



PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 19, 2025

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the February 26, 2025 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of an amendment to the Planned Unit Development Master Land Use Plan for the property located at 1223 Park Avenue
[Attachment](#)
 - 3.b. Consideration of Resolution 2025-011 recommending approval/denial of an amendment to the City of Beloit Comprehensive Plan for a portion of the property located at 2001 Gateway Boulevard
[Attachment](#)
 - 3.c. Consideration of a Planned Unit Development Master Land Use Plan for a portion of the property located at 2001 Gateway Boulevard
[Attachment](#)
 - 3.d. Consideration of Ordinance No. 3865 amending the Zoning District Map of the City of Beloit for a portion of the property located at 2001 Gateway Boulevard ([Staff Report can be found under 3c](#))
 - 3.e. Consideration of Resolution 2025-09 approving the Written Decision for exceptions to the Outdoor Sign Regulations for the property located at 1969 W Hart Road
[Attachment](#)
 - 3.f. Consideration of Resolution 2025-10 approving the Written Decision for exceptions to the Outdoor Sign Regulations for the property located at 1905 Huebbe Parkway
[Attachment](#)
4. REPORTS
 - 4.a. Consideration of a request to annex 2016 E. Bradley Street from the Town of Turtle into the City of Beloit
[Attachment](#)
 - 4.b. Consideration of Resolution 2025-012 approving a two-lot Certified Survey Map for the

property located at 2001 Gateway Boulevard
[Attachment](#)

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Rezoning of 717 and 725 Chapin Street

Rezoning of 1990 E Bradley Street

Rezoning of 113 Bluff Street

Rezoning of 1014 Masters Street

6. FUTURE AGENDA ITEMS

Comprehensive Outdoor Recreation Plan

Rezoning of 3113 Prairie Ave

One-lot CSM - 1885 and 1895 Gateway Boulevard

PUD Master Land Use Plan - G5 - 1885 and 1895 Gateway Boulevard

Rezoning of 1885 and 1895 Gateway Boulevard (G5)

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 26, 2025

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 6:00 PM. Commissioners Ramsden, Winkelmann, Anderson, Abarca, and Flesch were present. Commissioners Jacobson and Elliott and Councilor Day were absent.

2. MINUTES

2.a. Consideration of the minutes of the February 19, 2025 Plan Commission meeting

Commissioner Winkelman made a motion to approve the Minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (5-0).

3. PUBLIC HEARING

There were no public hearings held.

4. REPORTS

4.a. Consideration of Resolution 2025-08 approving the Written Decision for Exceptions to the Outdoor Sign Regulations for the property located at 2825 Prairie Avenue

Community Development Director Julie Christensen provided an overview of the staff report and explained that the action required by Commission would be to consider the exception requests and complete the Written Decision. Each exception is listed separately, and you will need to meet all three of the standards for each exception. Ms. Christensen also mentioned that there was a letter received from Tim Feeley, Beloit Health System's attorney outlining their concerns with the exceptions proposed.

Chairperson Ramsden began the discussion by explaining how he felt the exceptions met standards 1 and 3. He based his reasoning on the data and analysis provided in the sign study. He explained that he believes that health needs should be prioritized over the aesthetic interests of the Sign Ordinance.

Vice-Chairperson Anderson indicated how he felt the exceptions met the standards in the Sign Ordinance. His support for the exceptions was based on the data put forth by the sign experts. Mr. Anderson explained that he believes the public interest is served by allowing these signs. He also didn't believe the exception was self-created, as it was an expansion of a facility already located in the City.

Commissioner Winkelmann indicated that he didn't disagree with the thoughts expressed by the Chairperson Ramsden and Vice-Chairperson Anderson; however, he has a few questions for staff.

Commissioner Winkelmann asked if only one standard had to be met or if all three had to be met. Ms. Christensen answered that all three standards must be met in order to approve an exception. Commissioner Winkelmann then asked if there must be evidence in the public record. Ms. Christensen indicated that that was correct. He indicated that he was having a difficult time thinking about the evidence in the public record addressing all of these issues. He indicated that the Commission has two sign ordinance exception requests coming from Beloit Health System in a few weeks and suggested delaying action until that meeting.

Ms. Christensen explained that Mercyhealth's attorney did draft something for the Commission, which was included in the last agenda packet. Ms. Christensen brought the letter up on the monitors for the Commission to read.

Chairperson Ramsden suggested that staff formally write down the Commission's arguments for each standard for each exception. For the first exception and standard #1, it is reasonable to grant the exception based upon the study presented by the applicant indicating that the sizes allowed by ordinance would be insufficient in providing potential emergency patients the best possible health care outcomes when attempting to locate an emergency room. Not granting the exception would unreasonably restrict an on-premises sign owner from advertising his business. This is based on the data put forth by the sign expert.

For the first exception and standard #2, the hardship is not self-created. Then add the language provided by Attorney Lindau in the letter submitted with Mercyhealth's application. Therefore, the language is the hardship is not self-created. The Emergency Center is on a road already populated with many large non-conforming signs, making compliance with the current sign ordinance impractical and problematic. Unfortunately, there are numerous signs in the immediately surrounding area that pre-date the sign ordinance and, as a result, are much larger than what the current ordinance provides. These commercial operations are not providing life-saving services where every second matters. Further, the proposed signs are essential to differentiate the property from BHS to prevent confusion and to ensure that patients arrive at the current location for the care they need. Chairperson Ramsden added it is an expansion and natural evolution of an existing business.

For the first exception and standard #3, the exception will not undermine the purpose of the sign ordinance or the public interest. Failing to grant the exception would undermine the public interest where citizens need to quickly and easily locate an emergency room to serve their health needs. Health needs should be prioritized over aesthetic interests when arguing for smaller signs which is the purpose of the sign ordinance.

Chairperson Ramsden asked that these three explanations should apply to the three standards for the other three exceptions as well.

Motion was made by Vice-Chairperson seconded by Commissioner Abarca to approve Resolution 2025-08 approving the written decision for exceptions to the outdoor sign regulations for the property located at 2825 Prairie Avenue as previously outlined by the Commission.

Commissioner Winkelmann raised the issue of the condition approved as part of the approval at the last meeting, that the signs shall be brought into compliance within six months of the date the emergency medical services cease. He suggested adding the condition to this approval. Ms. Christensen added the condition from approval at the February 19, 2025 meeting to Resolution 2025-08. Commissioner Flesch added some clarifying language.

Chairperson Ramsden re-stated the motion and asked for a roll call vote. The motion passed with a vote of 4-1, with Commissioner Flesch abstaining.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

There was report.

6. FUTURE AGENDA ITEMS

Community Development Director Julie Christensen provided a summary of the items scheduled for the March 19, 2025 Plan Commission meeting.

7. ADJOURNMENT

Motion was made by Vice-Chairperson Anderson, seconded by Commissioner Winkelmann to adjourn the meeting. Motion carried (5-0). Meeting was adjourned at 6:35 PM.

Mike Ramsden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 19, 2025

Agenda Item: 3.a.

File Number: PUD-2025-02

General Information

Applicant: Robert Gerbitz on behalf of Hendricks Commercial Properties, LLC

Owner: Hendricks Commercial Properties, LLC

Address/Location: 1223 Park Avenue

Applicant's Request/Proposal: Hendricks Commercial Properties, LLC 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 1223 Park Avenue. The request is to amend the approved PUD from January 2004 to specify the signage allowance for the site for new proposed tenant. 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: Section 30.45 of the Outdoor Sign Regulations Ordinance specifies that *The City Council shall determine the maximum area, height and number of signs to be allowed in a planned unit development. The regulations contained in this chapter shall not apply in a planned unit development but shall serve as guidelines to be used in the process of reviewing and approving the same.* Because the signage onsite is being changed from what was previously allowed, the Planned Unit Development (PUD) amendment aims to update the signage allowance to accommodate a new tenant. The new tenant, Dollar Tree, is requesting two identical 96-square-foot wall signs, one on the west side of the building facing Park Avenue and one on the east side of the building facing White Avenue, and a 100-square-foot double-sided monument sign (50 square feet each side) located in the landscape island north of the entrance drive off Park Avenue.

The original PUD, approved in 2004, was necessary because the site included multiple lots with different zoning designations that needed to be combine for the proposed development, reduced setbacks, and landscaping requirements along the alley on the north and east property lines. A strict interpretation of zoning standards would not have allowed the proposed development of two one-story commercial retail buildings.

Only one of the two approved buildings was constructed, which housed Save-A-Lot from 2004 until it closed in June 2019, leaving the building vacant and the remaining land undeveloped. In 2010, a land division separated a portion of the PUD land on the south end of the site which fronts on Park, White, and Harrison Avenue, and it was subsequently rezoned to C-2 (Neighborhood Commercial) for a development that never occurred.

Surrounding Land Use and Zoning: North of the subject property is Old Fashion Bakery, zoned C-2 (Neighborhood Commercial), along with residential uses zoned R-1B (Single-Family Residential). To the east, the area consists of residential uses zoned R-1B. South of the property is vacant land zoned C-2 (Neighborhood Commercial), and to the west is Fairbanks Morse, zoned M-2 (General Industrial).

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.**

The applicant is seeking a PUD Amendment to allow the proposed signage, which does not comply with C-2 (Neighborhood Commercial) District regulations. Signage may deviate from the strict requirements of the sign ordinance if approved as part of a Planned Unit Development (PUD).

In a C-2 Neighborhood Commercial District, a primary sign can be up to 150 square feet. The applicant has proposed a 100-square-foot primary monument sign.

According to the ordinance, secondary wall signage is limited to either 30 square feet or 10% of the primary sign's size—whichever is less. Since the proposed primary sign is 100 square feet, the maximum allowable size for secondary wall signs is 10 square feet, plus any applicable bonuses.

Since the freestanding primary sign is smaller than the maximum allowed (150 square feet), up to 90% of the unused square footage may be allocated to secondary wall signs. In this case, the difference between the allowed and proposed primary sign size is 50 square feet (150 - 100). Therefore, 45 square feet (90% of 50) can be distributed between the two wall signs (an additional 22.5 square feet each on top of the 10 square feet base area allowed). Additionally, because the wall signs consist of individual letters mounted directly onto the building façade, a 10% bonus applies, increasing the total allowable wall signage to 35.75 square feet.

The applicant has proposed two wall signs that are 96 square feet each. Under C-2 Neighborhood Commercial signage regulations, this exceeds the allotted 35.75 square feet by 60.25 square feet, and would require a sign ordinance exception for the two wall signs. However, the C-2 requirements are a guideline only, and staff supports the PUD amendment as the proposed signage’s size, quantity, and location are reasonable and proportionate to the building.

Requested Signage				
Description	Sign Type	Proposed Square Feet of Sign Face	Square Feet of Sign Face Allowed with Bonuses in C-2	Square Feet Overage (If Zoned C-2)
Double Sided Ground Mounted – Dollar Tree Sign	Primary	100	165	-
West Wall -Dollar Tree Sign	Secondary	96	35.75	60.25
South Wall -Dollar Tree Sign	Secondary	96	35.75	60.25

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

If the signage is approved it will also comply with the standards of the PUD District. No other substantive changes to the PUD are proposed at this time.

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 commercial tenant to reuse the existing building.

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 of Avenue Mixed Use. The reuse of an existing building on this site conforms with the Plan’s land use goals of promoting revitalization and community-serving retail developments.

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

The PUD Amendment will facilitate the installation of signage for a proposed tenant in an existing, vacant building on a centrally located property. This development will provide affordable shopping options for nearby residents, enhancing convenience and accessibility to essential goods. Additionally, it will create job opportunities for the

community, contributing to both economic vitality and improved quality of life in the area.

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 1223 Park Avenue subject to the following additional condition number 9. All other conditions (1-8) of Council Resolution approved on January 5, 2004 remain in effect.

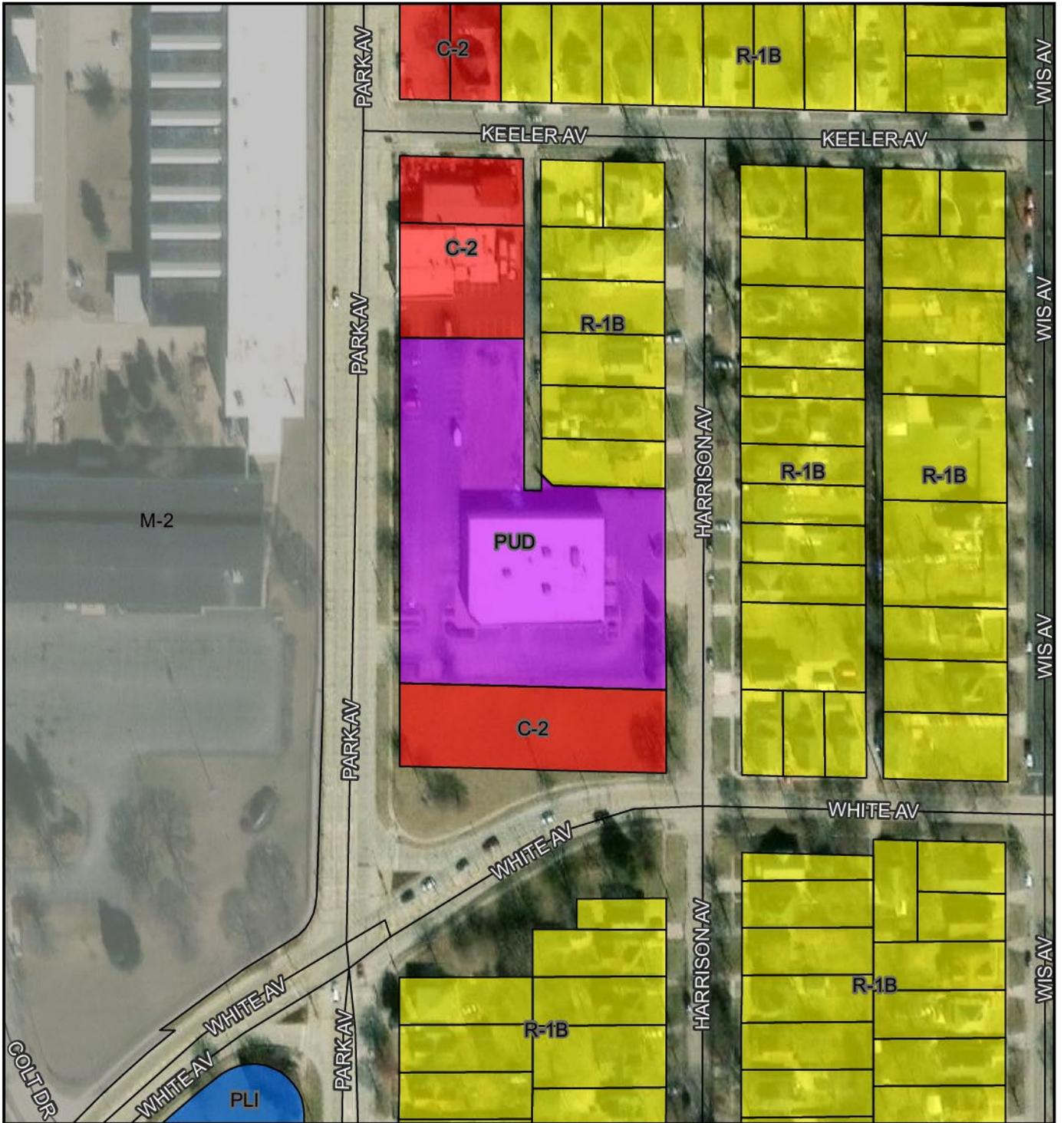
9. Two wall signs up to 96 square feet each, and one monument sign that does not exceed 100 square feet (total both sides) are approved as part of the PUD Master Land Use Plan.

ATTACHMENTS: Location Map, Zoning Map, Approved PUD Final Plan, Proposed Signage Application, Public Notice, Mailing List and Council Resolution Approving the PUD from January 2004.

Location Map



City of Beloit Zoning Map



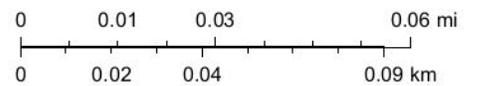
3/12/2025

Zoning Districts

- C-2
- M-2
- PLI
- PUD
- R-1B

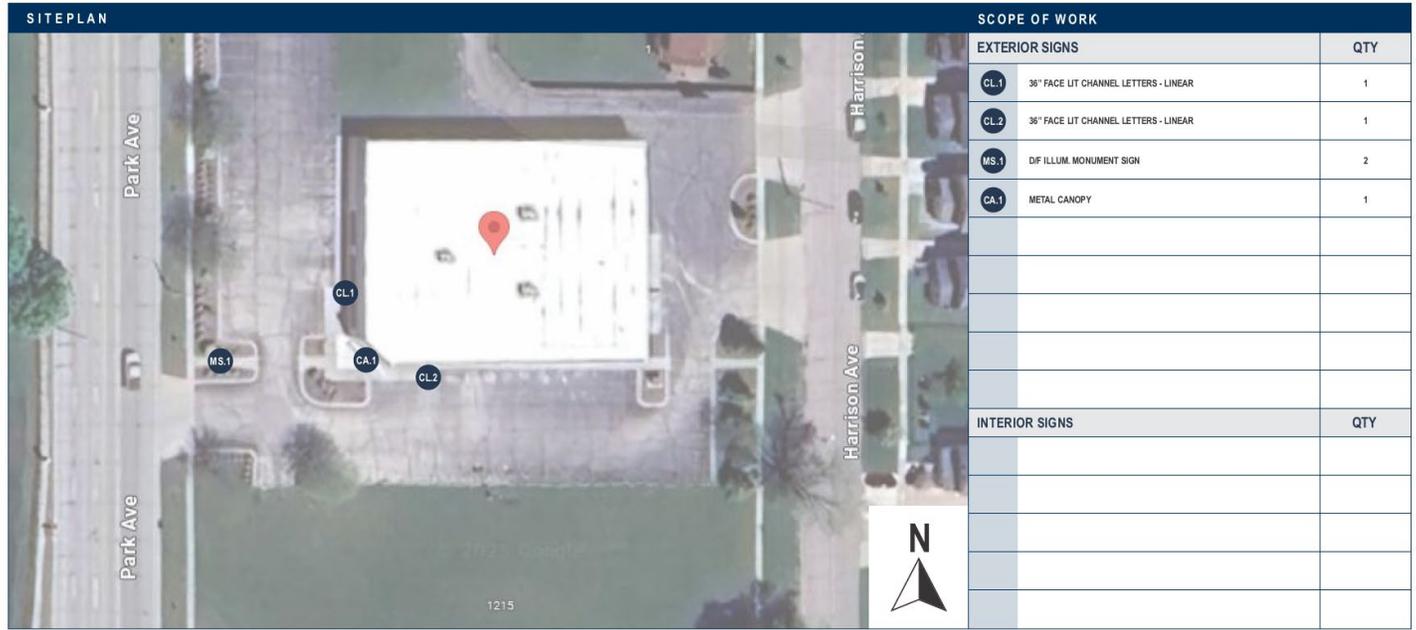
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata

1:2,415



Maxar, Microsoft

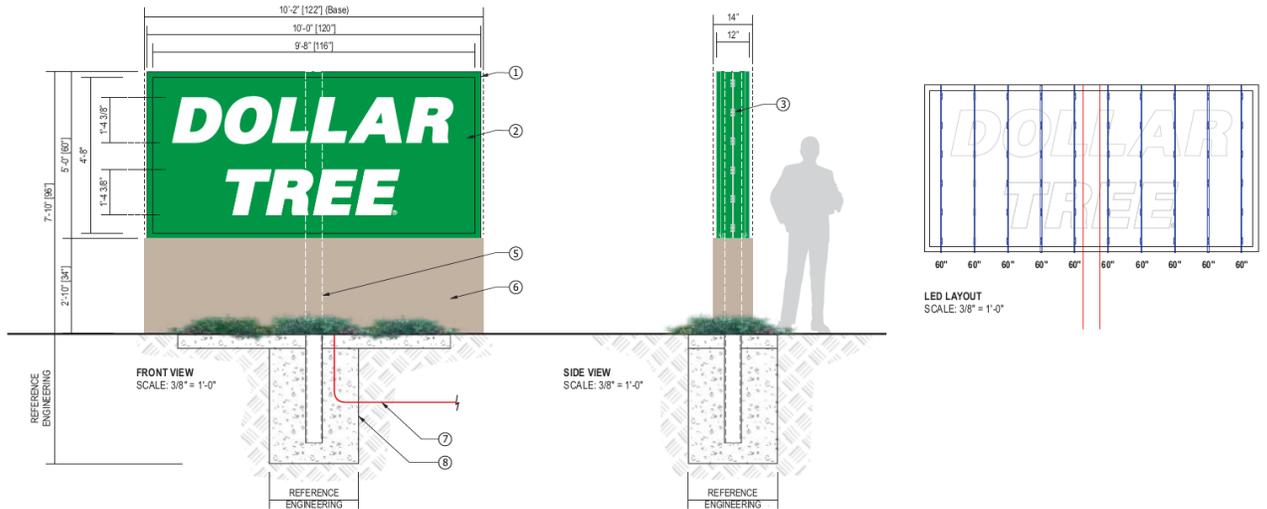
DOLLAR TREE



SCOPE OF WORK		
EXTERIOR SIGNS		QTY
CL.1	36" FACE LIT CHANNEL LETTERS - LINEAR	1
CL.2	36" FACE LIT CHANNEL LETTERS - LINEAR	1
MS.1	DIF ILLUM. MONUMENT SIGN	2
CA.1	METAL CANOPY	1
INTERIOR SIGNS		QTY

MS.1 D/F INTERNALLY LIT MONUMENT SIGN - EXTERIOR (Qty 1)

TOTAL SQUARE FOOTAGE: 50



SPECIFICATIONS:

- EXTRUDED ALUMINUM FRAME CABINET w/ 2" RETAINERS / PAINTED P-1
- 3/16" WHITE LEDXAN FACES w/ FIRST SURFACE APPLIED VINYL GRAPHICS V-3
- D/F WHITE LEDS
- LED POWER SUPPLY
- 6" x 6" x 1/4" SUPPORT POLE PAINTED P-4
- 108" ALUMINUM SKIRT w/ ANGLE STRUCTURAL FRAME PAINTED P-4 / SKIRT TO BE 1" WIDER THAN CABINET ON ALL 4 SIDES
- PRIMARY ELECTRICAL
- 3000 PSI CONCRETE AUGURED (CAISSON) FOOTING

ELECTRICAL NOTES:

- GEPS 24-180 / TOTAL AMPS: 2.5
- 20 AMP 120V CIRCUIT REQ.



COLORS / FINISHES:

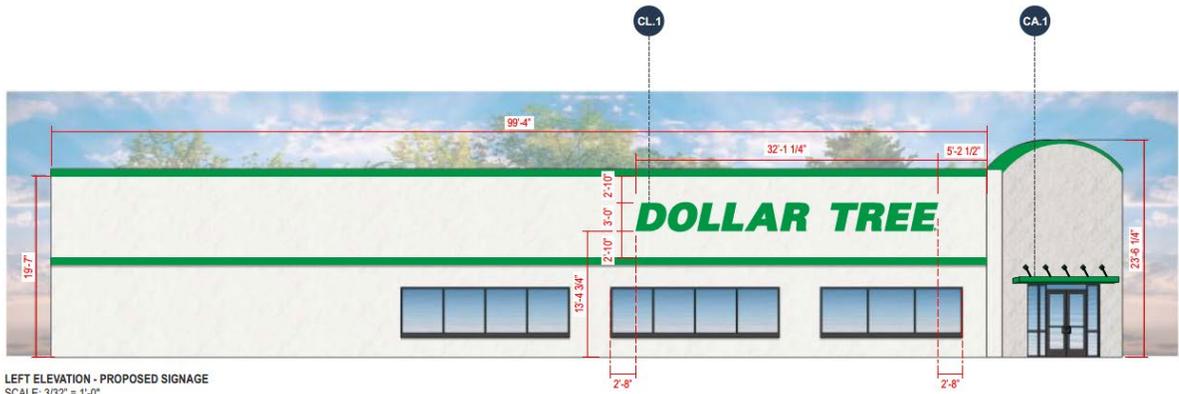
- P-1 SW 6925 ENVY
- P-4 SW 7037 BALANCED BEIGE
- V-3 3M 3630-156 VIVID GREEN TRANSLUCENT VINYL

NOTES:

- THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
- GROUNDING AND BONDED PER NEC 600.7(NEC 250)
- EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
- SIGN IS TO BE UL LISTED PER NEC 600.3
- UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER
- FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION

LEFT ELEVATION

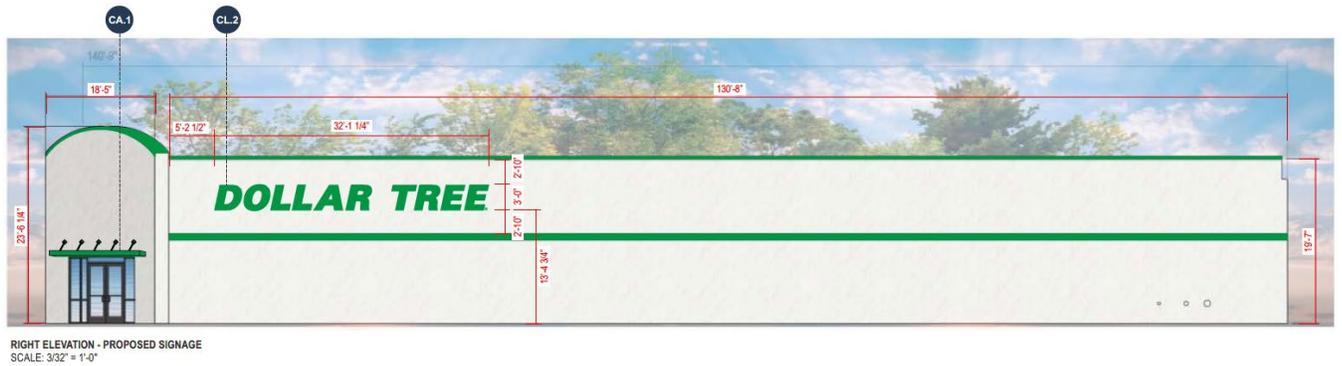
NOTE: PAINT TRIM SW 6925 ENVY



EXISTING ELEVATION
N.T.S.

RIGHT ELEVATION

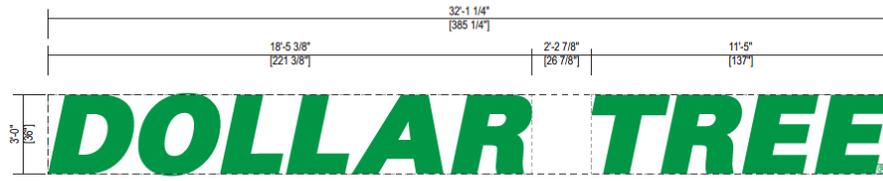
NOTE: PAINT TRIM SW 6925 ENVY



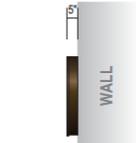
EXISTING ELEVATION
N.T.S.

CL.1 & CL.2 36" FACE LIT CHANNEL LETTERS - LINEAR - EXTERIOR (Qty 2)

TOTAL SQUARE FOOTAGE: 96.31



FRONT VIEW
SCALE: 1/4" = 1'-0"



SIDE VIEW
SCALE: 1/4" = 1'-0"



LED LAYOUT
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:

1. EXISTING FACADE
2. .040" PRE-FINISHED BRONZE ALUMINUM LETTER RETURNS
3. 1" PRE-FINISHED BRONZE JEWELITE CHEMICALLY BONDED TO FACES AND #8 PAN HEAD SCREWS TO RETURNS
4. 3MM SIGNABOND LITE COMPOSITE BACKS FASTENED TO RETURNS w/ 1/2" 18 GAUGE STAPLES / SEAL w/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION / INTERIOR OF SIGN CAN PAINTED P-6 FOR MAXIMUM ILLUMINATION
5. GREEN LEDS
6. .150" CLEAR LEXAN FACES w/ SECOND SURFACE APPLIED VINYL V-3, V-4
7. DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE w/ NEOPRENE BOOT PER NEC 600-6
8. PRIMARY ELECTRICAL FEED IN UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
9. POWER SUPPLIES WITHIN UL ENCLOSURE w/ REMOVABLE COVER / 1/4" x 1" MIN. SCREWS
10. MOUNTING HARDWARE TO FIT FIELD CONDITIONS

ELECTRICAL NOTES:

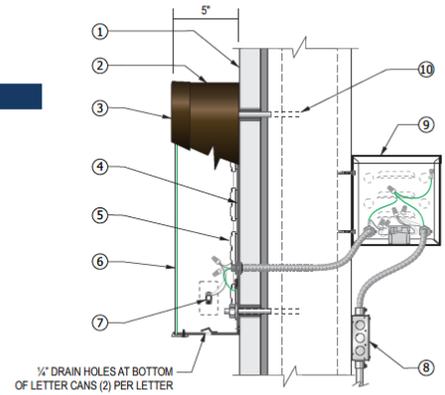
- (1) 60W POWER SUPPLY @ 1.2 AMPS EACH / TOTAL AMPS: 4.8
- (2) 20 AMP 120V CIRCUIT REQ.

NOTES:

- THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
- GROUNDED AND BONDED PER NEC 600.7/NEC 250
 - EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
 - SIGN IS TO BE UL LISTED PER NEC 600.3
 - UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER*
 - *FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION

COLORS / FINISHES:

- P-6 MP WHITE
- V-3 3M 3630-156 VIVID GREEN TRANSLUCENT VINYL
- V-4 3M 3635-70 DIFFUSER FILM



CROSS SECTION VIEW - REMOTE
SCALE: 1 1/2" = 1'-0"

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: 1223 Park Avenue, Beloit, WI 53511

2. Legal description: **** See Attached ****

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 1.83 Acres

4. Tax Parcel Number(s): 206-1256-0120

5. Owner of record: Hendricks Commercial Properties, LLC Phone: 262-844-7918

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

6. Applicant's Name: David Baker

525 Third Street, Suite 300, Beloit, WI 53511

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

262-844-7918 / _____ / _____

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

7. All existing use(s) on this property are: Currently Vacant

8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /Master Land Use Plan: in a(n)C-2 Neighbor Commercial Zoning District.**

9. A Preapplication Conference was held on: Requesting amendment of existing PUD adopted on 1/5/2024, File # 7079 to permit proposed retail tenant's preferred signage.

10. All the proposed use(s) for this property will be:

Principal use(s): Retail Store

Secondary use(s): _____

11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations.

Current development and proposed Tenant's use are consistent with uses permitted under existing PUD.

Owner requests amending the existing PUD to permit the proposed Tenant's signage.

12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. This is allow the vacant property/building to be occupied with a retail Tenant which will enhance the services to the community.

13. Project timetable: Start date: * Pending PUD Completion date: _____

14. I/We) represent that I/we have a vested interest in this property in the following manner:

- (x) 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.

Robert Gerbitz / Robert Gerbitz, President & C.E.O. / 2/25/2025 | 10:31 AM PST
4E649932ADB742C...
 (Signature of Owner) (Print name) (Date)
 Hendricks Commercial Properties, LLC

_____/_____/_____
 (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

March 6, 2025

To Whom It May Concern:

Hendricks Commercial Properties LLC, has filed an application for review and consideration of a Planned Unit Development (PUD) – Master Land Use Plan Amendment for the property located at **1223 Park Avenue**. The request is to amend the approved PUD from January 2004 to clarify signage allowance for the site.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, March 19, 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, April 7, 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.

Pedro G. Garcia
1007 White Ave
Beloit, WI 53511

Patrick J Pokel Revocable Trust
PO Box 1992
Janesville, WI 53547

Peggy L. Floyd
1238 Harrison Ave
Beloit, WI 53511

Bains Real Estate, LLC
2293 Cobblestone Ln
Beloit, WI 53511

Jose R. Carrasco
1641 Dewey Ave
Beloit, WI 53511

Julieta Perez
1254 Harrison Ave
Beloit, WI 53511

Arturo Lopez
1232 Harrison Ave
Beloit, WI 53511

Dennis M Mulcahy and Rose M
Mulcahy Rev Trust
13150 W Avon North Townline Rd
Brodhead, WI 53520

Fairbanks Morse, LLC
13155 Noel Rd
Dallas, TX 75240

Alfonso Jimenez
1225 Harrison Ave
Beloit, WI 53511

Felipe R. Lopez
1229 Harrison Ave
Beloit, WI 53511

Roberto A. Ayala
15507 Hickory Ln
South Beloit, IL 61080

Pablo A. Yerena-Guzman
1241 Harrison Ave
Beloit, WI 53511

Thomas K. West
2150 Carnforth PL
Beloit, WI 53511

Rafael Reyes Bautista
1245 Harrison Ave
Beloit, WI 53511

Angelica Vargas
1211 Harrison Ave
Beloit, WI 53511

Ramona Rodriguez
2530 Edgewood Dr
Beloit, WI 53511

Ersey Lee Edmond
1260 Harrison Ave
Beloit, WI 53511

Julie C.

FILE #	1079
JAN 5 2004	
BELOIT CITY CLERK	

RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER LAND USE PLAN TO ALLOW A MULTIPLE BUILDING RETAIL COMMERCIAL COMPLEX IN A C-2, AND AN R-1B, ZONING DISTRICTS

WHEREAS, the application of Stateline Properties, LLC for approval of a Planned Unit Development (PUD) Master Land Use Plan to allow a retail commercial complex consisting of two retail commercial buildings with a total of 23,500 square feet in a C-2, Neighborhood Commercial District, and an R-1B, Single-family Residential District, 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 proposed PUD Master Land Use Plan to allow a retail commercial complex consisting of two retail commercial buildings with a total of 23,500 square feet on property located at 1225 Park Avenue in the City of Beloit, for the following described premises:

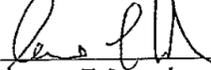
Lots 1-5 and Lots 15-22 in Block One of Hackett's 4th Addition, situated in the Southwest ¼ of Section 25, Township 1 North, Range 12 East of the 4th Principal Meridian, City of Beloit, Rock County, Wisconsin; (also known as 1225 Park Avenue)

As a condition of granting 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. Two one-story commercial retail buildings with up to 23,500 square feet shall be permitted and the City Council hereby establishes that the uses allowed under this PUD zoning district shall be those uses permitted in the C-2 zoning district of the Zoning Ordinance.
2. This Planned Unit Development shall be constructed according to the approved PUD Final Plan submitted to and approved by the City Planning office with the following building setbacks: zero setback for the north wall of the north building; 10-foot setback for the north building from the alley; 25-foot setback for the south building from the north lot line of lot 5; and at least 30 feet from Park, White and Harrison Avenues.
3. Roadway access to this site shall be as indicated on the PUD Final Plan or as otherwise approved by the City Engineer.
4. The truck dock area must be adequately deep to handle the length of a truck such that it does not extend over the public sidewalk while being unloaded.
5. The developer shall prepare and execute an easement agreement with the City of Beloit for a 20-foot wide public access easement located on the property between the alley and another public street prior to building occupancy.
6. A five-foot wide landscape buffer shall be provided along the north lot line of lot 5 that consist of a 6-foot high wood sight-obstructing cedar fence (4-foot in the front yard), 20 six-foot tall upright evergreen shrubs and 6 small shrubs adjacent to the fence in the front yard.
7. The exterior architectural appearance of the buildings must be of a design and materials to be approved by the City Manager.
8. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Director of Neighborhood Planning may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

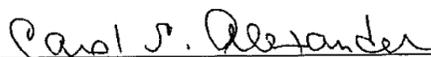
Adopted this 5th day of January, 2004.

BELOIT CITY COUNCIL



 Terrence T. Monahan, Council President

ATTEST:



 Carol S. Alexander, CMC, City Clerk

PUD-03-03, 1225 Park Avenue



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 19, 2025

Agenda Item: 3.b.

File Number: RPB-2025-01

General Information

Applicant: Mike Holloway for Blackhawk Transport

Owner: City of Beloit

Address/Location: 2001 Gateway Boulevard

Current Zoning: C-3, Community Commercial District

Applicant's Request/Proposal: Mike Holloway for Blackhawk Transport has submitted an application to amend the Future Land Use Map (Maps 5a-5c) of the City of Beloit Comprehensive Plan from *Urban Mixed Use* to *Business Park* for the construction of Blackhawk Transport on a portion of 2001 Gateway Boulevard. This development consists of a corporate office building and a maintenance and storage facility for tractors and trailers on one parcel.

Staff Analysis

Existing Site Conditions: The subject property is a vacant 12.91-acre parcel with road frontage along Milwaukee Road and South Turtle Townhall Road. The applicant has also submitted an application for a PUD, Planned Unit Development Master Land Use Plan and an application to rezone the subject property to PUD if the requested Comprehensive Plan amendment is approved. The applicant has also submitted an application for approval of a Certified Survey Map (CSM) to subdivide the property into two lots. Blackhawk Transport intends to develop the resulting eastern lot on the southwest corner of Milwaukee Road and South Turtle Townhall Road, while the City of Beloit would retain the western lot on the southeast corner of Milwaukee Road and Gateway Boulevard for an additional future development.

Surrounding Land Use and Zoning: The vacant property is adjacent to vacant lots zoned C-3, Community Commercial District, as well as vacant and developed lots zoned M-1, Limited Manufacturing District.

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. The Beloit City Council approved the City's Comprehensive Plan update

in August 2024 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

Because the Comprehensive Plan's Future Land Use Map recommends *Urban Mixed Use* for this parcel, which is not compatible with the proposed use, a Comprehensive Plan Amendment to *Business Park* would be needed in order for this proposed use and rezoning to PUD to be consistent with the Comprehensive Plan. If rezoned, and developed with the proposed office and maintenance facility, this project would be consistent with the Comprehensive Plan's goals by fostering economic development and supplying employment opportunities within the City.

Land Use Analysis: As stated above, the City's Comprehensive Plan recommends *Urban Mixed Use* for the subject property. This undeveloped 12.91-acre parcel has remained vacant, with no development occurring under its past manufacturing or current commercial zoning classification. Within the past 10 years, the City has seen growth and development of nearby land, including NorthStar, G5 Brewing Company, and the distribution center by Phoenix Investors. Amending the Comprehensive Plan will encourage economic development and employment opportunities that will increase the City's tax base.

The Comprehensive Plan update has highlighted the need for business growth to support economic development and workforce expansion in the City. The proposed development is a welcome addition to the Gateway Business Park with access opportunities to I-43 and I-39/90. The request to amend the Future Land Use Map is an investment in the economic prosperity of the City of Beloit and its residents that is consistent with the goals and objectives of the Strategic Plan and Comprehensive Plan.

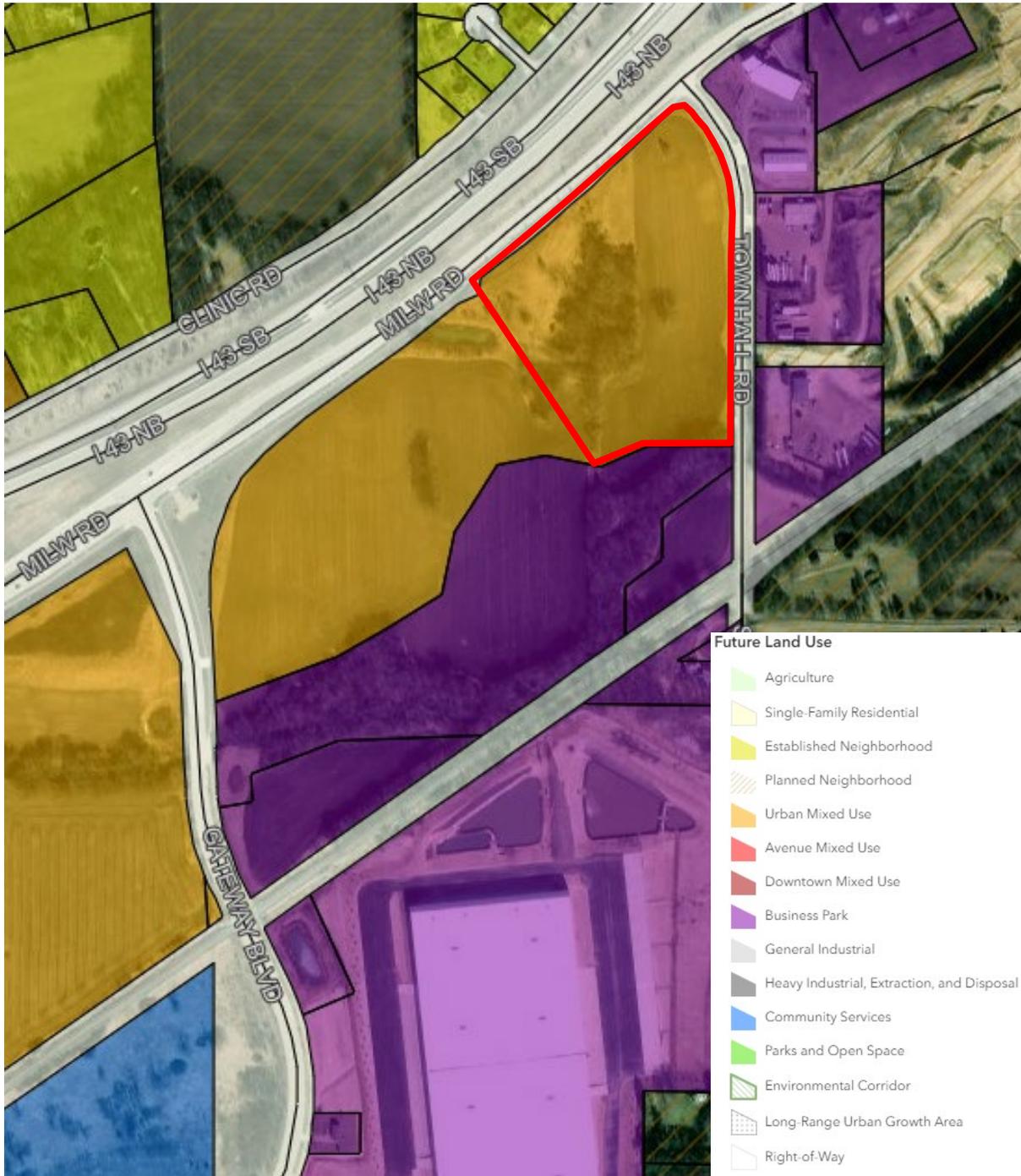
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of a Comprehensive Plan Amendment to change the future land use classification from *Urban Mixed Use* to *Business Park* for the property located at 2001 Gateway Boulevard 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: Future Land Use Map, Application, and Resolutions.

FUTURE LAND USE MAP



CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: _____

1. Applicant's Name: Blackhawk Transport (Mike Holloway as agent)
3800 Milwaukee Rd. Suite 100 Beloit WI 53511
(Address) (City) (State) (Zip)
800 322-9492 / _____ / Mike.Holloway@blackhawktransport.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: CSM, Lot 1 Vol. 37 Pages 248-252

Address of Affected Property: 2001 Gateway Blvd, City of Beloit, 53511

Tax Parcel Number(s): 22120700

Owner of record: City of Beloit Phone: _____

100 State Street Beloit WI 53511

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

Proposed Amendment: The proposed amendment includes a land division on the existing parcel for the purpose of a future development.

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: Offer to purchase with the City of Beloit

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

[Signature] / Jerry Gabriellatos / 2.25.25
(Signature of Owner) (Print name) (Date)

Mike C. Holloway / Mike Holloway / 2/13/2025
(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: _____ Meeting Date: _____

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: _____ Date: _____

Date Notice Published: _____ Date Notice Mailed: _____

RESOLUTION 2025-011
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 June 19, 2024, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on August 19, 2024; 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 (Maps 5a-5c) of the City of Beloit Comprehensive Plan for the following described premise:

A portion of 2001 Gateway Boulevard - From *Urban Mixed Use* to *Business Park*.

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21; THENCE N6°37'53"W 285.65 FEET TO A CORNER OF LOT 1 AFORESAID AND THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG A SOUTH LINE OF LOT 1 AFORESAID N89° 58'49"W 266.88 FEET; THENCE CONTINUING ALONG A SOUTH LINE OF LOT 1 AFORESAID S65°36'44"W 155.15 FEET; THENCE N32°50'19"W 695.14 FEET TO A POINT ON A NORTH LINE OF LOT 1 AFORESAID AND A CURVE TO THE LEFT, THENCE ALONG LOT 1 AFORESAID AND THE FOLLOWING COURSES, THENCE ALONG SAID CURVE HAVING A RADIUS OF 6050.00 FEET AND A CHORD THAT BEARS N49°07'36"E 628.49 FEET, A DISTANCE OF 628.78 FEET; THENCE N46°08'12"E 180.19 FEET; THENCE N76°45'21"E 31.70 FEET; THENCE S42°50'00"E 16.25 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS S21°58'12"E 342.99 FEET, A DISTANCE OF 351.48 FEET; THENCE S4°09'40"E 135.38 FEET; THENCE S00°00'23"W 598.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.9 ACRES MORE OR LESS.

Adopted this 19th day of March, 2025.

Plan Commission

Mike Ramsden, Chairman

ATTEST:

Julie Christensen,
Community Development Director

RESOLUTION 2025-011
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 June 19, 2024, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on August 19, 2024; 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 (Maps 5a-5c) of the City of Beloit Comprehensive Plan for the following described premise:

A portion of 2001 Gateway Boulevard - From Urban Mixed Use to Business Park.

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21; THENCE N6°37'53"W 285.65 FEET TO A CORNER OF LOT 1 AFORESAID AND THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG A SOUTH LINE OF LOT 1 AFORESAID N89° 58'49"W 266.88 FEET; THENCE CONTINUING ALONG A SOUTH LINE OF LOT 1 AFORESAID S65°36'44"W 155.15 FEET; THENCE N32°50'19"W 695.14 FEET TO A POINT ON A NORTH LINE OF LOT 1 AFORESAID AND A CURVE TO THE LEFT, THENCE ALONG LOT 1 AFORESAID AND THE FOLLOWING COURSES, THENCE ALONG SAID CURVE HAVING A RADIUS OF 6050.00 FEET AND A CHORD THAT BEARS N49°07'36"E 628.49 FEET, A DISTANCE OF 628.78 FEET; THENCE N46°08'12"E 180.19 FEET; THENCE N76°45'21"E 31.70 FEET; THENCE S42°50'00"E 16.25 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS S21°58'12"E 342.99 FEET, A DISTANCE OF 351.48 FEET; THENCE S4°09'40"E 135.38 FEET; THENCE S00°00'23"W 598.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.9 ACRES MORE OR LESS.

Adopted this 19th day of March, 2025.

Plan Commission

Mike Ramsden, Chairman

ATTEST:

Julie Christensen,
Community Development Director



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 19, 2025

Agenda Item: 3.c. and 3.d.

File Number: PUD-2025-01 and ZMA-2025-05

General Information

Applicant: Mike Holloway for Blackhawk Transport

Owner: City of Beloit

Address/Location: 2001 Gateway Boulevard

Applicant's Request/Proposal: Mike Holloway for Blackhawk Transport has submitted an application for review and consideration of a zoning map amendment for a portion of the property located at 2001 Gateway Boulevard from C-3, Community Commercial District, to PUD, Planned Unit Development District. The applicant has also submitted a Planned Unit Development (PUD) - Master Land Use Plan for the subject property. This proposed development for Blackhawk Transport is for a new office building and a maintenance and storage facility for tractors and trailers, which are proposed to be located on the same parcel. 2001 Gateway Boulevard is currently owned by the City of Beloit. The applicant intends to purchase the eastern portion of the parcel for the proposed development, and has submitted a Certified Survey Map (CSM) to subdivide the parcel into two lots, with the westernmost lot to be retained by the City of Beloit and remain zoned C-3 at this time. Proper 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. 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.

Staff Analysis

Project Summary: The applicant has proposed the construction of an office building with surface parking, a maintenance building with surface parking, and approximately 80 stalls of surface parking for trailers, 13 of which are for tractors and trailers. The project will include 322,210 square feet of green space, which is about 57 percent of the site.

The subject property is currently vacant and zoned C-3, Community Commercial District. The C-3 district is intended for community-oriented retail sales and service uses. The City rezoned the

property to C-3 from manufacturing in 2023 to encourage expansion of the Milwaukee Road commercial corridor east of I-39/90. Subsequently, the Comprehensive Plan adopted in August 2024 designated this parcel as *Urban Mixed Use* in support of commercial development. As such, the applicant has also submitted a Comprehensive Plan Amendment application to change the future land use of a portion of the parcel to *Business Park*, similarly to much of the Gateway Business Park so that the proposed land uses and PUD zoning are consistent with the Comprehensive Plan as required by State law. The proposed use will include a 9,500-square foot corporate office building, as well as a maintenance facility for tractors and trailers to include outdoor storage of equipment. Blackhawk Transport currently shares space with Corporate Contractors, Inc. (CCI) across the street at 3800 Milwaukee Road. Both companies are in need of additional space. The proposed development on the subject property will allow for the business to expand and foster economic growth through added employment opportunities.

Surrounding Zoning and Land Use: To the south and east of the subject property is zoned M-1, Limited Manufacturing District and M-2, General Manufacturing District. To the west is zoned C-3, Community Commercial District. To the north, on the other side of I-43, is zoned R-1A, Single-Family Residential District.

Review Agent Comments: The proposed Planned Unit Development (PUD) was sent to the City of Beloit staff and utility contacts, and provided the following comments:

Engineering:

- Proposed parking lot drive aisle areas and entrances extend through the existing 40-ft wide sanitary sewer easement along the eastern property line. Further discussion may be needed regarding repair or replacement responsibilities for these private improvements if the City should ever need to exercise its easement rights.
- A stormwater management plan and grading plan have not yet been submitted for the development. Stormwater management areas shown on the site layout may require revision, pending submittal and review of those items.
- On the southwestern side of the site, proposed reclaimed asphalt area for trailer storage is shown extending into an existing stormwater management easement and an existing drainage swale area. Our understanding from the preapplication meeting is that the developer is intending to relocate existing stormwater infrastructure (storm pipe, outfall, swale area) to the proposed 50-ft wide drainage easement along the western property line, and vacate a portion of the existing stormwater management easement. While this conceptually sounds acceptable, a stormwater management plan and grading plan have not yet been submitted for review showing actual proposed changes. Additional changes to the site layout could be required pending SWM Plan/Grading Plan submittal.
- WisDNR's Surface Water Data Viewer indicates the presence of potential wetland indicators on the site. At the preapplication meeting for the development, the developer's

engineer indicated that a wetland delineation would be performed. Pending results of that delineation, Protective Area standards of Municipal Code Chapter 19, Section 8-1008(4)(a) may apply, with separation distance requirements between the delineated wetland boundaries and the closest impervious surface. This may affect the proposed site layout.

- Proposed water and sanitary service connections are not shown on this exhibit, and will need to be reviewed at the time of site plan submittal.

PUD Master Land Use Plan Review Criteria: Applications for a PUD Master Land Use Plan 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.**

The site is currently vacant. Under the C-3 zoning, community-oriented retail sales and service is the intended use. The proposed Master Land Use Plan includes multiple buildings on one parcel, which would not be allowed through strict application of conventional zoning standards, whether zoned C-3 or otherwise. Additionally, the proposed uses, including trailer storage and tractor maintenance, are not suitable for a for the current C-3 zoning. However, if a Comprehensive Plan amendment is approved to allow the proposed uses, processing the proposed development as a PUD will allow more than one building to be built on the parcel, and provide flexibility in site design.

2. **The PUD Master Land Use Plan complies with the PUD district standards of Section 5-300.** The proposed PUD will comply with the standards of Section 5-300, which are established as detailed in **Attachment A – PUD Standards to Be Established**.

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;**

Utilities, including sewer and water service are readily available to serve the proposed development. The site is situated on Milwaukee Road with ideal proximity to I-43 and I-39/90.

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 proposed development is consistent with the general goals and objectives within the Comprehensive Plan, although does require a Comprehensive Plan amendment from *Urban Mixed Use* to *Business Park* for the particular uses proposed. The development will provide economic development and allow for additional employment opportunities within the City.

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

The proposed PUD will expand the City's Gateway Business Park. With the suggested conditions, the proposed development will be desirable for the City's economic growth and incorporate sound planning practices.

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 subject property is an undeveloped vacant 12.91-acre parcel adjacent to manufacturing and commercial zones with frontage along Milwaukee Road and South Turtle Townhall Road. Milwaukee Road is an arterial road, that also has commercial and industrial uses within the area. This site is an appropriate location to expand the City's business park.

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

The proposed PUD parcel is currently zoned C-3, Community Commercial District, and is adjacent to commercial and manufacturing land uses. The proposed development is consistent with adjacent land uses, and the site is large enough to accommodate the industrial/office use and intensity of the development.

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

Under the current C-3 zoning, the use of the development would be limited to community-oriented sales and service, which does not include the tractor and trailer maintenance and storage use. Additionally, more than one principal building is not permitted on a parcel unless approved as part of a PUD.

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

This area of the City largely remains vacant with some adjacent manufacturing uses. Recent nearby developments include Phoenix Investors distribution building, G5 Brewing Company, and NorthStar Medical. The proposed development is consistent with recent developments in the area to expand the Gateway Business Park.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning and Building Services Division recommends **approval** of the PUD – Master Land Use Plan for a portion of the property located at 2001 Gateway Boulevard, subject to the following condition:

1. The proposed PUD will comply with the standards of Section 5-300, which are established as detailed in **Attachment A – PUD Standards to Be Established**.

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 C-3, Community Commercial District, to PUD,

Planned Unit Development District, for a portion of the property located at 2001 Gateway Boulevard.

ATTACHMENTS: Attachment A – PUD Standards to Be Established, Zoning Map, PUD Master Land Use Plan, WisDNR Wetland Inventory Map, Application, Public Notice, and Mailing List.

Attachment A - PUD Standards to Be Established

The PUD Master Land Use Plan for a portion of the property located at 2001 Gateway Boulevard shall comply with the PUD district standards of Section 5-300 established as follows:

- a. Allowed Uses: Allowed uses for the PUD are a corporate office and freight maintenance and storage development which includes:
 - One office building
 - One maintenance building
 - Trailer and tractor parking and storage
 - Surface parking

- b. Density/Intensity and Lot Size: The northern property line may need to be revised pending the final CSM. The overall PUD Master Land Use Plan includes the following maximum density/intensity and lot size standards and other site attributes:
 - Overall PUD area: 12.91 acres or 562,360 square feet
 - Total building footprint: 20,700 square feet
 - Office building (9,500 square feet)
 - Maintenance building (11,200 square feet)

Minor dimensional or area changes within 5 percent of those indicated above as approved as part of the PUD Master Land Use Plan may be incorporated into Final PUD Plans.

- c. Setbacks: Buildings and other structures located on the periphery of the PUD shall be set back a minimum of 30 feet from the PUD district boundary.

- d. Height: The maximum building height is 31.5 feet. Minor dimensional changes within 5 percent of that indicated are approved as part of the PUD Master Land Use Plan may be incorporated into Final PUD Plans.

- e. Building Coverage: The maximum overall building coverage/footprint is 20,700 square feet. Overall building coverage, expressed as a percentage is approximately 3.7 percent. Minor area changes within 5 percent of those indicated above are approved as part of the PUD Master Land Use Plan and may be incorporated into Final PUD Plans.

- f. Approval Procedures: The PUD is being reviewed under the procedures outlined in Section 2-400 of the Zoning Ordinance, beginning with review and approval of the Master Land Use Plan, followed by a Rezoning to PUD district, and lastly with review and approval of Final PUD (site) Plans. The Master Land Use Plan and Zoning Map Amendment are being processed concurrently, however no rezoning to the PUD district may occur until approval of a PUD Master Land Use Plan. Prior to issuance of a Building Permit, the applicant shall obtain PUD

Final Plan/site plan and architectural approval, which shall include a detailed review of all site, grading, stormwater management, building, utility, landscape, signage and lighting plans.

- g. Roadway Access: Two vehicular access points are being proposed, both from South Turtle Townhall Road as depicted on the PUD Master Land Use Plan to serve the office use and the maintenance and storage use with final location and design determined as part of PUD Final Plans and approved by the City Engineer.
- h. Open Space: Section 5-306 of the PUD ordinance requires that at least 15 percent (1.94 acres) of the gross land area shall be open space. The applicant has roughly 7.63 acres or 57 percent of the total PUD area planned for open space which currently exceeds the minimum requirement.
- i. Preservation of Natural Features: Mature trees on site (those that measure 6 inches in diameter 4 feet above grade) that are healthy and of a desirable species must be preserved to the maximum extent possible. Final PUD Plans shall include a plan which shows the location, size and variety of all existing mature trees located on the site that are proposed to be removed, except trees that are generally considered undesirable such as boxelder, buckthorn, black locust, mulberry, and others, if listed on the plans need not be individually shown.

In addition to the PUD standards established above, the following additional conditions are established as part of PUD Master Land Use Plan approval:

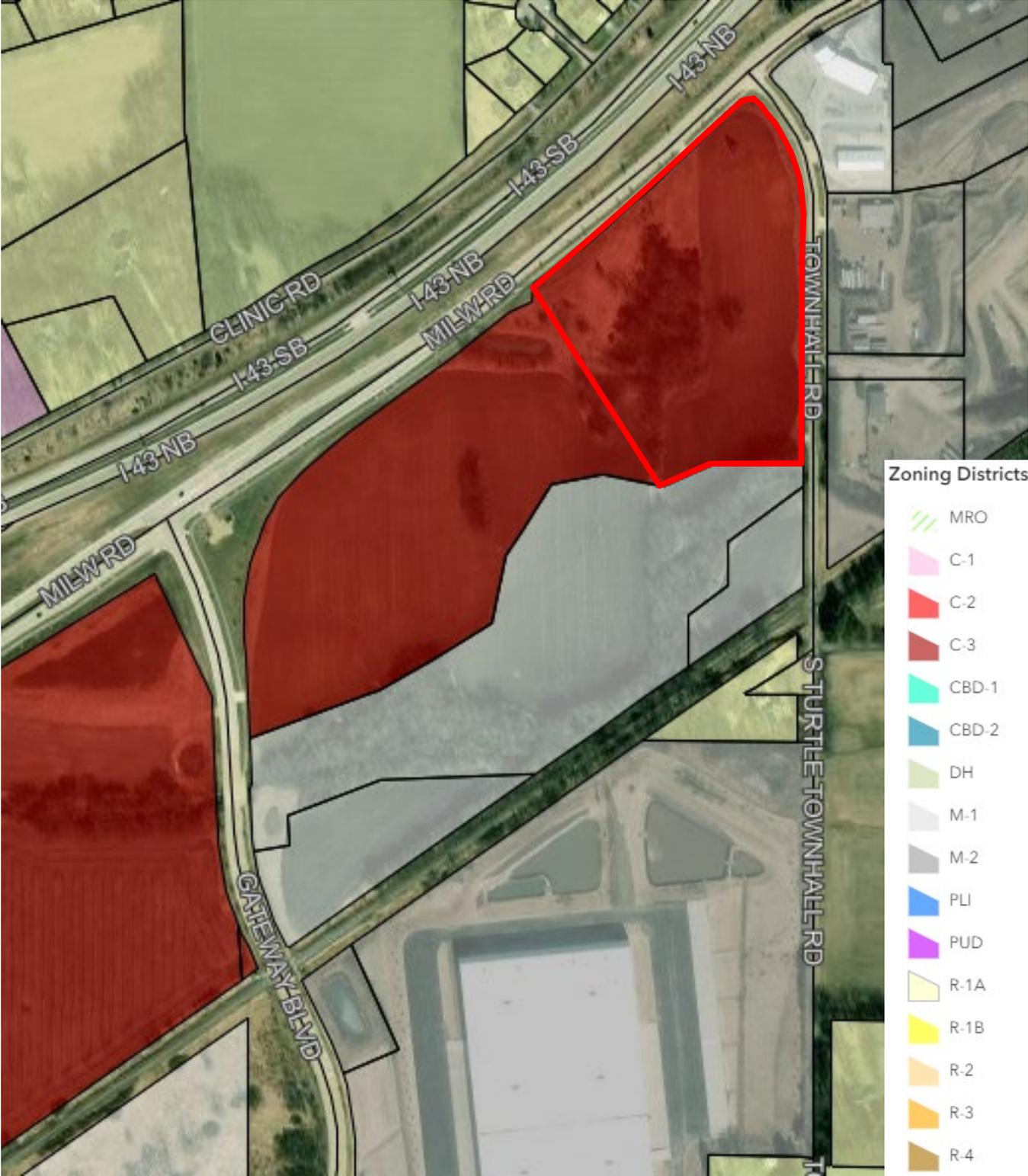
- a. Bike and Pedestrian Facilities: The applicant shall install a sidewalk that is a minimum of 5 feet wide along the east side of the property, on the west side of South Turtle Townhall Road, to connect directly to the Milwaukee multi-use path.
- b. Off-Street Parking: A minimum of 38 stalls shall be provided for the office use, while a minimum of 6 stalls shall be provided for the maintenance building. The proposed PUD Master Land Use Plan includes 64 parking stalls for the office building, 22 stalls for the maintenance building, and 80 stalls for trailer parking (13 of which are for tractor and trailer parking).
- c. Utilities and Site Boundary: Existing and proposed easements shall be incorporated into the PUD Final Plans as determined through City review of the Certified Survey Map and Final PUD Plans. Adjustments to those easements shown on the PUD Master Land Use Plan as well as the site boundary may be necessary to account for the existing transportation plat and other minor changes. Proposed improvements that extend through the existing 40-ft wide sanitary sewer easement along the eastern property line will be reviewed as part of PUD Final Plans, including repair or replacement responsibilities for these private improvements if the City should ever need to exercise its easement rights. Stormwater management areas shown on the PUD Master Land Use Plan may require revision pending submittal and review of the PUD

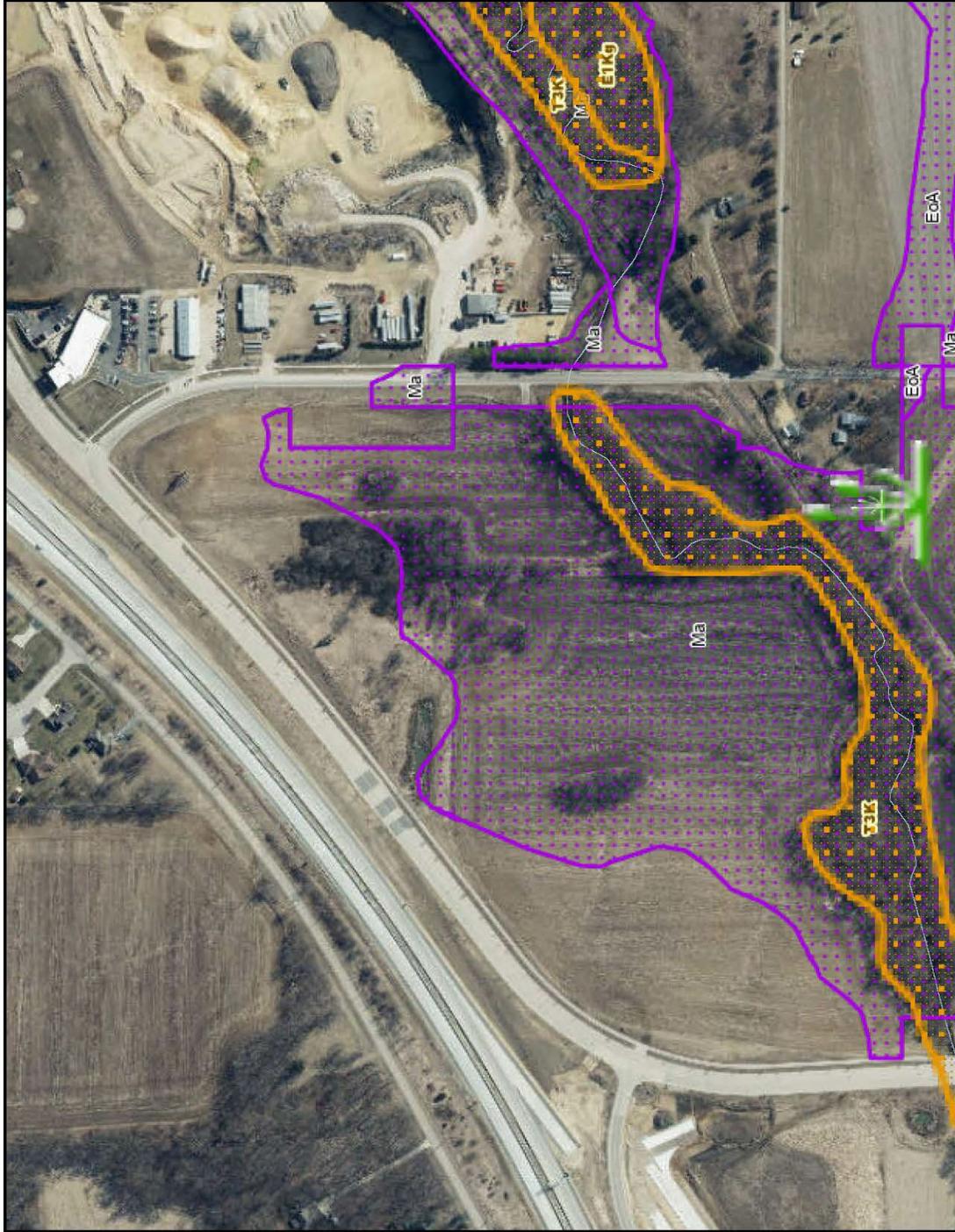
Final Plans which include stormwater management and grading plans. Any adjustment to existing stormwater management easements or facilities to accommodate the proposed site improvements will be determined during Final PUD Plan review and approval, and may require adjustments to the final site layout. Proposed water and sanitary service connections will need to be reviewed at the time of Final PUD Plan submittal.

- d. Wetland Delineation: WisDNR's Surface Water Data Viewer indicates the presence of potential wetland indicators on the site. A wetland delineation is required to be completed by the applicant. Pending results of that delineation, Protective Area Standards of Municipal Code Chapter 19, Section 8-1008(4)(a) may apply, that may affect the final site layout.
- e. Signage: All proposed signage will be subject to the sign ordinance requirements for the M-1, Limited Manufacturing District.
- f. Screening: Tractor and trailer parking and storage shall be screened from public view with decorative elements, including building wall extensions, berming, landscaping or other innovated means. Industrial or other material storage will also be required to be screened from view. This will be determined during PUD Final Plan review.
- g. Development Agreement: Prior to issuance of full building permits for this project, if applicable, the applicant shall enter into a Development Agreement with the City of Beloit. The Development Agreement shall outline the applicants' responsibilities with respect to relocating, extending, and/or constructing public facilities and infrastructure as necessary to accommodate this project.

PUD Amendments and Modifications: 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 Community Development Director may approve minor changes administratively and allow accessory structures and uses, or other improvements that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

City of Beloit Zoning Map





- Legend:** (some map items may not be displayed)
- Wetland Class Points
 - Wetland too small to delineate
 - Wetland Class Areas
 - Wetland Indicators
 - 24K Streams and Rivers
 - Latest Leaf Off Imagery
 - City or Village
 - County Boundaries
 - Major Roads
 - Interstate Highway
 - County and Local Roads
 - County HWY
 - Local Road
 - Railroads

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

Service Layer Credits:
 Wisconsin Wetland Inventory NWI (cached), Wetland Indicators & Soils: Surface Water Data Viewer Team,
 EN Basic Basemap WTM Ext., 2020 Leaf Off., Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence,
 Dennis Weise, Nina Rihn

Map: 0 330 660 Feet
 0 180 Meters

This map is a product generated by a DNR web mapping application.
 This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/12/2025 9:53 AM

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: 2001 Gateway Blvd, City of Beloit
2. Legal description: CSM, Lot 1 Vol. 37 Pages 248-252
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 12.91 Acre
4. Tax Parcel Number(s): 22120700
5. Owner of record: City of Beloit, Inc Phone: _____

<u>100 State Street</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
6. Applicant's Name: Blackhawk Transport (Mike Holloway as agent)

<u>3800 Milwaukee Rd Suite 100</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)

<u>800 322-9492</u>	<u>/</u>	<u>/ Mike.Holloway@blackhawktransport.com</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)
7. All existing use(s) on this property are: Agriculture
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**
Master Land Use Plan: in a(n) C-3 Zoning District.
9. A Preapplication Conference was held on: 02/05/2025.
10. All the proposed use(s) for this property will be:
Principal use(s): Corporate office for Blackhawk Transport.
Secondary use(s): Maintenance facility for tractors and trailers as well as trailer storage.
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. The current site Zoning is C-3 and is intended for community retail sales. The proposed use is a corporate office and maintenance facility which includes outdoor storage of equipment which is better represented as a manufacturing use.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. The proposed development provides great benefits to the City of Beloit as a new addition to the Gateway Buisness Park. Blackhawk Transport is currently operating in a rented space adjacent to the proposed facility. The new site will allow Blackhawk Transport to expand their operations significantly and creating career opportunities in the process.

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: 2001 Gateway Blvd, City of Beloit, 53511
2. Legal description: Lot: 1 Block: _____ Subdivision: CSM, Lot 1 Vol. 37 Pages 248-252
(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: 12.91 acres.
3. Tax Parcel Number(s): 22120700
4. Owner of record: City Of Beloit, Inc Phone: _____

<u>100 state street</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
5. Applicant's Name: Blackhawk Transport (Mike Holloway as agent)

<u>3800 Milwaukee Rd Suite 100</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)

<u>800 322-9492</u>	/	<u>Mike.Holloway@blackhawktransport.com</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

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

Change zoning district classification from: C-3 to: PUD

All existing uses on this property are: Agricultural

7. All the proposed uses for this property are:

Principal use(s): Corporate office for Blackhawk Transport.

Secondary use(s): Maintenance facility for tractors and trailers as well as trailer storage.

Accessory use(s): _____

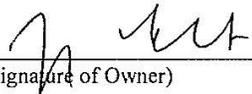
8. I/we represent that I/we have a vested interest in this property in the following manner:
- () Owner
 - () Leasehold, Length of lease: _____
 - Contractual, Nature of contract: Offer to purchase with the City of Beloit
 - () Other, explain: _____

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

Name(s): <u>Mike Holloway</u>		Phone: <u>800 322-9492</u>	
<u>3800 Milwaukee Rd Suite 100</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(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>Jerry Gabrielatos</u>	, <u>2-25-25</u>
(Signature of Owner)	(Print name)	(Date)
<hr/>		
	, <u>Mike Holloway</u>	, <u>2/13/2024</u>
(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: **\$500.00** Amount Paid: _____ Meeting Date: _____

Application accepted by: _____ Date: _____



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

NOTICE TO THE PUBLIC

March 5, 2025

To Whom It May Concern:

Mike Holloway for Blackhawk Transport has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **2001 Gateway Boulevard**. The applicant has also submitted an application to rezone the property from C-3, Community Commercial District to PUD, Planned Unit Development District. The request is for the development of an office building and maintenance and storage facility for tractors and trailers. Please see the attached concept plan for details.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, March 19, 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, April 21, 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 lambertm@beloitwi.gov. You may also call (608) 368-7192 to provide your comments over the phone.

Owner
Mora Revocable Trust
Corporate Contractors,
Inc

Owner Address
199 Queensland Cir Ponte Vedra, FL
3800 Milwaukee Rd Ste 200 Beloit, WI

ORDINANCE NO. 3865

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

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

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

The following described land is hereby changed from C-3, Community Commercial District to PUD, Planned Unit Development District:

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E., OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21; THENCE N6°37'53"W 285.65 FEET TO A CORNER OF LOT 1 AFORESAID AND THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG A SOUTH LINE OF LOT 1 AFORESAID N89°58'49"W 266.88 FEET; THENCE CONTINUING ALONG A SOUTH LINE OF LOT 1 AFORESAID S65°36'44"W 155.15 FEET; THENCE N32°50'19"W 695.14 FEET TO A POINT ON A NORTH LINE OF LOT 1 AFORESAID AND A CURVE TO THE LEFT, THENCE ALONG LOT 1 AFORESAID AND THE FOLLOWING COURSES, THENCE ALONG SAID CURVE HAVING A RADIUS OF 6050.00 FEET AND A CHORD THAT BEARS N49°07'36"E 628.49 FEET, A DISTANCE OF 628.78 FEET; THENCE N46°08'12"E 180.19 FEET; THENCE N76°45'21"E 31.70 FEET; THENCE S42°50'00"E 16.25 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS S21°58'12"E 342.99 FEET, A DISTANCE OF 351.48 FEET; THENCE S4°09'40"E 135.38 FEET; THENCE S00°00'23"W 598.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.9 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: March 19, 2025

Agenda Item: 3.e.

File Number: SOE-2025-01

General Information

Owner: Beloit Memorial Hospital

Address/Location: Beloit Memorial Hospital, 1969 W. Hart Road

Applicant's Request: Tami Scarpetta, on behalf of Beloit Memorial Hospital, has submitted a request for exceptions to the following sections of the Outdoor Sign Regulations for the property located at 1969 W. Hart Road:

1. Section 30.16(2)(c) to exceed the maximum square footage allowed for a directional sign in the PLI, Public Lands and Institutions District;
2. Section 30.16(2)(e) to exceed the maximum sign height allowed for a directional sign in a nonresidential zoning district.

Staff Analysis

Existing Conditions: Beloit Memorial Hospital is located on the east side of Prairie Avenue between Huebbe Parkway and W. Hart Road. The property has three access points off of Huebbe Parkway and two off of W. Hart Road.

The Outdoor Sign Ordinance defines a directional sign as a sign that is erected on private property for the purpose of telling people how to locate businesses, activities, products, persons, places or services. The proposed "Emergency" signage meets this definition.

Comparison of Sign Request to the Outdoor Sign Regulations:

1. **Section 30.16(2)(c) – to exceed the maximum square footage allowed for a directional sign.**
Beloit Memorial Hospital is located in the PLI (Public Lands and Institutions) zoning district, Section 30.16(2)(c) of the Outdoor Sign Regulations limits directional signs in this district to a maximum area of 5 square feet. However, the applicant is requesting approval for two directional wall signs, each measuring 20 square feet.
2. **Section 30.16(2)(e) - to exceed the maximum sign height allowed for a directional sign.**
Section 30.16(2)(e) of the Outdoor Sign Regulations establishes the maximum sign height for directional signs in nonresidential zoning districts. Beloit Memorial Hospital is zoned PLI, Public Lands and Institutions, and is not to exceed 8 feet in height. The applicant is requesting approval for two directional signs up to 22 feet tall, as the canopy height is 23 feet.

Applicant’s Hardship Argument: The applicant has indicated that the size and height restrictions significantly limit the visibility of directional signage, making navigation difficult. With the hospital’s recent expansion, clear and effective wayfinding has become critical to ensure patients, visitors, and emergency personnel can easily find their destinations. Flexibility in signage regulations would help improve accessibility and enhance overall safety.

Exception Standards: Section 30.48(2) of the Sign Ordinance outlines standards for granting an exception. The Ordinance states that the Plan Commission may grant an exception if it determines that:

- a. *Compliance with the strict letter of the Sign Ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising a business or rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign.*

The current code limits directional signs in Public Lands (PLI) Zoning District to 5 square feet and a maximum height of 8 feet. The signage allowance under the Sign Ordinance for the proposed “Emergency” signs is not adequate for this facility due to the scale of the facility and its large setback from W. Hart Road and Huebbe Parkway, which is far internal to the Hospital grounds. If the signage was installed in conformance with the Sign Ordinance, it would unreasonably restrict them from advertising the emergency facility. Increasing the allowable size of directional signage to 20 square feet for this PLI zoned property would still be less than what is allowed for directional signage in C-2, C-3, CBD, and DH districts, which is a maximum of 32 square feet. Given the hospital’s expansive 23.3-acre site and its seven-story building, the proposed signage, located approximately 500 feet from the nearest north and south access points, is both a reasonable and proportionate request that aligns with the scale of the building and the site.

- b. *The hardship is not self-created.*

The hardship is not self-created, as it arises directly from the operational needs of the Hospital and the restrictive nature of the current sign ordinance adopted well after the Hospital was completed in 1970. The Hospital's request is reasonable in size and by a genuine need to enhance wayfinding for emergency services.

- c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*

Granting this exception will not undermine the purpose of the Sign Ordinance or the public interest. The ordinance aims to balance visibility, safety, and aesthetics. The proposed signage would provide an equal and fair approach, comparable to what is allowed in other commercial districts, without being excessive or out of scale.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of exceptions to Section 30.16(2)(c) to exceed the maximum square footage allowed for a directional sign in the PLI, Public Lands and Institutions District and to Section 30.16(2)(e) to exceed the maximum sign height

allowed for a directional sign in a nonresidential zoning district for the property located at 1969 W. Hart Road, based on the above standards for granting an exception as outlined in the attached Written Decision.

ATTACHMENTS: Location Map, Written Decision, Zoning Map, Sign Renderings, Application, Public Notice, and Resolution.

**WRITTEN DECISION
OF THE PLAN COMMISSION
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN**

Case No.:	<u>SOE-2025-01</u>	Application Date:	<u>02/14/2025</u>
Published Notice:	<u>03/07/2025</u>	Hearing Date:	<u>03/19/2025</u>

1. **Applicant Name.** The applicant is Beloit Memorial Hospital, 1969 W. Hart Road, Beloit, WI 53511 (Applicant) filed by Tami Scarpetta.
2. **Legal Description of the Property.** The following described property is the subject of the application (“subject property”):

ALL THAT PART OF THE NW ¼ OF SECTION 18, T.1 N., R.13 E. IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NW ¼ SECTION N 88°56’05” E, 339.07 FEET FROM THE SOUTHWEST CORNER OF SAID ¼ SECTION; THENCE CONTINUING N 88°56’05” E, ALONG SAID SOUTH LINE, 1032.00 FEET; THENCE N 0°09’55” W, ALONG THE WEST LINE OF VALLEY CREST SUBDIVISION, 1055.36 FEET; THENCE S 88°56’05” W, 1032.00 FEET; THENCE S 0°09’55” E 1055.36 FEET TO THE PLACE OF BEGINNING. SAID LAND CONTAINING 25 ACRES MORE OR LESS. RESERVING FROM THE ABOVE THE NORTH 35 FEET AND SOUTH 40 FEET FOR ROAD PURPOSES.

3. **Zoning District.** The subject property is zoned Public Lands and Institutions District (PLI) under the current Zoning Code of the City of Beloit enacted on September 17, 2001, as amended.
4. **Application for Exceptions.** The Applicant filed an application with the Building Official on February 14, 2025 requesting two (2) exceptions to the Outdoor Sign Regulations; Chapter 30 of the Beloit Municipal Code.
5. **Notice.** Notice was provided to owners of all real property within 100 feet of the property line of the premises where the signs will be erected.
6. **Public Hearing.** A public hearing was held on the Applicant’s request on March 19, 2025, in the Forum at City Hall, 100 State Street, Beloit, WI 53511.
7. **Exception Requests.** The following subsections outline each of the requests for a sign code exception:

Rest of Page 1 is Intentionally Blank

- a. **Exception Request #1 - Section 30.16(2)(c) - to exceed the maximum square footage allowed for a directional sign in the PLI, Public Lands and Institutions District.** For the subject property, §30.16(2)(c) of the Outdoor Sign Regulations limits the maximum square footage for directional signage in a PLI, Public Lands and Institution zoning district to 5 square feet. The Applicant has requested to exceed the square footage for the maximum square footage of a directional sign to 20 sq. ft. The Applicant provided a hardship argument in support of their request which was included in the Plan Commission packet.

Plan Commission Determination: Having read the written materials and heard the information presented at the public hearing,

The request for an exception is Denied **Granted, because**

- (1) Compliance with the strict letter of the sign ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising his business **OR** rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign;

The current code limits directional signs in Public Lands (PLI) Zoning District to 5 square feet and a maximum height of 8 feet. The signage allowance under the Sign Ordinance for the proposed “Emergency” signs is not adequate for this facility due to the scale of the facility and its large setback from W. Hart Road and Huebbe Parkway, which is far internal to the Hospital grounds. If the signage was installed in conformance with the Sign Ordinance, it would unreasonably restrict them from advertising the emergency facility. Increasing the allowable size of directional signage to 20 square feet for this PLI zoned property would still be less than what is allowed for directional signage in C-2, C-3, CBD, and DH districts, which is a maximum of 32 square feet. Given the hospital’s expansive 23.3-acre site and its seven-story building, the proposed signage, located approximately 500 feet from the nearest north and south access points, is both a reasonable and proportionate request that aligns with the scale of the building and the site.

- (2) The hardship is not self-created; **AND**

The hardship is not self-created, as it arises directly from the operational needs of the Hospital and the restrictive nature of the current sign ordinance adopted well after the Hospital was completed in 1970. The Hospital's request is reasonable in size and by a genuine need to enhance wayfinding for emergency services.

- (3) The exception will not undermine the purpose of the sign ordinance or the public interest.

Granting this exception will not undermine the purpose of the Sign Ordinance or the public interest. The ordinance aims to balance visibility, safety, and aesthetics. The proposed signage would provide an equal and fair approach, comparable to what is allowed in other commercial districts, without being excessive or out of scale.

- b. **Exception Request #2 - Section 30.16(2)(e) - to exceed the maximum sign height allowed for a directional sign.** For the subject property, §30.16(2)(e) of the Outdoor Sign Regulations limits the height of a directional sign to 8 feet in a PLI Zoning District. The Applicant has requested that the height of the directional signs be up to 22 feet tall and has provided a hardship argument in support of their request which was included in the Plan Commission packet.

Plan Commission Determination: Having read the written materials and heard the information presented at the public hearing,

The request for an exception is Denied **Granted, because**

- (1) Compliance with the strict letter of the sign ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising his business **OR** rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign;

The current code limits directional signs in Public Lands (PLI) Zoning District to 5 square feet and a maximum height of 8 feet. The signage allowance under the Sign Ordinance for the proposed “Emergency” signs is not adequate for this facility due to the scale of the facility and its large setback from W. Hart Road and Huebbe Parkway, which is far internal to the Hospital grounds. If the signage was installed in conformance with the Sign Ordinance, it would unreasonably restrict them from advertising the emergency facility. Increasing the allowable size of directional signage to 20 square feet for this PLI zoned property would still be less than what is allowed for directional signage in C-2, C-3, CBD, and DH districts, which is a maximum of 32 square feet. Given the hospital’s expansive 23.3-acre site and its seven-story building, the proposed signage, located approximately 500 feet from the nearest north and south access points, is both a reasonable and proportionate request that aligns with the scale of the building and the site.

- (2) The hardship is not self-created; **AND**

The hardship is not self-created, as it arises directly from the operational needs of the Hospital and the restrictive nature of the current sign ordinance adopted well after the Hospital was completed in 1970. The Hospital's request is reasonable in size and by a genuine need to enhance wayfinding for emergency services.

- (3) The exception will not undermine the purpose of the sign ordinance or the public interest.

Granting this exception will not undermine the purpose of the Sign Ordinance or the public interest. The ordinance aims to balance visibility, safety, and aesthetics. The proposed signage would provide an equal and fair approach, comparable to what is allowed in other commercial districts, without being excessive or out of scale.

CITY OF BELOIT PLAN COMMISSION

Chairperson: _____

Date: _____

NOTICE: Pursuant to §30.48(7) of the Beloit Municipal Code, this decision may be appealed by an applicant who appeared at the public hearing and was aggrieved by the decision of the Plan Commission to the City Council within 30 days of receipt of the written decision.

RESOLUTION 2025-09

**RESOLUTION APPROVING THE WRITTEN DECISION FOR EXCEPTIONS TO
THE OUTDOOR SIGN REGULATIONS FOR THE PROPERTY
LOCATED AT 1969 W. HART ROAD**

WHEREAS, the application of Tami Scarpetta, on behalf of Beloit Memorial Hospital, for exceptions to Section 30.16(2)(c) to exceed the maximum square footage allowed for a directional sign in the PLI, Public Lands and Institutions District and to Section 30.16(2)(e) to exceed the maximum sign height allowed for a directional sign in a nonresidential zoning district for the property located at 1969 W. Hart Road, having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose; and

WHEREAS, the Plan Commission evaluated the proposed request for compliance with the standards outlined in Section 30.48(2) of the Outdoor Sign Regulations and have prepared the attached Written Decision as required in Section 30.48(6).

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby approve the Written Decision for the Sign Ordinance Exceptions requested by Beloit Memorial Hospital for the property located at 1969 W. Hart Road in the City of Beloit, for the following described premises:

ALL THAT PART OF THE NW ¼ OF SECTION 18, T.1 N., R.13 E. IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NW ¼ SECTION N 88°56'05" E, 339.07 FEET FROM THE SOUTHWEST CORNER OF SAID ¼ SECTION; THENCE CONTINUING N 88°56'05" E, ALONG SAID SOUTH LINE, 1032.00 FEET; THENCE N 0°09'55" W, ALONG THE WEST LINE OF VALLEY CREST SUBDIVISION, 1055.36 FEET; THENCE S 88°56'05" W, 1032.00 FEET; THENCE S 0°09'55" E 1055.36 FEET TO THE PLACE OF BEGINNING. SAID LAND CONTAINING 25 ACRES MORE OR LESS. RESERVING FROM THE ABOVE THE NORTH 35 FEET AND SOUTH 40 FEET FOR ROAD PURPOSES.

Adopted this 19th day of March, 2025.

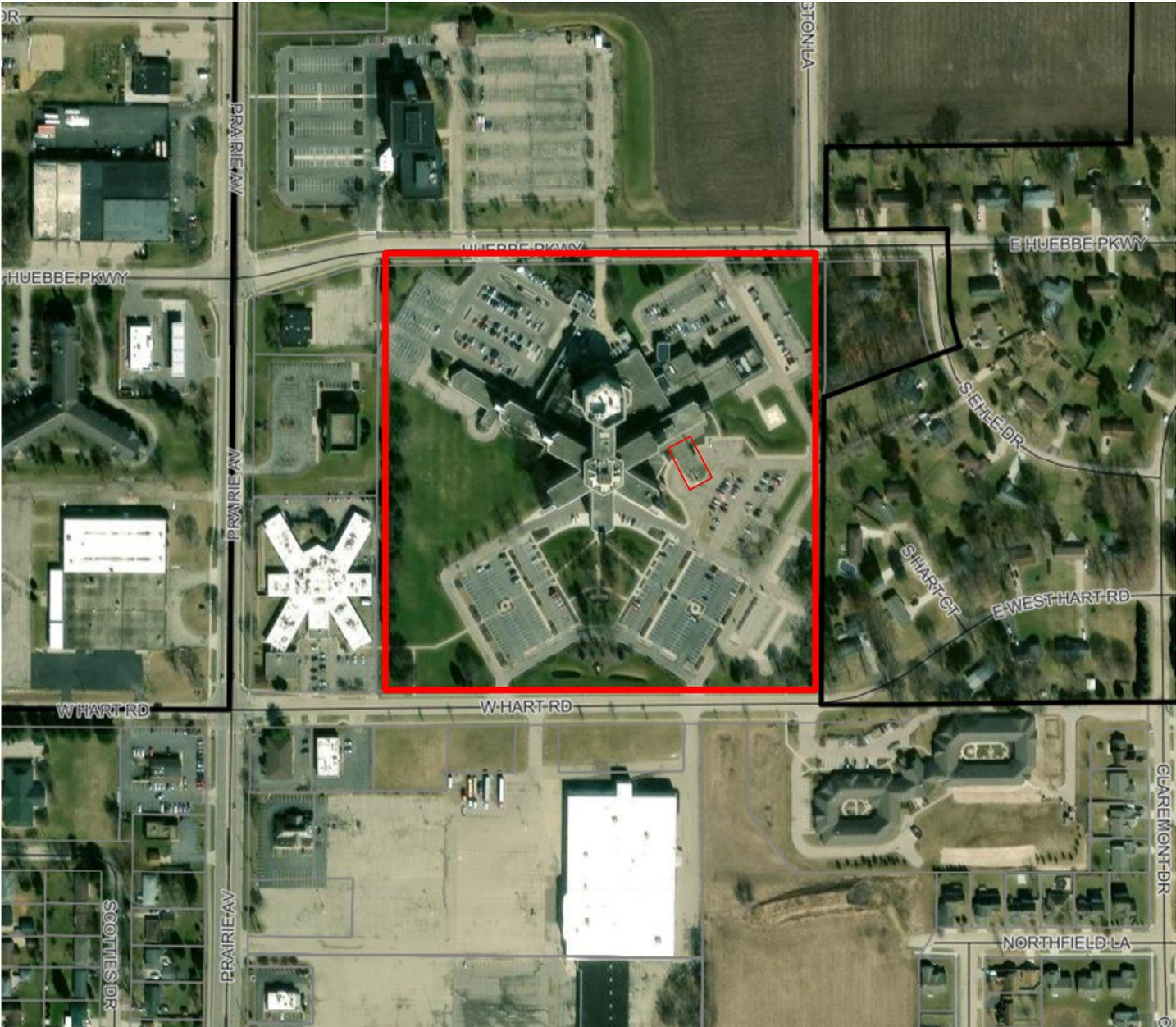
PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

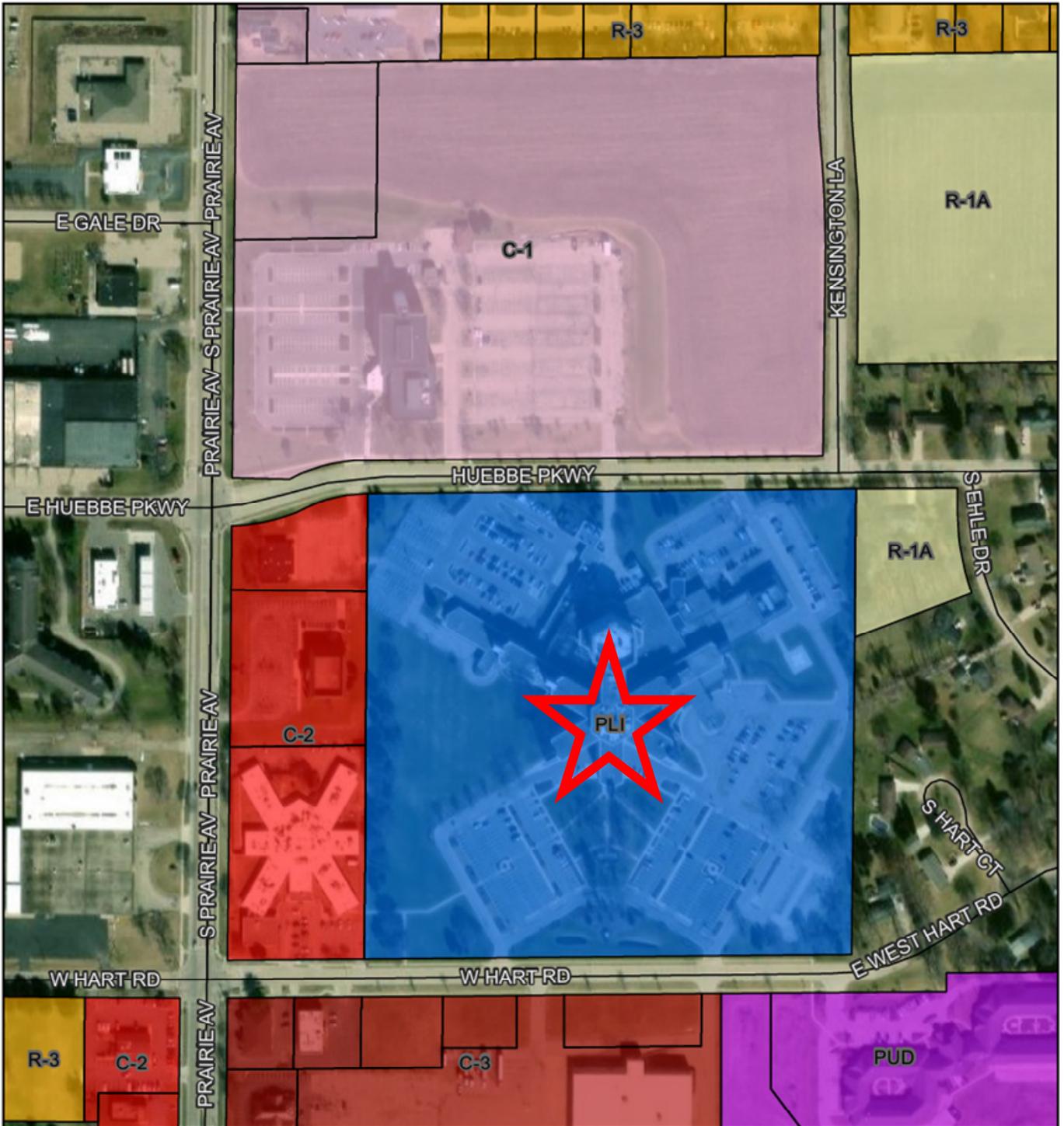
Julie Christensen
Community Development Director

LOCATION MAP



 Location of Proposed Emergency Signs

City of Beloit Zoning Map

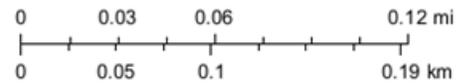


3/11/2025

- Zoning Districts
- R-3
 - C-1
 - C-2
 - C-3
 - PLI
 - PUD
 - R-1A

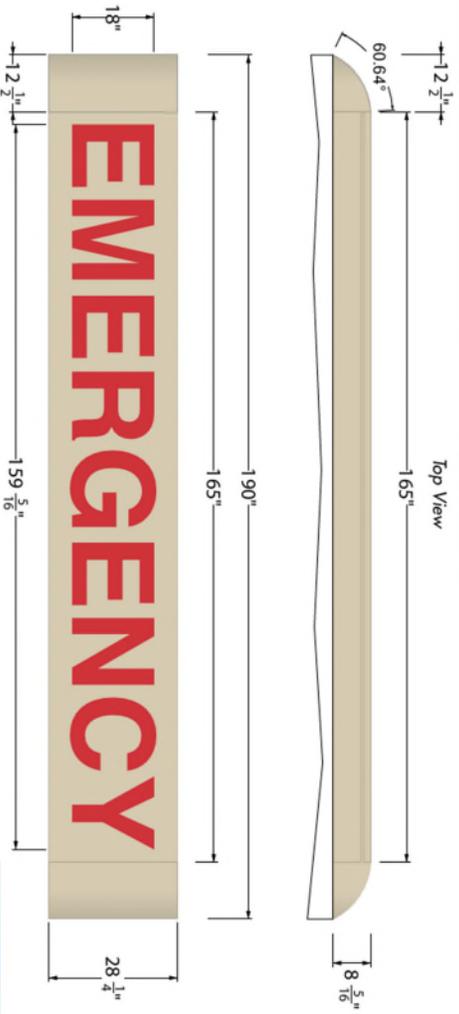
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

1:4,830



Maxar

WALL SIGN SPECIFICATIONS



VOLTAGE
 120 VAC
 277 VAC



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT :

Beloit Health System

JOB LOCATION :

Beloit, WI

SALESMAN :

Matt Stried

DESIGNER :

Scott F

REVISION HISTORY :

Initial Drawing Release			
A	DATE	MODIFIED BY	UNAPPROVED BY
	11-18/24	MS	SF
General Revision			
B	DATE	MODIFIED BY	UNAPPROVED BY
	12-3/24	MS	SF
General Revision			
C	DATE	MODIFIED BY	UNAPPROVED BY
	1-8/25	MS	SF
General Revision			
D	DATE	MODIFIED BY	UNAPPROVED BY

PRODUCTION APPROVAL :

DATE	DATE

CLIENT SIGNATURE :

10456-04d
 Revision 03
 1-8/25

SECTION A

Drawing Scale: 1/2" = 1'
 As shown on a 17" x 11" Tabloid

■ Color TBD
 ■ 2793 Acrylic

DESCRIPTION A

CABINET: (2) SignComp Single Face Body (#2025), 1 1/2" Retainer (#2055), mounted to wall

FACE: Routed .090" aluminum, reverse stud welded for back-up plex construction, bonded to frame
 3/16" translucent Red plex (2793), back-up plex construction

END PIECES: (2) Bent & Welded .090" aluminum

FINISHES: Interior of cabinet painted White to reflect light, exterior of cabinet and end pieces primed and painted to match wall color (TBD).

LIGHTING: Cabinet lit internally with GE Tetra Max 24v Red LED light modules

ELECTRICAL: 120 Volt, UL Listed & Labeled, 24v 100w GE Tetra Ti-10 power supplies remotely mounted inside of cabinet



2 signs installed in proposed locations as shown



Existing Location



Night View

CITY of BELOIT

Planning & Building Services Division

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

Sign Ordinance Exception Application Form

(Please Type or Print)

File number: _____

1. Name of applicant: Matt Stried-JNB Phone #: 608-751-6177

1221 Venture Dr. Janesville WI 53546
(Address) (City) (State) (Zip)

2. Address of subject property: 1969 W. Hart Rd.

3. Tax Parcel Number(s): _____

4. Legal description: _____

5. Present zoning: _____ Present use: Hospital

6. Proposed use (if different): _____

7. Owner of record: Beloit Health System Phone: 608-364-5011

1969 W. Hart Rd. Beloit WI 53511
(Address) (City) (State) (Zip)

E-mail address: ageeser@beloithealthsystem.org

8. State specific sections of code and exception(s) requested: (Use separate sheet if necessary) C1/PL

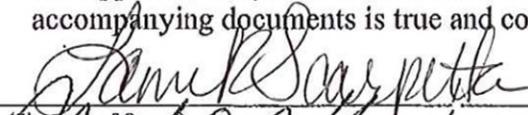
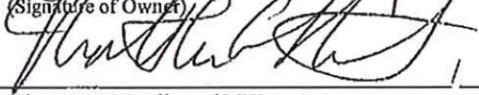
Beloit Memorial Hospital is asking to add (2) additional EMERGENCY wall signs per JNB Signs Drawings # 10456-04d. T only allows 5 square feet of sign ch will not be visible for patients and/or emergency vehicles.

9. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

Beloit Memorial Hospital is having visibility issues for directing patients and/or emergency vehicles to their EMERGENCY room on the East side of the building. There also has been a building added to the front of their property decreasing the visibility of the hospital EMERGENCY room. This additional signage will help with that problem.

10. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

	Tamara Scarpetta	2/11/25
(Signature of Owner)	(Print name)	(Date)
	Matthew Stried	2/11/25
(Signature of Applicant, if different)	(Print name)	(Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

To be completed by Planning staff

Filing fee: **\$300.00** 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

March 7, 2025

To Whom It May Concern:

Tami Scarpetta, on behalf of Beloit Memorial Hospital, has submitted a request for an exception to the Outdoor Sign Regulations for the property at **1969 W. Hart Road**. The request seeks to exceed the maximum square footage allowed for a directional sign in the PLI, Public Land and Institutions under Section 30.16(2)(c) and to exceed the maximum height allowed for a directional sign in a nonresidential zoning district under Section 30.16(2)(e). The following public hearing will be held regarding the proposed exception:

City Plan Commission: Wednesday, March 19, 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.

Mercy Hospital
PO Box 5003
Janesville, WI 53547

Christine J. Bringe
2100 E Huebbe Pkwy
Beloit, WI 53511

Martin Lee, LLC
23 N Main St
Janesville, WI 53547

Chambers IV, LLC
2916 N Hall Rd
Whitewater, WI 53190

LB Financial Services, LLC
3817 W Rollingwood Dr
Janesville, WI 53547

Larkspur Beloit, LLC
10800 Biscayne Blvd Ste 300
Miami, FL 33161

Beloit Realty, LLC
1905 W Hart Rd
Beloit, WI 53511

Lookabel, LLC
1555 E Huebbe Pkwy
Beloit, WI 53511

Siepert & Co, LLP
1920 W Hart Rd
Beloit, WI 53511



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 19, 2025

Agenda Item: 3.f.

File Number: SOE-2025-02

General Information

Owner: Beloit Health Systems, Inc.

Address/Location: Beloit Clinic, 1905 Huebbe Parkway

Applicant's Request: Tami Scarpetta, on behalf of Beloit Health Systems, Inc., has submitted a request for exceptions to the following sections of the Outdoor Sign Regulations for the property located at 1905 Huebbe Parkway:

1. Section 30.16(2)(c) to exceed the maximum square footage allowed for a directional sign in the C-1, Office District;
2. Section 30.16(2)(e) to exceed the maximum sign height allowed for a directional sign in a nonresidential zoning district.

Staff Analysis

Existing Conditions: the Beloit Clinic is located on the east side of Prairie Avenue with three access points off of Huebbe Parkway and one off of Prairie Avenue.

The Outdoor Sign Ordinance defines a directional sign as a sign that is erected on private property for the purpose of telling people how to locate businesses, activities, products, persons, places or services. The proposed "Convenient Care" signage meets this definition.

Comparison of Sign Request to the Outdoor Sign Regulations:

1. **Section 30.16(2)(c) – to exceed the maximum square footage allowed for a directional sign.**
Beloit Clinic is located in the C-1, Office Zoning District. Section 30.16(2)(c) of the Outdoor Sign Regulations limits directional signs in this district to a maximum area of 5 square feet. However, the applicant is requesting approval for one directional wall sign, measuring 32 square feet.
2. **Section 30.16(2)(e) - to exceed the maximum sign height allowed for a directional sign.**
Section 30.16(2)(e) of the Outdoor Sign Regulations establishes the maximum sign height for directional signs in nonresidential zoning districts. Beloit Clinic is zoned C-1, Office District, and directional signage is not to exceed 8 feet in height. The applicant is requesting approval for a directional sign up to 22 feet tall, as the canopy height is 23 feet tall.

Applicant's Hardship Argument: The applicant indicates that the size and height restrictions of the Outdoor Sign Regulations significantly limit the visibility of directional signage, making navigation difficult. Flexibility in signage regulations would improve accessibility and wayfinding.

Exception Standards: Section 30.48(2) of the Sign Ordinance outlines standards for granting an exception. The Ordinance states that the Plan Commission may grant an exception if it determines that:

- a. *Compliance with the strict letter of the Sign Ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising a business or rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign.*

The current code limits directional signs in the C-1, Office Zoning District to 5 square feet and a maximum height of 8 feet. The signage allowance under the Sign Ordinance for the proposed “Convenient Care” sign is not adequate for this facility due to the scale of the facility and its large setback from Prairie Avenue. If the sign was installed in conformance with the Sign Ordinance, it would unreasonably restrict them from advertising the convenient care facility. Increasing the allowable size of directional signage to 32 square feet for this C-1, Office zoned property would be consistent with what is allowed for directional signage in C-2, C-3, CBD, and DH districts, promoting a fair and uniform application of signage standards. Given the clinic’s expansive 21.59-acre site and its five-story building, the proposed signage, located approximately 300 feet from the west property line, is both a reasonable and proportionate request that aligns with the scale of the building and the site.

- b. *The hardship is not self-created.*

The hardship is not self-created, as it arises directly from the operational needs of the Clinic and the restrictive nature of the current sign ordinance adopted after Beloit Clinic was built. The Beloit Health System's request is appropriately sized and necessary to improve wayfinding for services.

- c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*

Granting this exception will not undermine the purpose of the Sign Ordinance or the public interest. The ordinance aims to balance visibility, safety, and aesthetics. The proposed signage would provide an equal and fair approach, comparable to what is allowed in other commercial districts, without being excessive or out of scale.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends ***approval*** of exceptions to Section 30.16(2)(c) to exceed the maximum square footage allowed for a directional sign in the C-1 Office District and to Section 30.16(2)(e) to exceed the maximum sign height allowed for a directional sign in a nonresidential zoning district for the property located at 1905 Huebbe Parkway, based on the above standards for granting an exception as outlined in the attached Written Decision.

ATTACHMENTS: Written Decision, Location Map, Zoning Map, Sign Renderings, Application, Public Notice, and Resolution.

**WRITTEN DECISION
OF THE PLAN COMMISSION
CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN**

Case No.:	<u>SOE-2025-02</u>	Application Date:	<u>02/14/2025</u>
Published Notice:	<u>03/07/2025</u>	Hearing Date:	<u>03/19/2025</u>

1. **Applicant Name.** The applicant is Beloit Health Systems, Inc., 1905 Huebbe Parkway, Beloit, WI 53511 (Applicant) filed by Tami Scarpetta.
2. **Legal Description of the Property.** The following described property is the subject of the application (“subject property”):

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP, RECORDED NOVEMBER 11, 1975 IN VOLUME 5, PAGES 137 AND 138, OF CERTIFIED SURVEY MAPS OF ROCK COUNTY WISCONSIN. AS DOCUMENT #837193, OF LOT 2 OF CERTIFIED SURVEY MAP #835617, RECORDED IN VOLUME 5, PAGES 110 THROUGH 113 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, BEING PART OF THE NW ¼ OF SECTION 18. T. 1 N., R. 13 E. OF THE 4TH P.M., TURTLE TOWNSHIP NOW CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

EXCEPTION THEREFROM THAT PART OF LOT 2, CERTIFIED SURVEY MAP, VOLUME 5, PAGES 137 AND 138, DOCUMENT #837193, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HUEBBE PARKWAY. 128.8’ EASTERLY FROM THE INTERSECTION OF THE NORTH LINE OF HUEBBE PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF HUEBBE PARKWAY 120 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE, 30 FEET THENCE EASTERLY 118 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE CITY OF БЕЛОIT. CONTAINING 21.6604 ACRES.

3. **Zoning District.** The subject property is zoned Office District (C-1) under the current Zoning Code of the City of Beloit enacted on September 17, 2001, as amended.
4. **Application for Exceptions.** The Applicant filed an application with the Building Official on February 14, 2025 requesting two (2) exceptions to the Outdoor Sign Regulations; Chapter 30 of the Beloit Municipal Code.
5. **Notice.** Notice was provided to owners of all real property within 100 feet of the property line of the premises where the signs will be erected.
6. **Public Hearing.** A public hearing was held on the Applicant’s request on March 19, 2025, in the Forum at City Hall, 100 State Street, Beloit, WI 53511.
7. **Exception Requests.** The following subsections outline each of the requests for a sign code exception:

Exception Request #1 - Section 30.16(2)(c) - to exceed the maximum square footage allowed for a directional sign in the C-1, Office District. For the subject property, §30.16(2)(c) of the Outdoor Sign Regulations limits the maximum square footage for directional signage in a PLI, Public Lands and Institution zoning district to 5 square feet. The Applicant has requested to exceed the square footage for the maximum square footage of a directional sign to 32 sq. ft. The Applicant provided a hardship argument in support of their request which was included in the Plan Commission packet.

Plan Commission Determination: Having read the written materials and heard the information presented at the public hearing,

The request for an exception is Denied **Granted, because**

- (1) Compliance with the strict letter of the sign ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising his business **OR** rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign;

The current code limits directional signs in the C-1, Office Zoning District to 5 square feet and a maximum height of 8 feet. The signage allowance under the Sign Ordinance for the proposed “Convenient Care” sign is not adequate for this facility due to the scale of the facility and its large setback from Prairie Avenue. If the sign was installed in conformance with the Sign Ordinance, it would unreasonably restrict them from advertising the convenient care facility. Increasing the allowable size of directional signage to 32 square feet for this C-1, Office zoned property would be consistent with what is allowed for directional signage in C-2, C-3, CBD, and DH districts, promoting a fair and uniform application of signage standards. Given the clinic’s expansive 21.59-acre site and its five-story building, the proposed signage, located approximately 300 feet from the west property line, is both a reasonable and proportionate request that aligns with the scale of the building and the site.

- (2) The hardship is not self-created; **AND**

The hardship is not self-created, as it arises directly from the operational needs of the Clinic and the restrictive nature of the current sign ordinance adopted after Beloit Clinic was built. The Beloit Health System's request is appropriately sized and necessary to improve wayfinding for services.

- (3) The exception will not undermine the purpose of the sign ordinance or the public interest.

Granting this exception will not undermine the purpose of the Sign Ordinance or the public interest. The ordinance aims to balance visibility, safety, and aesthetics. The proposed signage would provide an equal and fair approach,

comparable to what is allowed in other commercial districts, without being excessive or out of scale.

- a. **Exception Request #2 - Section 30.16(2)(e) - to exceed the maximum sign height allowed for a directional sign.** For the subject property, §30.16(2)(e) of the Outdoor Sign Regulations limits the height of a directional sign to 8 feet in a C-1 Office District. The Applicant has requested that the height of the directional signs be allowed up to 22 feet tall and has provided a hardship argument in support of their request which was included in the Plan Commission packet.

Plan Commission Determination: Having read the written materials and heard the information presented at the public hearing,

The request for an exception is Denied **Granted, because**

- (1) Compliance with the strict letter of the sign ordinance would create an economic hardship by either unreasonably restricting an on-premises sign owner from advertising his business **OR** rendering conformity with such regulations unnecessarily burdensome upon an owner of an on-premises sign;

The current code limits directional signs in the C-1, Office Zoning District to 5 square feet and a maximum height of 8 feet. The signage allowance under the Sign Ordinance for the proposed “Convenient Care” sign is not adequate for this facility due to the scale of the facility and its large setback from Prairie Avenue. If the sign was installed in conformance with the Sign Ordinance, it would unreasonably restrict them from advertising the convenient care facility. Increasing the allowable size of directional signage to 32 square feet for this C-1, Office zoned property would be consistent with what is allowed for directional signage in C-2, C-3, CBD, and DH districts, promoting a fair and uniform application of signage standards. Given the clinic’s expansive 21.59-acre site and its five-story building, the proposed signage, located approximately 300 feet from the west property line, is both a reasonable and proportionate request that aligns with the scale of the building and the site.

- (2) The hardship is not self-created; **AND**

The hardship is not self-created, as it arises directly from the operational needs of the Clinic and the restrictive nature of the current sign ordinance adopted after Beloit Clinic was built. The Beloit Health System's request is appropriately sized and necessary to improve wayfinding for services.

- (3) The exception will not undermine the purpose of the sign ordinance or the public interest.

Granting this exception will not undermine the purpose of the Sign Ordinance or the public interest. The ordinance aims to balance visibility, safety, and aesthetics. The proposed signage would provide an equal and fair approach, comparable to what is allowed in other commercial districts, without being excessive or out of scale.

CITY OF BELOIT PLAN COMMISSION

Chairperson: _____

Date: _____

NOTICE: Pursuant to §30.48(7) of the Beloit Municipal Code, this decision may be appealed by an applicant who appeared at the public hearing and was aggrieved by the decision of the Plan Commission to the City Council within 30 days of receipt of the written decision.

RESOLUTION 2025-10

**RESOLUTION APPROVING THE WRITTEN DECISION FOR EXCEPTIONS TO
THE OUTDOOR SIGN REGULATIONS FOR THE PROPERTY
LOCATED AT 1905 HUEBBE PARKWAY**

WHEREAS, the application of Tami Scarpetta, on behalf of Beloit Health Systems, Inc., for exceptions to Section 30.16(2)(c) to exceed the maximum square footage allowed for a directional sign in the C-1 Office District and to Section 30.16(2)(e) to exceed the maximum sign height allowed for a directional sign in a nonresidential zoning district for the property located at 1905 Huebbe Parkway, having been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose; and

WHEREAS, the Plan Commission evaluated the proposed request for compliance with the standards outlined in Section 30.48(2) of the Outdoor Sign Regulations and have prepared the attached Written Decision as required in Section 30.48(6).

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Plan Commission of the City of Beloit, Rock County, Wisconsin does hereby approve the Written Decision for the Sign Ordinance Exceptions requested by Beloit Health Systems for the property located at 1905 Huebbe Parkway in the City of Beloit, for the following described premises:

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP, RECORDED NOVEMBER 11, 1975 IN VOLUME 5, PAGES 137 AND 138, OF CERTIFIED SURVEY MAPS OF ROCK COUNTY WISCONSIN. AS DOCUMENT #837193, OF LOT 2 OF CERTIFIED SURVEY MAP #835617, RECORDED IN VOLUME 5, PAGES 110 THROUGH 113 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, BEING PART OF THE NW ¼ OF SECTION 18. T. 1 N., R. 13 E. OF THE 4TH P.M., TURTLE TOWNSHIP NOW CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

EXCEPTION THEREFROM THAT PART OF LOT 2, CERTIFIED SURVEY MAP, VOLUME 5, PAGES 137 AND 138, DOCUMENT #837193, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HUEBBE PARKWAY. 128.8' EASTERLY FROM THE INTERSECTION OF THE NORTH LINE OF HUEBBE PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF HUEBBE PARKWAY 120 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE, 30 FEET THENCE EASTERLY 118 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE CITY OF BELOIT. CONTAINING 21.6604 ACRES.

Adopted this 19th day of March, 2025.

PLAN COMMISSION

Mike Ramsden, Chairperson

ATTEST:

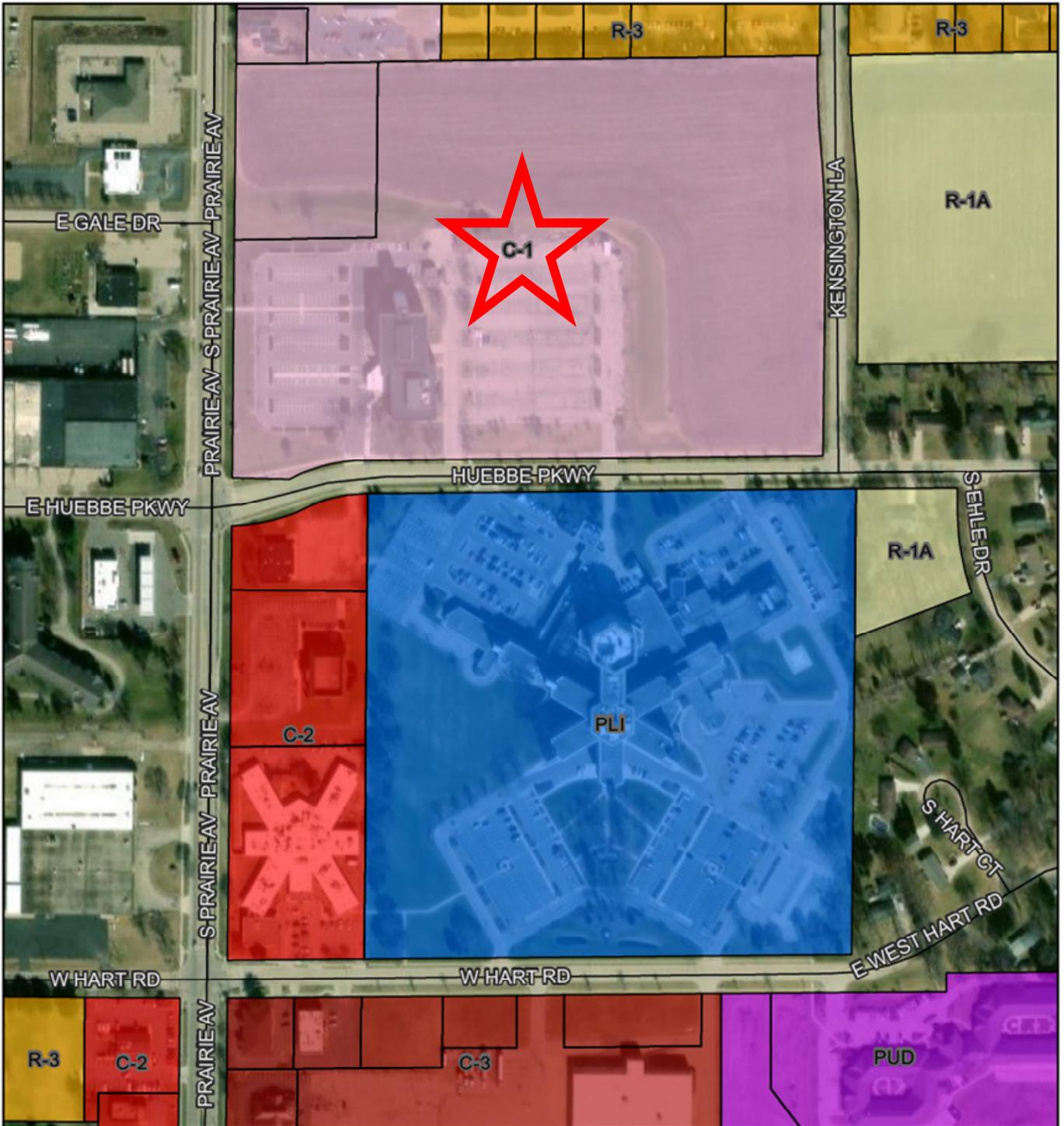
Julie Christensen
Community Development Director

LOCATION MAP



 Location of Proposed Convenient Care Sign

City of Beloit Zoning Map

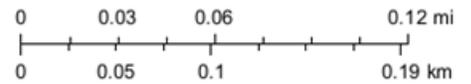


3/11/2025

- Zoning Districts
- R-3
 - C-1
 - C-2
 - C-3
 - PLI
 - PUD
 - R-1A

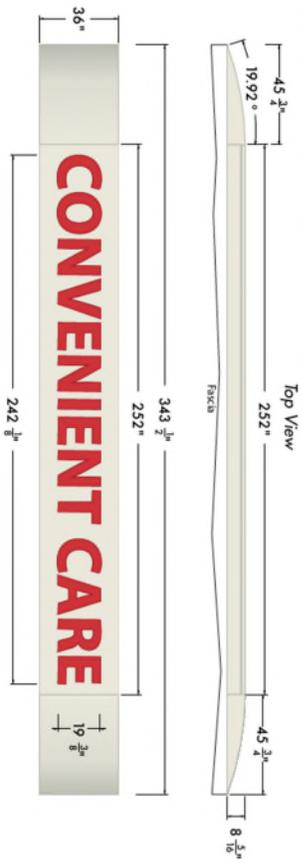
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

1:4,830



Maxar

WALL SIGN SPECIFICATIONS



SECTION A

Drawing Scale: 1/4" = 1'
As shown on a 17" x 11" Tabloid

Color TBD
2793 Acrylic

DESCRIPTION

CABINET: SignComp Single Face Body (#2025), 1 1/2" Retainer (#2055), mounted to wall

FACE : Routed .090" aluminum, reverse stud welded for back-up plex construction, bonded to frame
3/16" translucent Red plex (2793), back-up plex construction

END PIECES: (2) Skin & bones construction, 1" aluminum angle skeleton, .063" aluminum skin

FINISHES : Interior of cabinet painted White to reflect light, exterior of cabinet and end pieces primed and painted to match wall color (TBD).

LIGHTING : Cabinet lit internally with GE Tetra Max 24v Red LED light modules

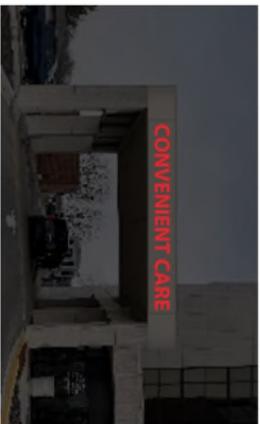
ELECTRICAL : 120 Volt, UL Listed & Labeled, 24v 100w GE Tetra T-10 power supplies remotely mounted inside of cabinet

VOLTAGE
 120 Volt
 277 Volt

Survey Needed
 Detailed survey of existing location required prior to beginning construction



Existing Elevation



Night View



Sign installed centered to sign band



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT :
Beloit Clinic

JOB LOCATION :
1905 Huebner Parkway
Beloit, WI

SALESMAN :

Matt Stried

DESIGNER :

Scott F

REVISION HISTORY :

Initial Drawing Release			
A	DATE	REVISION #	DESIGNER #
	4-25/24	MS	CW
General Revision			
B	DATE	REVISION #	DESIGNER #
	5-07/24	MS	SF
General Revision			
C	DATE	REVISION #	DESIGNER #
	11-14/24	MS	SF
General Revision			
D	DATE	REVISION #	DESIGNER #
	12-3/24	MS	SF

PRODUCTION APPROVAL :

DATE	DATE
CLIENT SIGNATURE :	DATE

10431-03e
 Revision 04
 1-8/25

CITY of BELOIT

Planning & Building Services Division

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

Sign Ordinance Exception Application Form

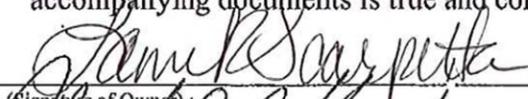
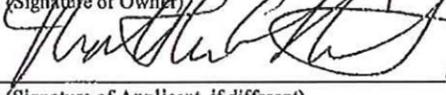
(Please Type or Print)

File number: _____

- Name of applicant: Matt Stried - JNB Phone #: 608-757-6177
1221 Venture Dr. Janesville WI 53546
(Address) (City) (State) (Zip)
- Address of subject property: 1905 Huebbe Pkwy, Beloit WI
- Tax Parcel Number(s): _____
- Legal description: _____
- Present zoning: _____ Present use: Medical Clinic
- Proposed use (if different): _____
- Owner of record: Beloit Health System Phone: 608-364-2200
1969 W. Hart Rd. Beloit WI 53511
(Address) (City) (State) (Zip)
E-mail address: ageeser@beloithealthsystem.org
- State specific sections of code and exception(s) requested: (Use separate sheet if necessary) C1/PL
Beloit Clinic would like to add a wall sign
per JNB Drawing # 10431-03e. directing
patients to the North entr They have
added an entrance on the side of
Prairie Ave. in hopes of directing traffic to
the Convenient Care portion of the building as
well.
- State specific hardship experienced by the applicant: (Use separate sheet if necessary)
There has been ~~a~~ patients entering the general
clinic that are looking for the CONVENIENT
CARE clinic. The new sign will relieve that
confusion and direct patients looking for
the CONVENIENT CARE clinic vs. the
genatal clinic. We feel that a sign of
only 5 square feet would not be visible
or effective in alleving this problem.

10. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

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

	Tami Scarpetta	2/11/25
(Signature of Owner)	(Print name)	(Date)
	Matthew Stried	2/11/25
(Signature of Applicant, if different)	(Print name)	(Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

To be completed by Planning staff

Filing fee: **\$300.00** 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

March 7, 2025

To Whom It May Concern:

Tami Scarpetta, on behalf of Beloit Health Systems, has submitted a request for an exception to the Outdoor Sign Regulations for the property at **1905 Huebbe Parkway**. The request seeks to exceed the maximum square footage allowed for a directional sign in the C-1, Office District under Section 30.16(2)(c) and to exceed the maximum height allowed for a directional sign in a nonresidential zoning district under Section 30.16(2)(e). The following public hearing will be held regarding the proposed exception:

City Plan Commission: Wednesday, March 19, 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.

Brittany II, LLC
3156 Muir Field Rd Ste 100
Madison, WI 53719

Danial L. Hahn
2929 Prairie Ave
Beloit, WI 53511

Christine J. Bringe
2100 E Huebbe Pkwy
Beloit, WI 53511

Beloit Brittany Apartments, LLC
3156 Muir Field Rd Ste 100
Madison, WI 53719

Grace Bible Church
1928 Colony Ct
Beloit, WI 53511

General Partnership Twin
City Farms Partnership A
6014 S County Rd J
Beloit, WI 53511

TW Kensington Beloit, LLC3120
Gateway Rd
Brookfield, WI 53045



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 19, 2025

Agenda Item: 4.a.

File Number: ANX-2025-01

General Information

Applicant: Emily Davis

Owner: Emily Davis

Address/Location: 2016 E. Bradley Street in the Town of Turtle

Applicant's Request: Approval of (Direct) Annexation of 2016 E. Bradley Street (parcel number 6-19-721.2) in the Town of Turtle. The City Council formally considered acceptance of the applicant's petition on March 17, 2025.

Jurisdiction: Town of Turtle

Staff Analysis

Background Info: The applicant is requesting approval to annex 0.144 acres of land, which includes an existing single-family residence on municipal water and private septic located at 2016 E. Bradley Street, from the Town of Turtle to the City of Beloit. This parcel is contiguous to the City of Beloit. The applicant wishes to annex to the City of Beloit for sanitary sewer service. Rock County's 2030 Beloit Area Water Quality Management Plan specifies that this area is within the City's Sewer Service Area and will be served by the City's public sanitary sewer system. The applicant notified the Wisconsin Department of Administration's Municipal Boundary Review Office of this annexation request. The Municipal Boundary Review Office reviewed the request on March 10, 2025, and notified the City of Beloit Clerk and the Town of Turtle Clerk that the annexation request is found to be in the public interest.

Surrounding Land Use and Zoning: To the north, east, and west of the subject property are residential uses zoned R-1, Residential One District in the Town of Turtle. To the south of the subject property are residential uses zoned R-1B, Single-Family Residential District in the City of Beloit.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the Comprehensive Plan recommends *Established Neighborhood* land use for the parcel. *Established Neighborhood is already developed, predominately residential areas, with future building types to include single-family dwellings, accessory dwelling units (ADUs), two-family*

dwelling, 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 existing land use is compatible with the Established Neighborhood designation.

If approved, this request supports Strategic Goal #3 by creating and sustaining residential growth, and Strategic Goal #5 by creating high quality infrastructure and connectivity.

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

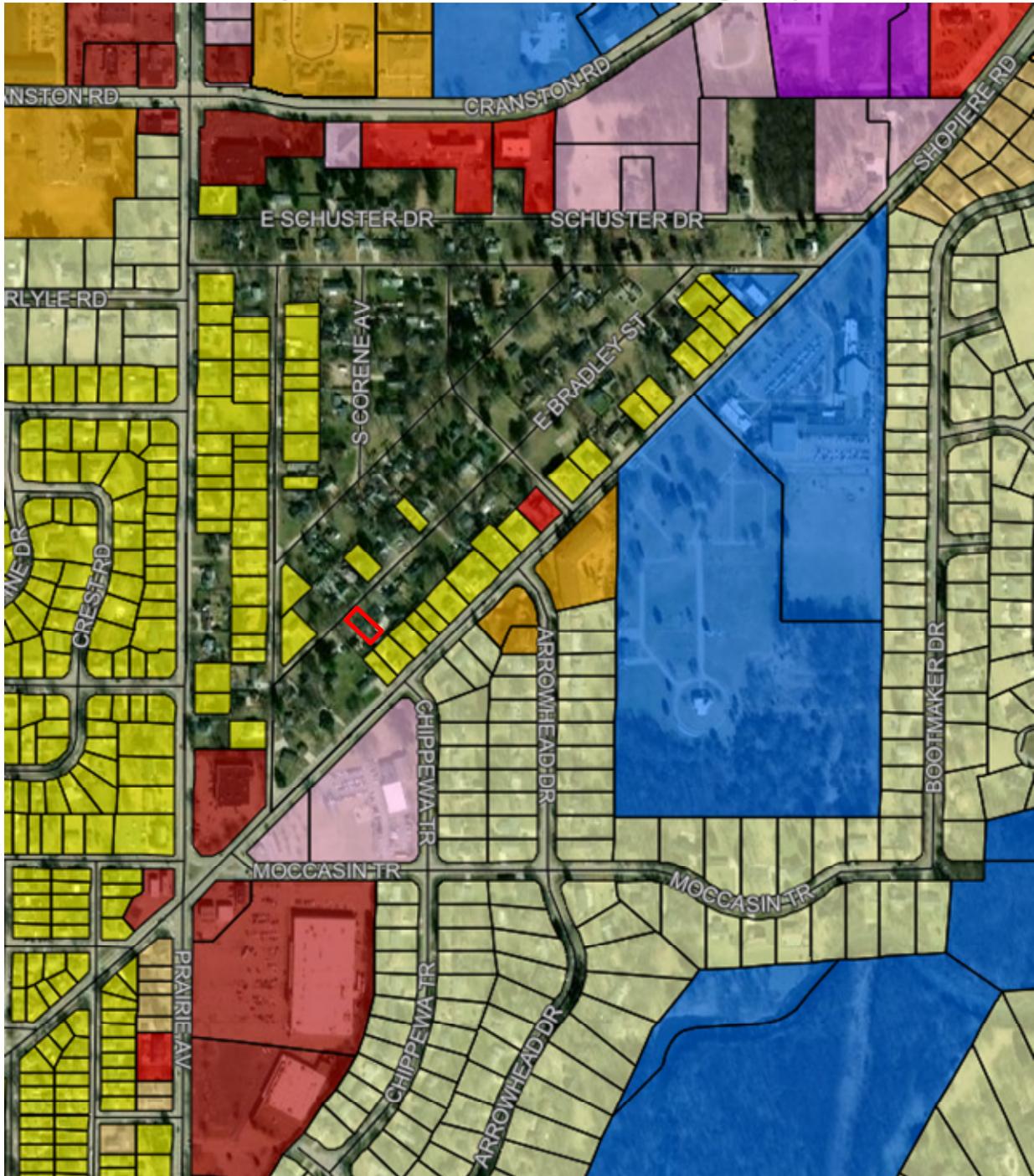
Section 66.0217(8) of Wisconsin Statutes allows for the assignment of temporary zoning until permanent zoning is approved. Staff recommends not assigning a temporary zoning at this time. A Zoning Map Amendment to assign permanent zoning that is consistent with the Comprehensive Plan will be initiated if the annexation is approved.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of (Direct) Annexation for the property located at 2016 E Bradley Street (parcel number 6-19-721.2) from the Town of Turtle into the City of Beloit.

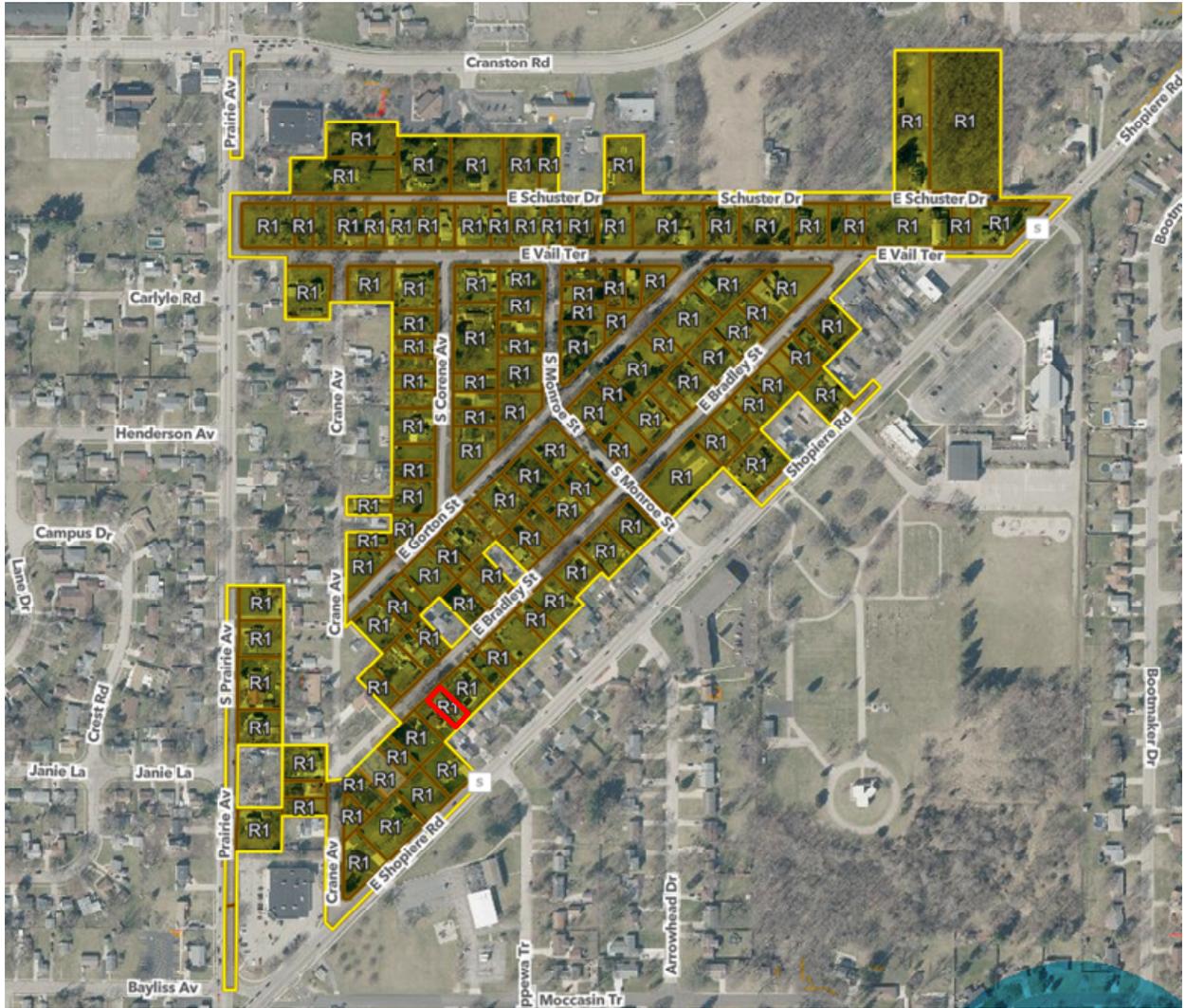
ATTACHMENTS: Location and Zoning Maps, State Request for Annexation Review, Petition for Annexation, Plat of Annexation and Municipal Boundary Review Letter

City of Beloit Location and Zoning Map



- | | | |
|------------------|-----|------------------------------|
| Zoning Districts | R-2 | World Imagery |
| C-1 | R-3 | Low Resolution 15m Imagery |
| C-2 | | High Resolution 60cm Imagery |
| C-3 | | High Resolution 30cm Imagery |
| PLI | | Citations |
| PUD | | 2.4m Resolution Metadata |
| R-1A | | |
| R-1B | | |

Town of Turtle Location and Zoning Map



Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: Emily Davis

Phone:

Email: davisemi003@gmail.com

Contact Information if different than petitioner:

Representative's Name: David Earl (R.H. Batterman & Co., Inc.)

Phone: (608) 365 - 4464

E-mail: dearl@rhbatterman.com

1. Town(s) where property is located: Town of Turtle

2. Petitioned City or Village: City of Beloit

3. County where property is located: Rock

4. Population of the territory to be annexed: 1

5. Area (in acres) of the territory to be annexed: 0.144 Acres

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
6-19-721.2

Include these required items with this form:

- Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(November 2022)

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.

- Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.

- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexe (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

- If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

- The land may NOT be described only by:
 - Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
 - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining as referenced in the description.

- The map must include a **graphic scale**.

- The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

- If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

January 30, 2025

TJ Nee
Director of Planning and Building Services
City of Beloit
100 State Street
Beloit, WI 53511

Re: 2016 East Bradley Street
Annexation Plat Petition
RHB #35368

Dear TJ,

Please accept the enclosed signed Petition for Annexation to the City of Beloit. The request is for one tax parcel located at 2016 East Bradley Street adjacent to the City of Beloit corporate limits. The statutory annexation method being used is Unanimous per Wisconsin Statutes s.66.0217(2).

Also included with the Petition is the Legal Description and Map meeting the requirements of Wisconsin Statutes s.66.0217(1). This Map is also required to be submitted simultaneously to the Department of Administration for their review and comment.

If you have any questions on any of the submittal materials or need additional information or copies, please contact me at dearl@rhbatterman.com or 608-365-4464.

Very truly yours,

R.H. BATTERMAN & CO., INC.
Engineering - Land Surveying - Planning



David J. Earl, PLS
Professional Land Surveyor/Survey Team Leader

Pc: Town of Turtle
Wisconsin Department of Administration
Emily Davis

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

Address of Property: 2016 East Bradley Street Beloit, WI 53511

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

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

Lindale Place Turtle Ridge Sherwood Drive N/A

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

The current population or territory to be annexed and/or attached is 1 persons.

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

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

We further respectfully request that this property be zoned R1-A.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
<i>Emily Davis</i>	Emily Davis	2016 East Bradley St.	2/5/25
		Beloit, WI 53511	

Personally came before me this 5th day of February, 2025, the above named, Emily Davis to me known to be the persons who executed the foregoing instrument and acknowledged the same.

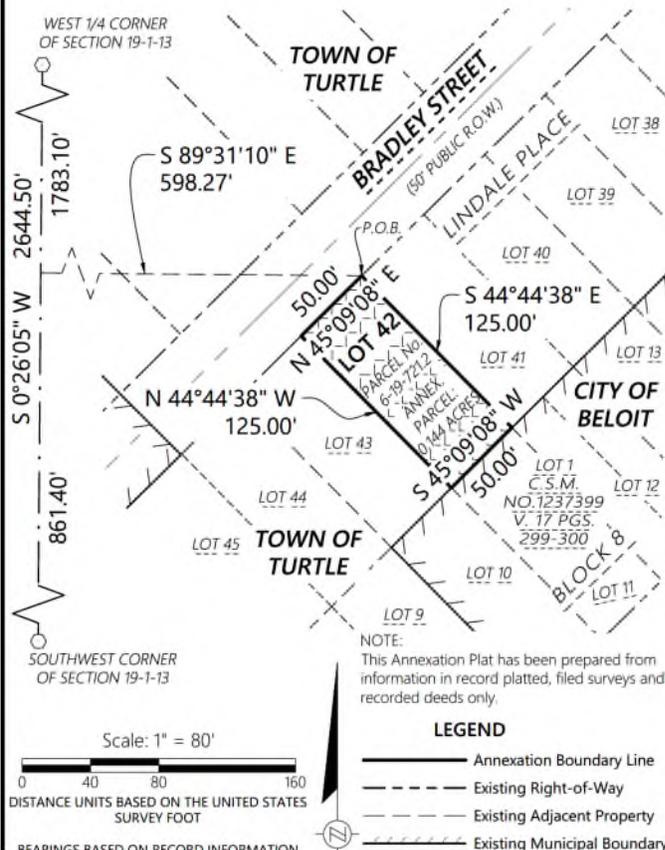
Carol Hall
Notary Public, State of Wisconsin

Carol Hall
Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: 2/14/27

PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF BELOIT

LOT 42, 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.



LEGAL DESCRIPTION: Lot 42, 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°26'05" West along the West line of Section 19 aforesaid a distance of 1783.10 feet; thence South 89°31'10" East a distance of 598.27 feet to the North corner of Lot 42 of Block 8, Lindale Place, being the Point of Beginning of lands hereinafter described; thence South 44°44'38" East along the Easterly line of aforesaid Lot 42 a distance of 125.00 feet; thence South 45°09'08" West along the Southeasterly line of aforesaid Lot 42 a distance of 50.00; thence North 44°44'38" West along the Southwesterly line of aforesaid Lot 42 a distance of 125.00 feet to the Southeasterly Right-of-Way line of Bradley Street; thence North 45°09'08" East along the aforesaid Southeasterly Right-of-Way line of Bradley Street a distance of 50.00 feet to the Point of Beginning. Containing 0.144 acres, more or less.

That I hereby certify that the Plat of Annexation as described and hereon drawn correctly represents said territory as described and said Plat is true and correct.

Dated this 30th day of January, 2025.

David J. Earl
David J. Earl, PLS 3257

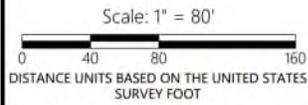


State of Wisconsin } ss
County of Rock }

I, Marcy J. Granger, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Beloit, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the Plat hereon drawn is a correct representation of the annexation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin this ____ day of _____, 2025.

_____, Clerk



BEARINGS BASED ON RECORD INFORMATION

File Name: J:\35300 - 35399\35368 - Emily Davis\SURVEY\RH B DRAWING FILES

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Bartels Dr., Beloit, WI 53511
608.365.4464 | www.rhbatterman.com

FOR THE EXCLUSIVE USE OF:
Emily Davis
2016 East Bradley Street
Beloit, WI 53511

ORDER NO: 35368
DRAWN BY: JPL
SHEET 1 OF 1



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

March 10, 2025

PETITION FILE NO. 14739

MARCY GRANGER, CLERK
CITY OF BELOIT
100 STATE STREET
BELOIT, WI 53511-6234

KRISTINA BENNETT, CLERK
TOWN OF TURTLE
6916 COUNTY RD J
BELOIT, WI 53511-8964

Subject: DAVIS ANNEXATION

The proposed annexation submitted to our office on February 18, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Beloit, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14739 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2813>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: March 19, 2025

Agenda Item: 4.b.

File Number: CSM-2025-02

General Information

Applicant: Mike Holloway for Blackhawk Transport

Owner: City of Beloit

Address: 2001 Gateway Boulevard

Jurisdiction: City of Beloit

Applicant's Request: Approval of a two-lot Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to divide the vacant parcel at 2001 Gateway Boulevard into two lots. Blackhawk Transport seeks to purchase Lot 1 for the construction of a corporate office and a maintenance and storage facility for tractors and trailers. Lot 2 will remain under the ownership of City of Beloit.

The resulting two lots are currently zoned C-3, Community Commercial District. Lot 1 is proposed to be rezoned to PUD, Planned Unit Development District subject to approval of a PUD Master Land Use Plan and Comprehensive Plan Amendment, which are also scheduled for Plan Commission review at the March 19, 2025 meeting. The proposed Lot 1 is approximately 12.9 acres. The proposed Lot 2 is approximately 17.6 acres.

Surrounding Land Use and Zoning: As noted, the subject property is currently zoned C-3, and is adjacent to M-1, Limited Manufacturing District zoned parcels with manufacturing uses to the east and south. To the north, on the other side of I-43, are parcels zoned R-1A, Single-Family Residential District. To the west is a large vacant parcel also zoned C-3.

Review Agent Comments: The proposed CSM was distributed to City review agents. The Engineering Division noted the following:

- The northern property line along Milwaukee Road shown on the proposed CSM does not match record information and will need to be corrected for staff review prior to recording.
- Sheet 4 of the proposed CSM shows a 50-ft drainage easement to be created via this CSM. Engineering requests that a separate easement document be recorded identifying who this easement is being dedicated to, and outlining easement rights and restrictions. The applicant will be provided a template to draft a proposed easement document for the proposed drainage easement for City staff to review along with the revised CSM.

Additionally, the CSM should be revised to note that the drainage easement will be created via separate document.

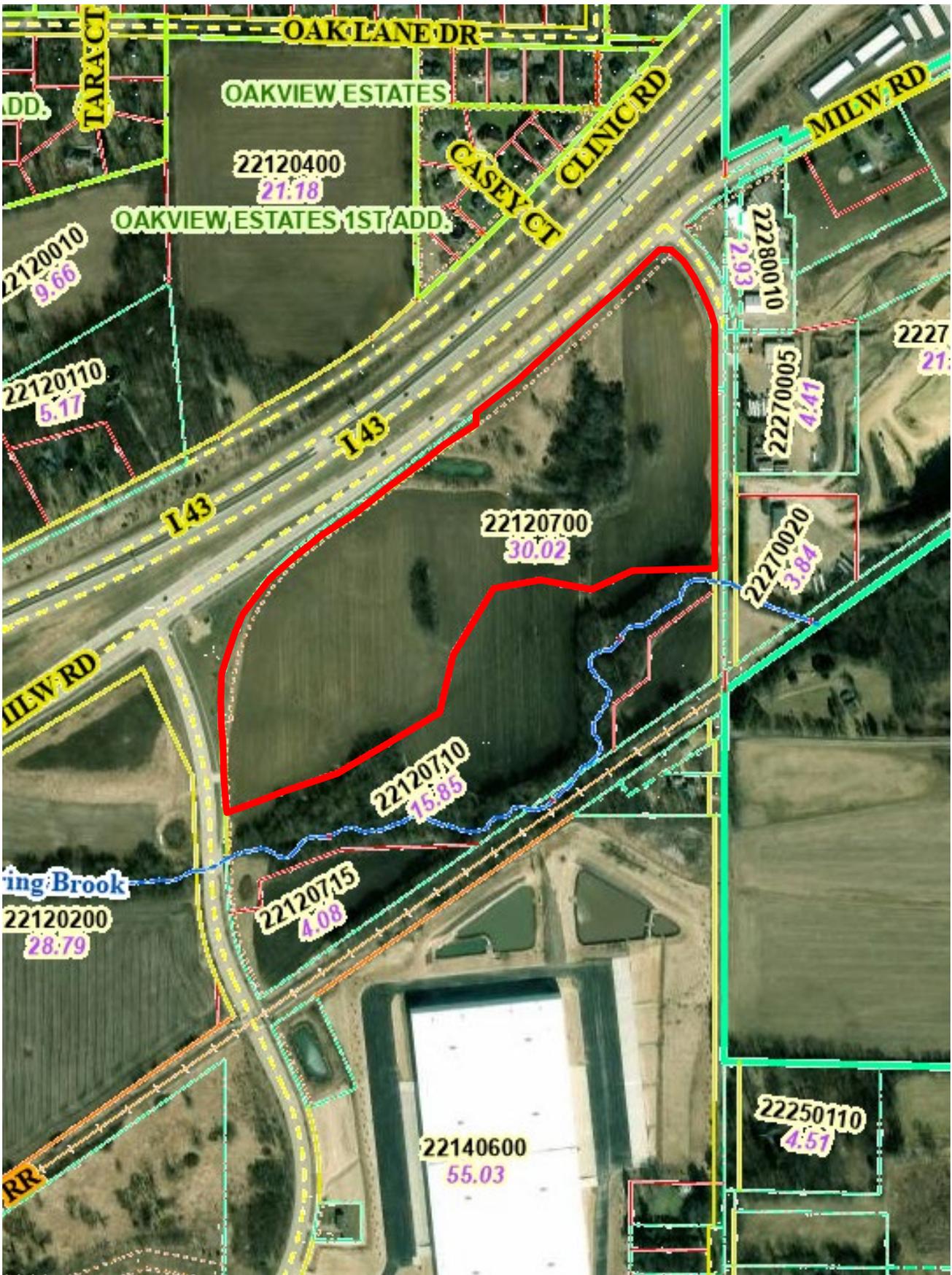
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends approval of the attached two-lot CSM located at 2001 Gateway Boulevard in the City of Beloit, subject to the following conditions:

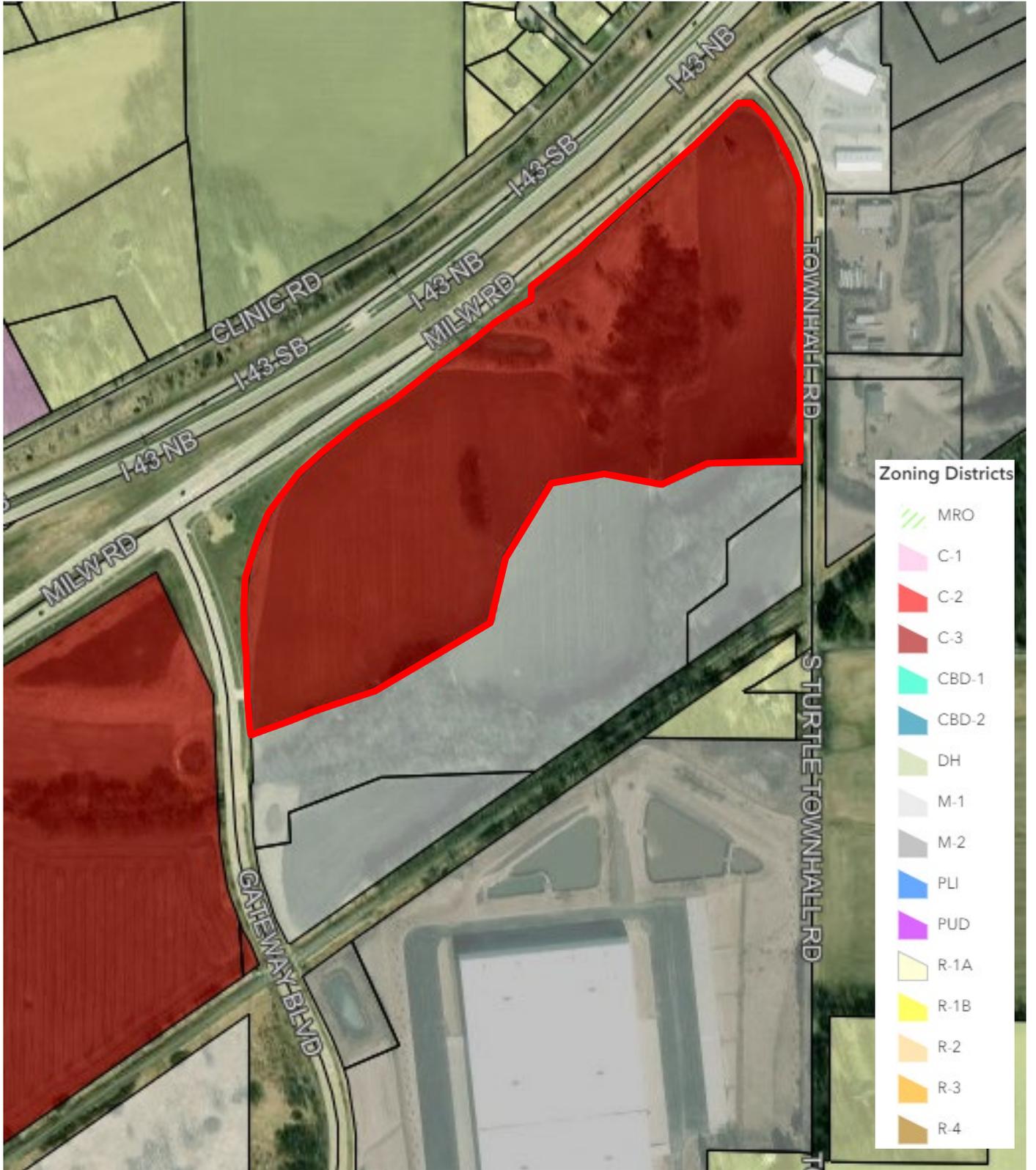
1. City Council approval of the applicant's PUD Master Land Use Plan.
2. The northern property line along Milwaukee Road shall be corrected for staff review prior to recording of a final CSM.
3. A separate easement document for the proposed drainage easement to be recorded shall be provided for City review and approval prior to it being recorded.
4. The final CSM shall note that the drainage easement will be created via separate document.
5. The applicant shall request an Endangered Resources Review, as applicable. An ER Review is the mechanism to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.
6. 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 Map, Zoning Map, Certified Survey Map, Application, Site Assessment Checklist, and Resolution.

LOCATION MAP

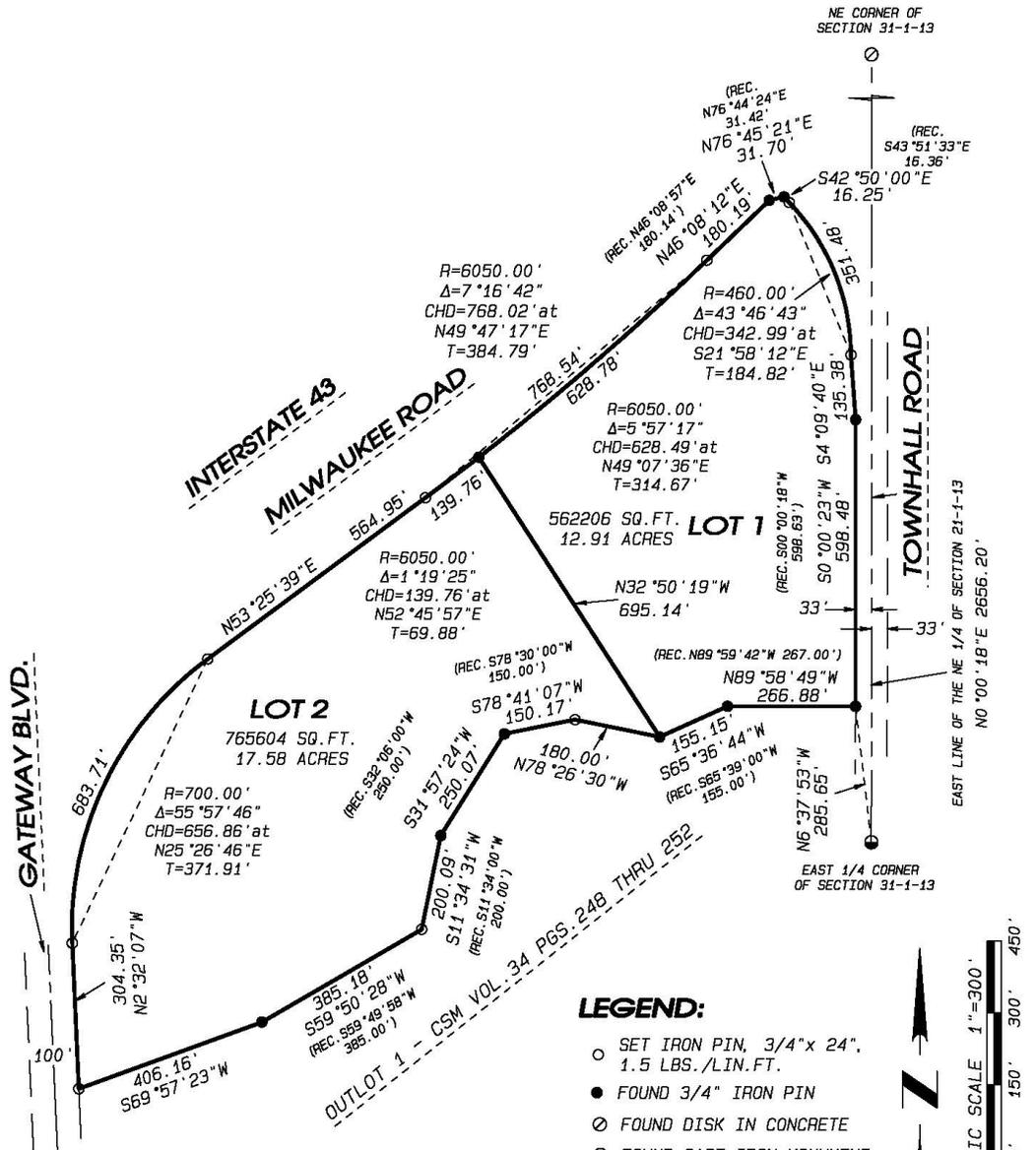


ZONING MAP



CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



NOTE: FIELDWORK COMPLETED _____

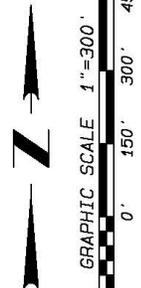
NOTE: ASSUMED N0°00'18"E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 21-1-13.

Project No. 124 - 504A
For: BLACKHAWK

SHEET 1 OF 7 SHEETS

LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND DISK IN CONCRETE
- ⦿ FOUND CAST IRON MONUMENT

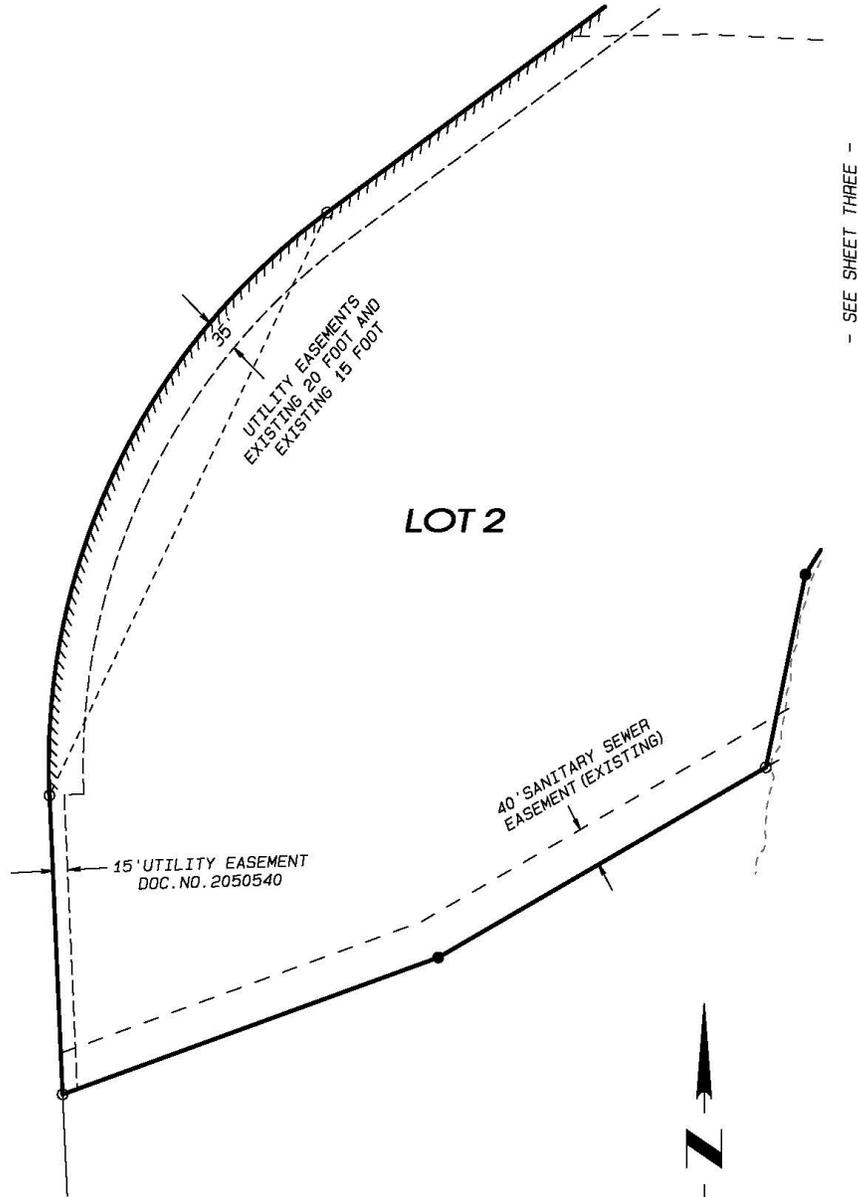


Combs & Associates
 • LAND SURVEYING
 • LAND PLANNING
 • CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com
 tel: 608 752-0575
fax: 608 752-0534

CERTIFIED SURVEY MAP

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NOTE: ACCESS RESTRICTIONS SHOWN HEREON
TAKEN FOR DOC. NO. 2050540.

LEGEND:

- LIMITED ACCESS
- NO ACCESS

Project No. 124 - 504A
For: BLACKHAWK

SHEET 2 OF 7 SHEETS

Combs

& ASSOCIATES[®]

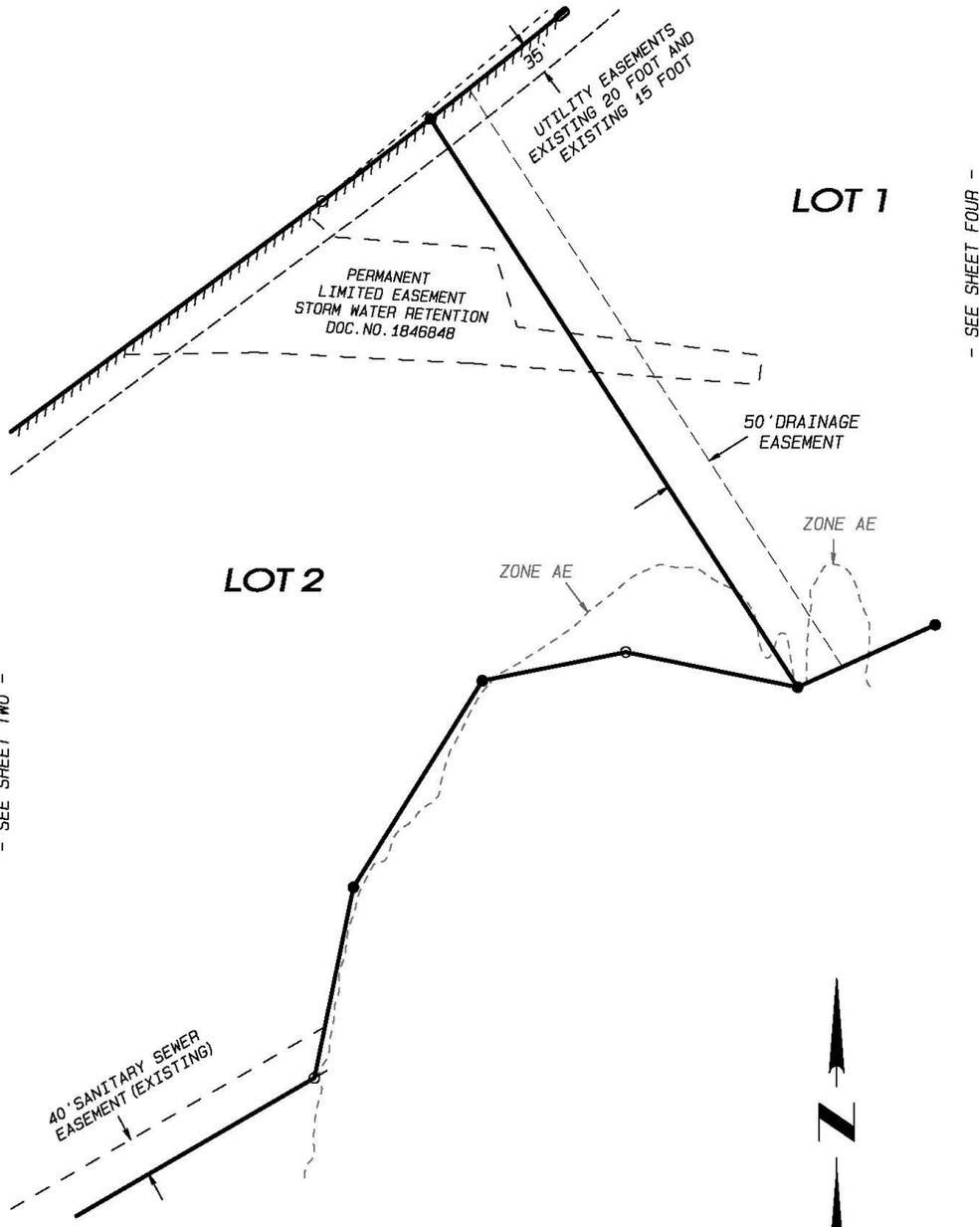
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

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NOTE: ACCESS RESTRICTIONS SHOWN HEREON TAKEN FOR DOC. NO. 2050540.

LEGEND:

- LIMITED ACCESS
- NO ACCESS

Project No. 124 - 504A
For: BLACKHAWK

SHEET 3 OF 7 SHEETS

Combs & ASSOCIATES

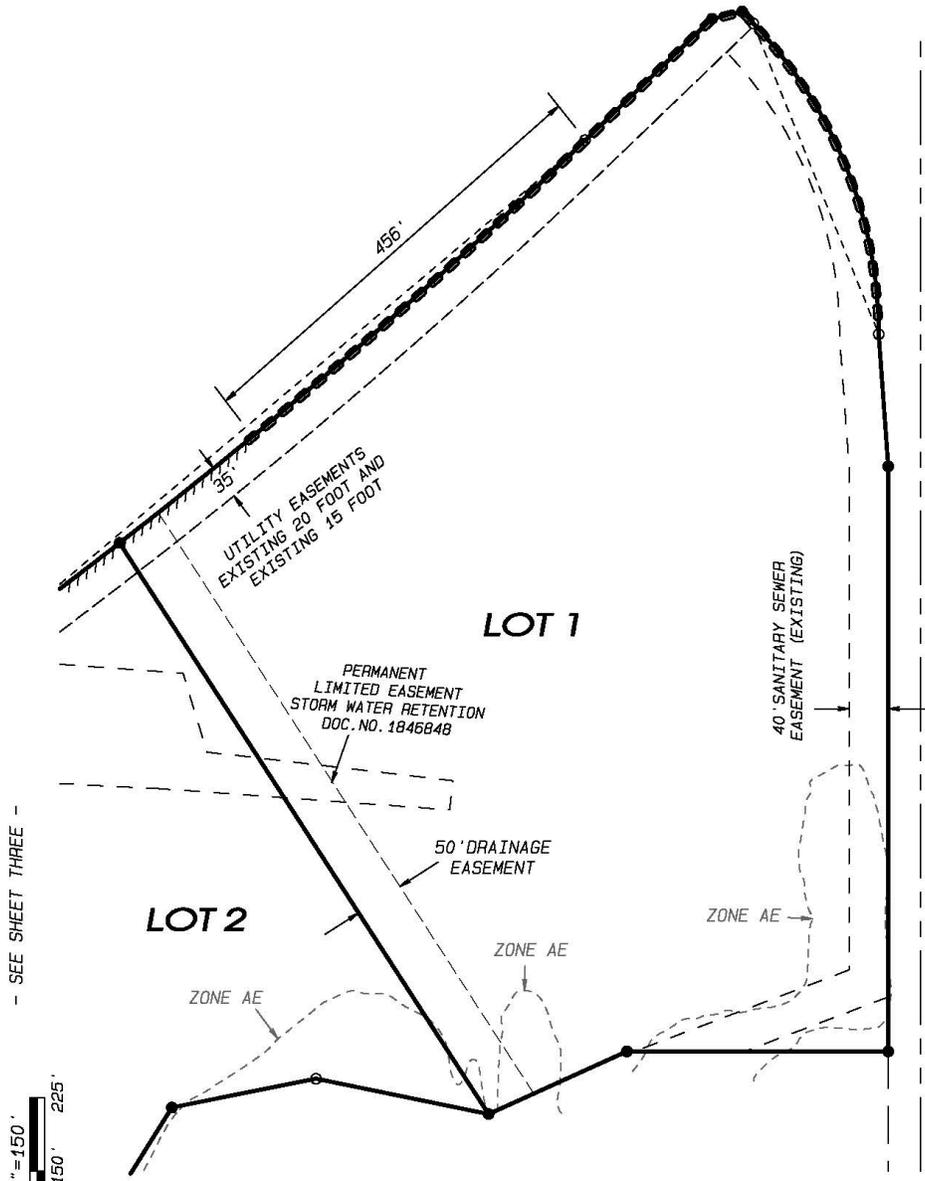
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

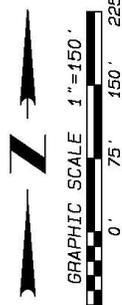
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- SEE SHEET THREE -



NOTE: FLOOD ZONE AE TAKEN FROM FIRM MAP NO. 55105C337E HAVING AN EFFECTIVE DATE OF 9/16/2015.

NOTE: ACCESS RESTRICTIONS SHOWN HEREON TAKEN FOR DOC. NO. 2050540.

LEGEND:

LIMITED ACCESS

NO ACCESS

Combs

& ASSOCIATES[®]

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
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Project No. 124 - 504A
For: BLACKHAWK

SHEET 4 OF 7 SHEETS

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION - CITY OF БЕЛОIT, WISCONSIN

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon.

x _____ Jerry Gabrielatos (CITY MANAGER)

x _____ Marcy J. Granger (CITY CLERK)

State of Wisconsin
County of Rock SS.

Personally came before me this _____ day of

_____, 20____, Jerry Gabrielatos and Marcy J. Granger

to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin x _____

My Commission _____

Project No. 124 - 504A
For: BLACKHAWK

SHEET 5 OF 7 SHEETS

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www.combsurvey.com

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fax: 608 752-0534

CERTIFIED SURVEY MAP

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CITY OF БЕЛОIT APPROVAL

Approved by the Plan Commission this ____ day of _____ 20 ____ .

Authorized Signature x _____

Approved by the Common Council this ____ day of _____ 20 ____ .

Authorized Signature x _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____ .

Rock County Treasurer x _____

Project No. 124 - 504A
For: BLACKHAWK

SHEET 6 OF 7 SHEETS



109 W. Milwaukee St. tel: 608 752-0575
Janesville, WI 53548 fax: 608 752-0534
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CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

State of Wisconsin
County of Rock SS. I, JEFFREY R. GARDE, Professional Land Surveyor No. 2766, do hereby certify that I have surveyed, divided and mapped:

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. CONTAINING 30.49 ACRES.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of MARK HARTWIG and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 13TH day of FEBRUARY, 2025 at Janesville, Wisconsin.

RECORDING DATA

No. _____ received for record this ____ day of _____,

20____, at _____ o'clock __ .M., and recorded as _____,
of Certified Survey Maps of Rock County, Wisconsin.

Register of Deeds _____

Project No. 124 - 504A
For: BLACKHAWK

SHEET 7 OF 7 SHEETS

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RESOLUTION 2025-012

**APPROVING A TWO-LOT CERTIFIED SURVEY MAP FOR THE PROPERTY
LOCATED AT 2001 GATEWAY BOULEVARD IN THE CITY OF БЕЛОIT**

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 jurisdiction of the City; and

WHEREAS, the attached two-lot Certified Survey Map at 2001 Gateway Boulevard in the City of Beloit, containing 30.49 acres, more or less, is located within the jurisdiction of the City of Beloit; and

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

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 248 THRU 252 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.2050540 AND LOCATED IN PARTS OF EACH OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 21, T.1N., R.13E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. CONTAINING 30.49 ACRES.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the properties located at 2001 Gateway Boulevard in the City of Beloit, subject to the following condition:

1. City Council approval of the applicant’s PUD Master Land Use Plan.
2. The northern property line along Milwaukee Road shall be corrected for staff review prior to recording of a final CSM.
3. A separate easement document for the proposed drainage easement to be recorded shall be provided for City review and approval prior to it being recorded.
4. The final CSM shall note that the drainage easement will be created via separate document.
5. The applicant shall request an Endangered Resources Review, as applicable. An ER Review is the mechanism to ensure compliance with Wisconsin’s Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.
6. 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 19th day of March, 2025.

Plan Commission

Mike Ramsden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

CITY of BELOIT

Planning and Building Services 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: 2001 Gateway Blvd, City of Beloit, 53511

2. Tax Parcel Number(s): 22120700

3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the NE& SE Quarter of Section 21, Township 1 North, Range 13 East of the 4th P.M.

4. Owner of record: City of Beloit, Inc Phone:
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Blackhawk Transport (Mike Holloway as agent)
3800 Milwaukee Rd Suite 100 Beloit WI 53511
(Address) (City) (State) (Zip)
800 322-9492 / Mike.Holloway@blackhawktransport.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. Number of new lots proposed with this land division is 2 lot(s).

7. Total area of land included in this map: 30.49

8. Total area of land remaining in parent parcel: 30.49

9. Is there a proposed dedication of any land to the City of Beloit? No

10. The present zoning classification of this property is: C-3

11. Is the proposed use permitted in this zoning district: No

- 12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
[X] Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
[X] Pre-application meeting; a pre-application meeting was held on 02/05/2025 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.
[X] 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.

Mike C. Holloway Mike Holloway 2/13/2025
(Signature of applicant) (Print name of applicant) (Date)

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

Review fee: \$300.00 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: 2001 Gateway Blvd, City of Beloit, 53511

Property owner's name: City Of Beloit, Inc

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)	X	
B. A landform or topographical feature including perennial streams?		X
C. A floodplain? (If Yes, attach a copy of the latest FEMA Floodway map with the parcel shown thereon.)	X	
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"?	X	
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?	X	
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?	X	
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "Soils Survey of Rock County"		X
H. Prevention of future gravel extraction?		X
I. A drainage-way with a tributary area of 5 or more acres?		X
J. Lot coverage of more than 50 percent impermeable surfaces?		X
K. Prime agricultural land as depicted in the "Soils Survey of Rock County" or any adopted farmland preservation plans?	X	
L. Wetlands as depicted on a DNR wetland inventory map or more detailed source?		X
II. Water Resources; Does the project site involve:	----	----
A. An area traversed by a stream, intermittent stream or dry run?		X
B. An impact on the capacity of a storm water storage system or flow of a waterway within one mile?		X
C. The use of septic systems for on-site wastewater disposal?		X
D. Lowering of water table by pumping or drainage?		X
E. Raising of water table by altered drainage?		X
F. Frontage on a lake, river, or other navigable waterway?		X
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)

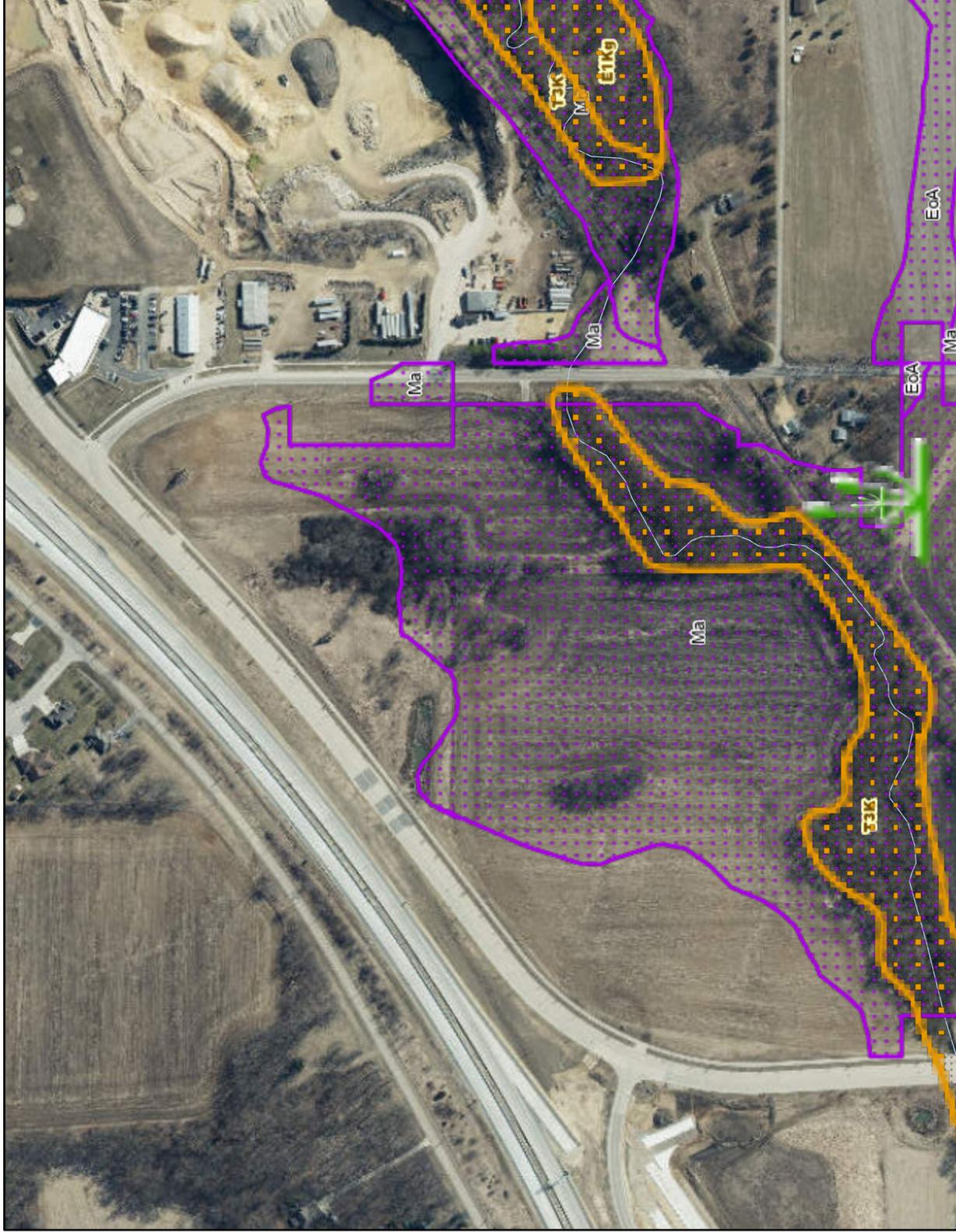
ITEM OF INFORMATION	YES	NO
IV. Biological Resources; Does the project site involve:	----	----
A. Critical habitat for plants and animals of community interest per DNR inventory?		X
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory?	X	
C. Trees with a diameter 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.)		X
D. Removal of over 40 % of the trees on the site within a "mature woodland" as defined in the subdivision ordinance?		X
E. Environmental corridors as mapped by the City of Beloit or Rock County?		X

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)?		X
B. Is the land traversed by an existing or planned roadway corridor, as shown on the City's official map or comprehensive plan?		X
C. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)?	X	
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	X	

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; _____	E: Cap=	
Middle; _____	M: Cap=	
High School; _____	H: Cap=	

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.



- Legend:** (some map layers may not be displayed)
- Wetland Class Points
 - Wetland too small to delineate
 - Wetland Class Areas
 - Wetland Indicators
 - 24K Streams and Rivers
 - Latest Leaf Off Imagery
 - City or Village
 - County Boundaries
 - Major Roads
 - Interstate Highway
 - County and Local Roads
 - County HWY
 - Local Road
 - Railroads

Notes:



Service Layer Credits:
 Wisconsin Wetland Inventory NWI (cached); Wetland Indicators & Soils: Surface Water Data Viewer Team, EN Basic Basemap WTM Ext.; 2020 Leaf Off; Wisconsin Wetland Inventory NWI (Dynamic); Calvin Lawrence, Dennis Weise, Nina Rihn



This map is a product generated by a DNR web mapping application. This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/12/2025 9:58 AM



Endangered Resources Preliminary Assessment

Created on **2/12/2025**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

Further actions are required to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43).

At least one of the following situations apply (likely not all):

- The species recorded are state or federal threatened or endangered animals or the project is within a range or zone.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.

Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. An ER Review is the mechanism to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

Landowner name **Blackhawk Transport**

Project address

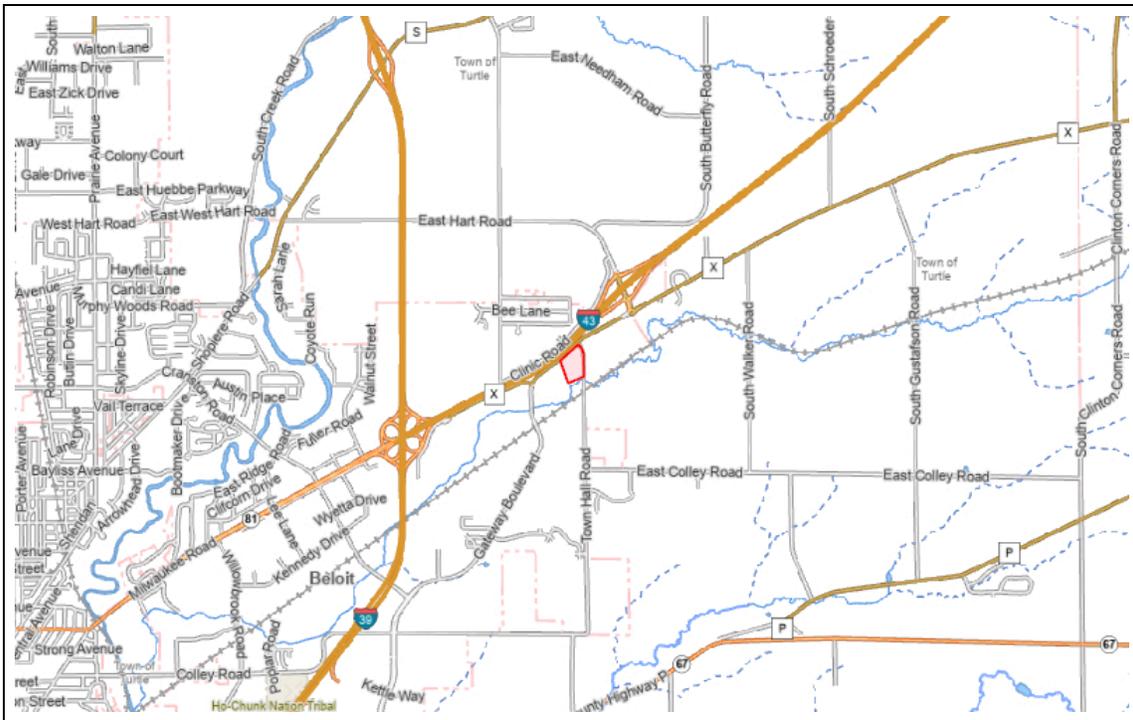
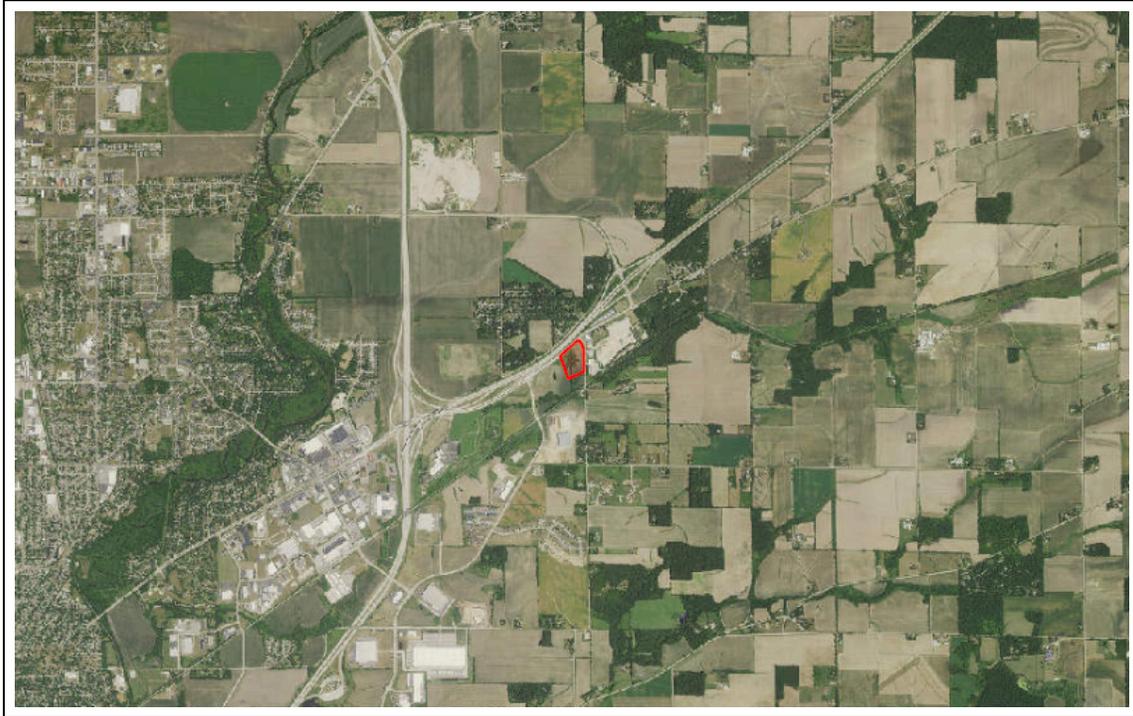
Project description

Project Questions

Does the project involve a public property?	No
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	Yes

Is project within a waterbody or along the shoreline?

No



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnr.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

Custom Soil Resource Report for Rock County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Rock County, Wisconsin.....	13
KeC2—Kidder silt loam, 6 to 12 percent slopes, eroded.....	13
KeD2—Kidder silt loam, 12 to 20 percent slopes, eroded.....	14
Ma—Mahalasville silt loam.....	15
PeB2—Pecatonica silt loam, 2 to 6 percent slopes, eroded.....	16
PeC2—Pecatonica silt loam, 6 to 12 percent slopes, eroded.....	17
WIB2—Whalan loam, 2 to 6 percent slopes, eroded.....	18
References	20

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

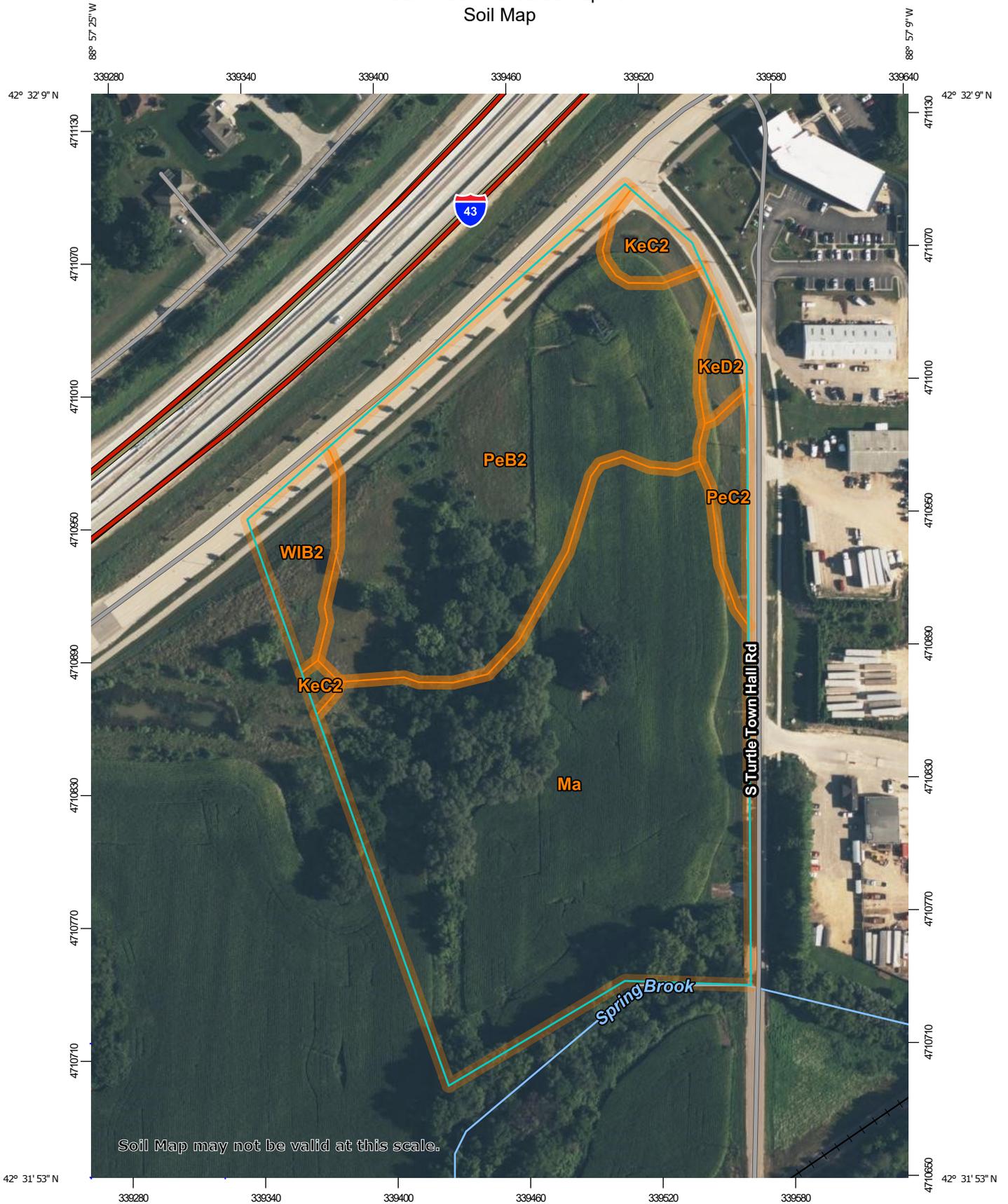
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

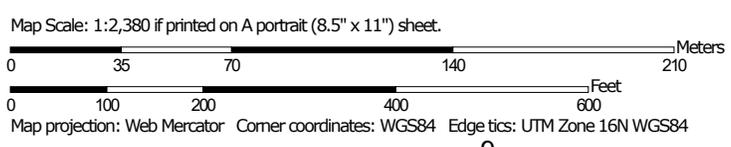
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rock County, Wisconsin
 Survey Area Data: Version 22, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 12, 2020—Aug 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KeC2	Kidder silt loam, 6 to 12 percent slopes, eroded	0.4	2.3%
KeD2	Kidder silt loam, 12 to 20 percent slopes, eroded	0.2	1.3%
Ma	Mahalasville silt loam	8.5	55.4%
PeB2	Pecatonica silt loam, 2 to 6 percent slopes, eroded	5.3	34.8%
PeC2	Pecatonica silt loam, 6 to 12 percent slopes, eroded	0.4	2.3%
WIB2	Whalan loam, 2 to 6 percent slopes, eroded	0.6	3.9%
Totals for Area of Interest		15.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rock County, Wisconsin

KeC2—Kidder silt loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: g9mk

Elevation: 660 to 980 feet

Mean annual precipitation: 30 to 38 inches

Mean annual air temperature: 43 to 48 degrees F

Frost-free period: 150 to 190 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Kidder and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kidder

Setting

Landform: Moraines, till plains

Landform position (two-dimensional): Shoulder, backslope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Thin loess over calcareous loamy till

Typical profile

Ap, BE - 0 to 11 inches: silt loam

2Bt - 11 to 28 inches: clay loam

2BC, 2C - 28 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 60 to 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F095XB010WI - Loamy and Clayey Upland

Forage suitability group: Mod AWC, adequately drained (G095BY005WI)

Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Hydric soil rating: No

KeD2—Kidder silt loam, 12 to 20 percent slopes, eroded

Map Unit Setting

National map unit symbol: g9ml
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Kidder and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kidder

Setting

Landform: Moraines, till plains
Landform position (two-dimensional): Shoulder, backslope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Thin loess over calcareous loamy till

Typical profile

Ap, BE - 0 to 11 inches: silt loam
2Bt - 11 to 28 inches: clay loam
2BC, 2C - 28 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: Mod AWC, adequately drained with limitations
(G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations
(G095BY006WI)
Hydric soil rating: No

Ma—Mahalasville silt loam

Map Unit Setting

National map unit symbol: g9mt
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mahalasville and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mahalasville

Setting

Landform: Drainageways on flood plains, depressions on flood plains
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loess over loamy and sandy outwash

Typical profile

Ap - 0 to 7 inches: silt loam
A,Btg,BC - 7 to 58 inches: silty clay loam
2Cg - 58 to 60 inches: stratified sand to silt

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 22 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB002WI - Wet Floodplain
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: Yes

PeB2—Pecatonica silt loam, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: g9nf
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Pecatonica and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pecatonica

Setting

Landform: Moraines, till plains
Landform position (two-dimensional): Summit
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Thin loess over loamy till

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 28 inches: silt loam
2Bt - 28 to 58 inches: clay loam
2C - 58 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

PeC2—Pecatonica silt loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: g9ng
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Pecatonica and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pecatonica

Setting

Landform: Till plains, moraines
Landform position (two-dimensional): Shoulder, backslope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Thin loess over loamy till

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 28 inches: silt loam
2Bt - 28 to 58 inches: clay loam
2C - 58 to 60 inches: sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

WIB2—Whalan loam, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: g9q6
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Whalan and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Whalan

Setting

Landform: Hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy drift over clayey residuum over dolomite

Typical profile

Ap - 0 to 6 inches: loam
BE,Bt - 6 to 31 inches: clay loam
2Bt - 31 to 36 inches: clay loam
3R - 36 to 79 inches: bedrock

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F095XB006WI - Shallow Upland
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)
Hydric soil rating: No

Custom Soil Resource Report

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