PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, October 7, 2026

1. CALL TO ORDER AND ROLL CALL

2. MINUTES

   2.a. Consideration of the minutes of the September 23 Plan Commission meeting
   Attachment

3. PUBLIC HEARINGS
   There are no public hearings scheduled.

4. REPORTS

   4.a. Consideration of Resolution 2026-27 approving a one-lot Extraterritorial Certified Survey Map for the properties located at 8653 Creek Road in the Town of Turtle
   Attachment

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
   Rezoning - 2325 Murphy Woods Road

6. FUTURE AGENDA ITEMS
   Rezoning of Sixth Street Properties
   Planned Unit Development - 1023 Randall Street
   Zoning Text Amendment - WPO Minor Amendment

7. ADJOURNMENT
   The next Plan Commission meeting is scheduled for October 21, 2026.

** 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 (608) 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, September 23, 2026

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

Vice Chairperson Winkelmann called the meeting to order at 5:30 PM. Commissioners Stearns, Jacobsen, Finnegan and Councilor Forbeck were present. Chairperson Anderson and Commissioners Edwards and Sierra were absent.

2. **MINUTES**

2.a. **Consideration of the minutes of the August 19, 2026 Plan Commission meeting**

Commissioner Stearns made a motion to approve the Minutes, seconded by Commissioner Jacobsen. Motion carried, voice vote (4-0).

3. **PUBLIC HEARING**

3.a. **Consideration of Resolution 2026-25 approving an amendment to a Conditional Use Permit to allow retail sales/service, other (sales-oriented), for property located at 1503 St. Lawrence.**

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

Vice Chairperson Winkelmann opened the public hearing.

Kristen Gogol, owner of Home Oven Bakery LLC, introduced herself and explained she planned to develop her business and utilize the storefront space.

Patrick Lindquist, a resident, stated he was present in support of the owner and encouraged the Commission to approve the Conditional Use Permit, noting that the bakery would be a great addition to the neighborhood.

Councilor Forbeck stated it would be a delight to have another bakery in the City.

Vice Chairperson Winkelmann closed the public hearing.

Commissioner Finnegan made a motion to recommend approval, seconded by Commissioner Stearns. Motion carried, voice vote (4-0).

4. **REPORTS**

4.a. **Consideration of Resolution 2026-26 approving a two-lot Certified Survey Map for the property located at 1023 Randall Street in the City of Beloit.**

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

Vice Chairperson Winkelmann asked for clarification as which streets each lot would access.

Julie Christensen clarified one access point would be on Wisconsin Avenue and the other on Randall Street

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

No updates were provided.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for October 7, 2026 at 5:30 PM.

7. **ADJOURNMENT**

Commissioner Stearns made a motion to adjourn the meeting, seconded by Commissioner Jacobsen at 5:47 PM. Motion carried, voice vote (4 -0).

Brian Anderson, Chairperson

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 7, 2026

Agenda Item: 4.a.

File Number: CSM-2026-23

General Information

Applicant: Craig L. Geiser, R.H. Batterman and Co., Inc.
Owner: Heath and Theressa Henke Family
Address: 8653 S. Creek Road
Jurisdiction: Town of Turtle
Applicant's Request: Approval of a one-lot Extraterritorial Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to combine parcels 6-19-395.7 and 6-19-395.8, Lots 7 and 8 (respectively) of Gornet's Subdivision in the Town of Turtle, into a single lot. The purpose is to allow a building addition to the existing single-family detached dwelling. The proposed lot is approximately 200 feet wide and 0.68 acres (approximately 29,430 square feet) in size.

Both of the subject parcels are in the Residential One (R-1) Zoning District in the Town.

Surrounding Land Use and Zoning: To the north and south of the subject parcels are adjacent lots likewise zoned R-1 in the Town and developed with single-family detached dwellings. To the east is the Turtle Creek waterway. To the west is S. Creek Rd. and across the road is agricultural land in the Exclusive Agricultural (A-E) zoning district, also in the Town.

City of Beloit Comprehensive Plan and Strategic Plan: The City's Comprehensive Plan designation for both parcels is *Established Neighborhood*, which describes already developed, predominately residential areas, with future building types to include single-family dwellings. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

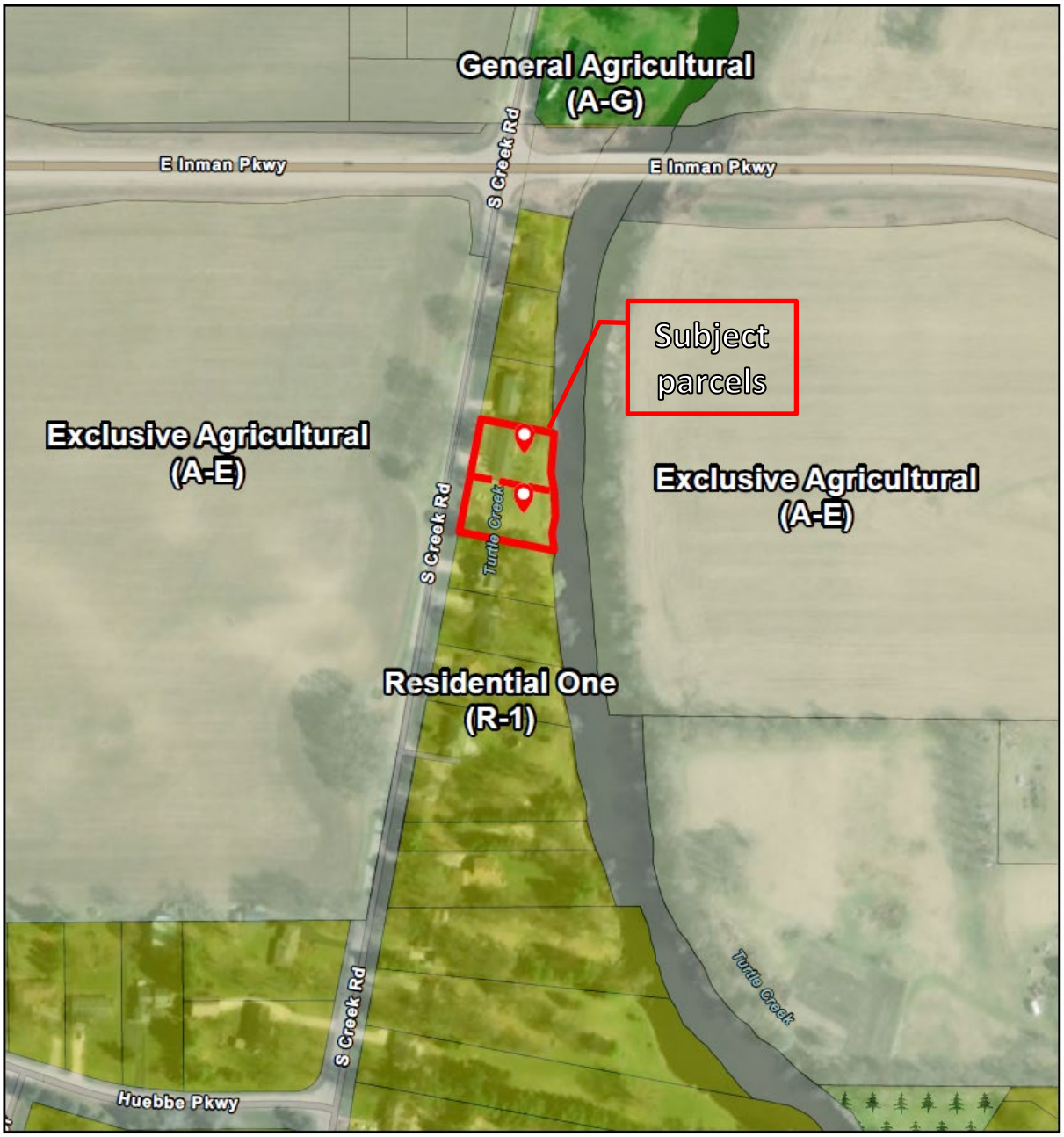
Review Agent Comments: The proposed CSM was distributed to the Review Agents. As of the date this report was prepared, one comment had been received, from AT&T, indicating that there are no known conflicts with AT&T's facilities.

STAFF RECOMMENDATION:
The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial CSM located at 8653 S. Creek Road (parcels 6-19-395.7 and 6-19-395.8) in the Town of Turtle, subject to the following condition:

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

ATTACHMENTS: Location and Town Zoning Map, Certified Survey Map, Application, and Resolution

Location and Town Zoning Map



9/24/2026

1:4,000

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Town Zoning

- A1, Farmland Preservation or Exclusive Agriculture
- A2, General Agriculture
- Single Family Rural Residential
- C2 Highland Conservancy
- Dedicated ROW or no Zoning Information Available

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rock County, Wisconsin, Vantor

City of Beloit Planning and Building Services Division

PRELIMINARY
CERTIFIED SURVEY MAP

OF LOTS 7 AND 8, GORNET'S SUBDIVISION,
TOWN OF TURTLE, ROCK COUNTY, WISCONSIN



Scale: 1" = 40'

0 20 40 80

ORDER NO: 36104 DRAWN BY: JRT SHEET 1 OF 1	*FOR THE EXCLUSIVE USE OF:* Heath & Theressa Henke 8653 S Creek Road Beloit, WI 53511	**Batterman** engineers surveyors planners BELOIT | ELKHORN | JANESVILLE 2857 S. Bartells Dr., Beloit, WI 53511 608.365.4464 | www.rhbatterman.com

File Name: J:\36100 - 36199\36104 - Heath Henke\SURVEY\RHB DRAWING FILES

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:** 8653 S Creek Road
2. **Tax Parcel Number(s):** 6-19-395.8 & 6-19-395.7
3. **Property is located in** (circle one): **City of Beloit** or **Town of: Turtle; Beloit; Rock** or **LaPrairie**
   In the NW **Quarter of Section** 17**, Township** 1 **North, Range** 13 **East of the 4th P.M.**
4. **Owner of record:** Heath and Theressa Henke Family Trust **Phone:** [redacted]
   8653 S Creek Road (Address) | Beloit (City) | WI (State) | 53511 (Zip)
5. **Applicant's Name:** Craig L. Geiser (R.H. Batterman)
   Beloit (City) | WI (State) | 53511 (Zip)
   [redacted] (Office Phone #) / [redacted] (Cell Phone #) / [redacted] (E-mail Address)
6. **Number of new lots proposed with this land division is** 1 **lot(s).**
7. **Total area of land included in this map:** .676 arcres
8. **Total area of land remaining in parent parcel:** .676
9. **Is there a proposed dedication of any land to the City of Beloit?** No
10. **The present zoning classification of this property is:** R1
11. **Is the proposed use permitted in this zoning district:** yes
12. ***THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:***
    - ☐ **Site Assessment Checklist;** is required if the total area of CSM is over 5 acres.
    - ☐ **Pre-application meeting;** a pre-application meeting was held on _____ with City of Beloit Staff.
    - ☐ **Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
    - ☐ **Phase One Environmental Assessment:** as per section 12.05(1)(c) of the Subdivision Ordinance.
    - ☐ **Certified Survey Map:** one copy as required by section 12.05(1) of the Subdivision Ordinance.

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

Craig L. Geiser / Craig L. Geiser / 9/10/2026

(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: _____

RESOLUTION 2026-27

APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP FOR THE PROPERTIES LOCATED AT 8653 SOUTH CREEK ROAD IN THE TOWN OF TURTLE

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

WHEREAS, the attached one-lot Certified Survey Map at 8653 South Creek Road in the Town of Turtle, containing 0.68 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

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

LOTS 7 AND 8, GORNET'S SUBDIVISION, TOWN OF TURTLE, ROCK COUNTY, WISCONSIN

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Extraterritorial Certified Survey Map at 8653 South Creek Road in the Town of Turtle, subject to the following condition:

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

Adopted this 7th day of October, 2026.

Plan Commission

_____

Brian Anderson, Chairperson

ATTEST:

_____

Julie Christensen, Secretary