument and the point of beginning of the lands hereby conveyed; thence 24.71 feet, along an arc to the left having a radius of 23.00 feet and subtended by a chord having a bearing of S. 66°17'15" E., and a length of 23.53 feet; thence N. 82°56'23" E., 79.08 feet more or less to the Westerly edge of Rock River; thence South along the Westerly edge of the Rock River to the Southeast corner of Lot 34, Hackett's Assessor's Plat; thence N. 89°57'35" E., along the South line of said Lot 34, 105.32 feet more or less to an iron pipe monument at the Southwest corner of said Lot 34; thence N. 6°26'20" E., along the Easterly right-of-way line of (North) Bluff Street, being also the Westerly line of Lot 34, 20 feet more or less to the point of beginning. (A/K/A 113 Bluff Street). Said parcel contains 0.301 acres, more or less.

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

Adopted this ____ day of _____, 2025.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2025

Effective this ____ day of _____, 2025

01-611100-5231-_____