PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, November 4, 2026

1. CALL TO ORDER AND ROLL CALL

2. MINUTES

   2.a. Consideration of the minutes of the October 21, 2026 Plan Commission meeting
   Attachment

3. REPORTS

   3.a. Consideration of Resolution 2026-28 approving a one-lot Certified Survey Map for the property located at 1642 Sixth Street in the City of Beloit
   Attachment

4. PUBLIC HEARINGS

   4.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1023 Randall Street
   Attachment

   4.b. Consideration of Ordinance No. 3926 amending the Zoning District Map of the City of Beloit for the property located at 1023 Randall Street
   Staff Report and Recommendation can be found under Item 4a.

   4.c. Consideration of Resolution 2026-29 approving the Written Decision for Exceptions to the Outdoor Sign Regulations for the property located at 1524 Frederick Street
   Attachment

   4.d. Consideration of Resolution 2026-30 approving a Conditional Use Permit to allow a bank/financial institution in the CBD-2, Central Business District - Fringe District for the property located at 200 State Street
   Attachment

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
   There is no report.

6. FUTURE AGENDA ITEMS
   Acquisition of Land for the Henderson Stormwater Pond
   Wellhead Protection Overlay Zoning Text Amendment

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 (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, October 21, 2026

1. **CALL TO ORDER AND ROLL CALL**
   Chairperson Anderson called the meeting to order at 5:30 PM. Commissioners Stearns, Jacobsen, and Sierra were present. Commissioners Edwards, Finnegan, Winkelmann and Councilor Forbeck were absent.

2. **MINUTES**
   2.a. **Consideration of the minutes of the October 7, 2026 Plan Commission meeting**
   Commissioner Jacobsen made a motion to approve the Minutes, seconded by Commissioner Stearns. Motion carried, voice vote (4-0).

3. **PUBLIC HEARING**
   3.a. **Consideration of Ordinance No. 3924 amending the Zoning District Map of the City of Beloit for the property located at 1642 Sixth Street (Christensen)**
   Community Development Director, Julie Christensen, presented the staff report and recommendation.

   Chairperson Anderson asked whether the approval would result in multiple potential CSMs.

   Community Development Director, Julie Christensen indicated that it was possible, but didn't think that would happen unless the owners want to construct a building on the additional land they received.

   Chairperson Anderson opened and closed the public hearing.

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

4. **REPORTS**
   There were no reports to discuss.

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**
   Julie Christensen provided an update on items previously reviewed by the commission.

6. **FUTURE AGENDA ITEMS**
   Julie Christensen outlined the future agenda items. The next meeting is scheduled for November 4, 2026 at 5:30 PM.

7. **ADJOURNMENT**
   Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Stearns at 5:41 PM. Motion carried, voice vote (4 -0).

Brian Anderson, Chairperson

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 4, 2026

Agenda Item: 3.a.

File Number: CSM-2026-24

General Information

Applicant: Jose Gorces and Roberts Lema Hernandez
Owner: The Jomago Company, LLC
Address: 1642 Sixth St
Jurisdiction: City of Beloit
Applicant's Request: Approval of a one-lot Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed CSM is to formally recognize the boundaries of parcel number 12670590 following lot line adjustments with adjacent properties. The proposed lot is irregularly shaped and 4.032 acres (approximately 175,636 square feet) in size.

Surrounding Land Use and Zoning: To the west, north, northeast, and southeast of the subject property are primarily single-family residential uses in the R-1A, Single-Family Residential District. To the south are primarily single-family residential uses in the R-1B, Single-Family Residential District. To the east, across Sixth Street, are properties likewise zoned R-1A and R-1B.

City of Beloit Comprehensive Plan and Strategic Plan: The Future Land Use Map of the Comprehensive Plan recommends *Planned Neighborhood* for the subject property, which includes "a carefully planned mix of single dwelling unit detached or attached, two-dwelling, multi-dwelling buildings, small scale business, community facilities, and parks, recreation, and conservancy uses consistent with Traditional Neighborhood Design principles […] and forms of development at a minimum of 4-8 dwelling units per gross acre." However, no development is proposed at this time.

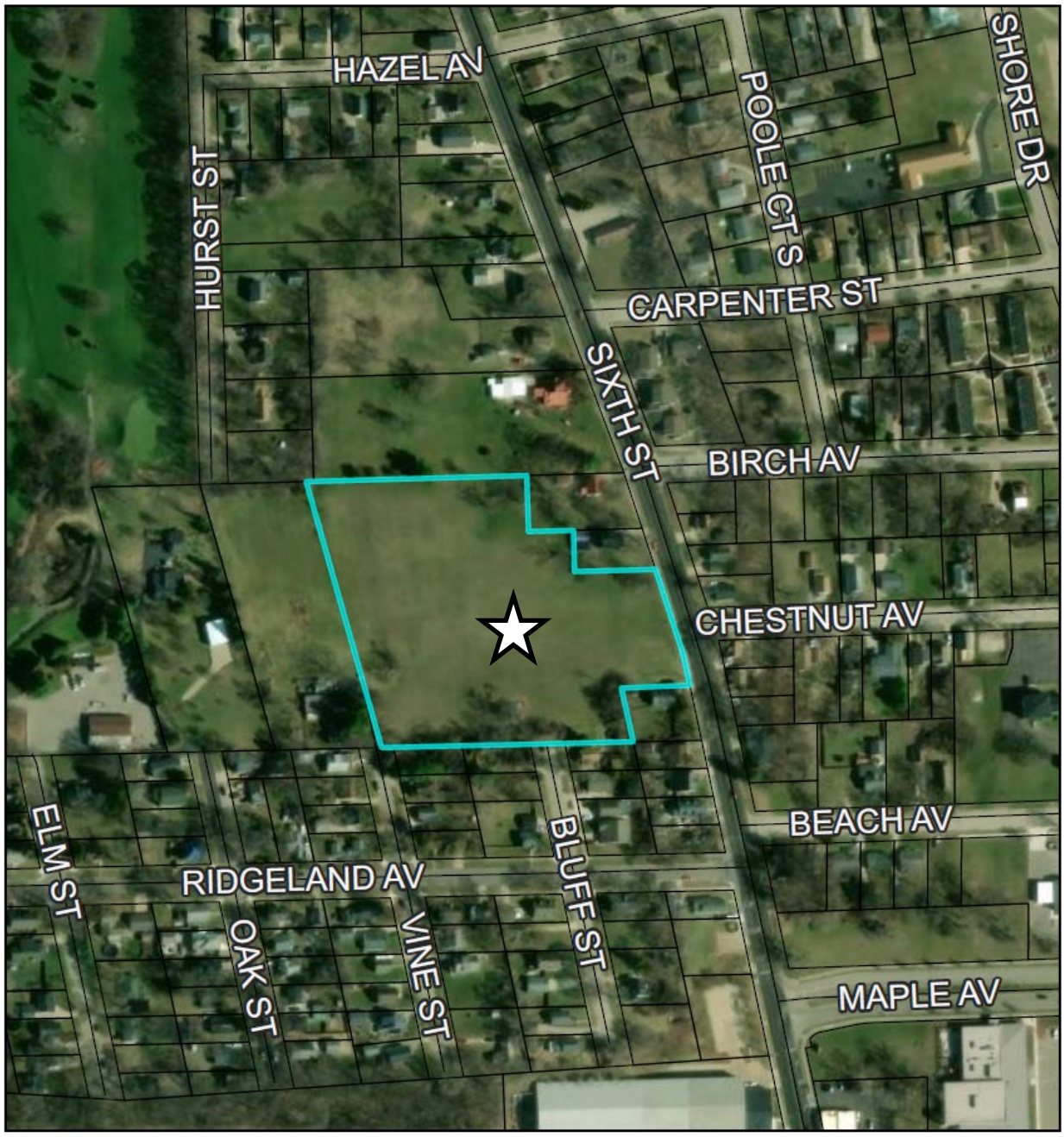
Review Agent Comments: The proposed CSM was distributed to the Review Agents. One comment was received from the City of Beloit Fire Inspector, who noted that the CSM does not change emergency response to this area but may limit the number of access points for future development, which could limit future fire access roads and water supply to the subject site.

STAFF RECOMMENDATION:
The Planning and Building Services Division recommends **approval** of the attached one-lot CSM located at 1642 Sixth Street in the City of Beloit, subject to the following condition:

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

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

Location Map - 1642 Sixth Street



10/19/2026

1:4,000

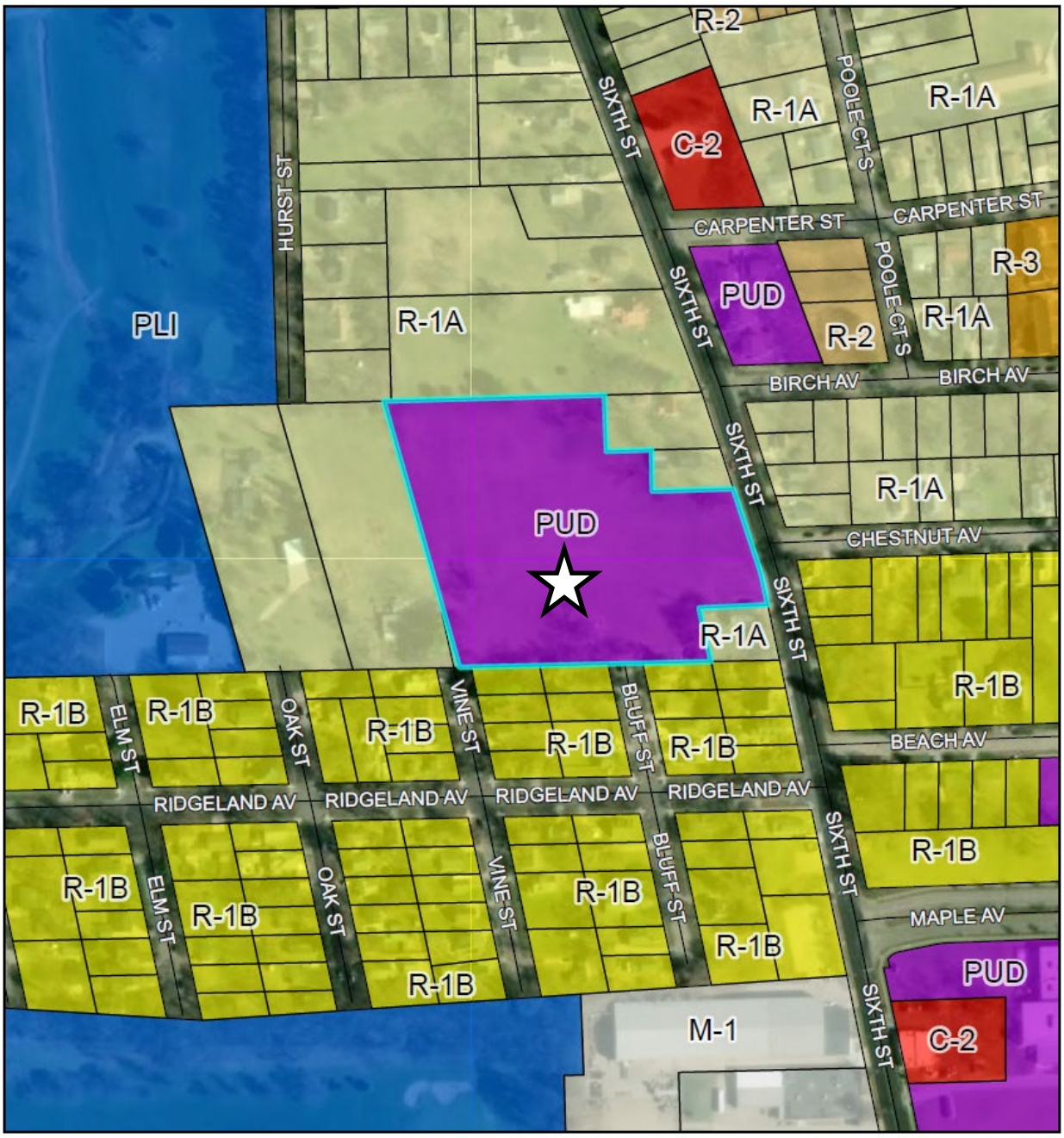
0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Rock County 911 Communications Center GIS Coordinator, TopComp, Inc., Michigan, Vantor

City of Beloit Planning and Building Services

City of Beloit Zoning Map - 1642 Sixth St



10/13/2026

1:4,000

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

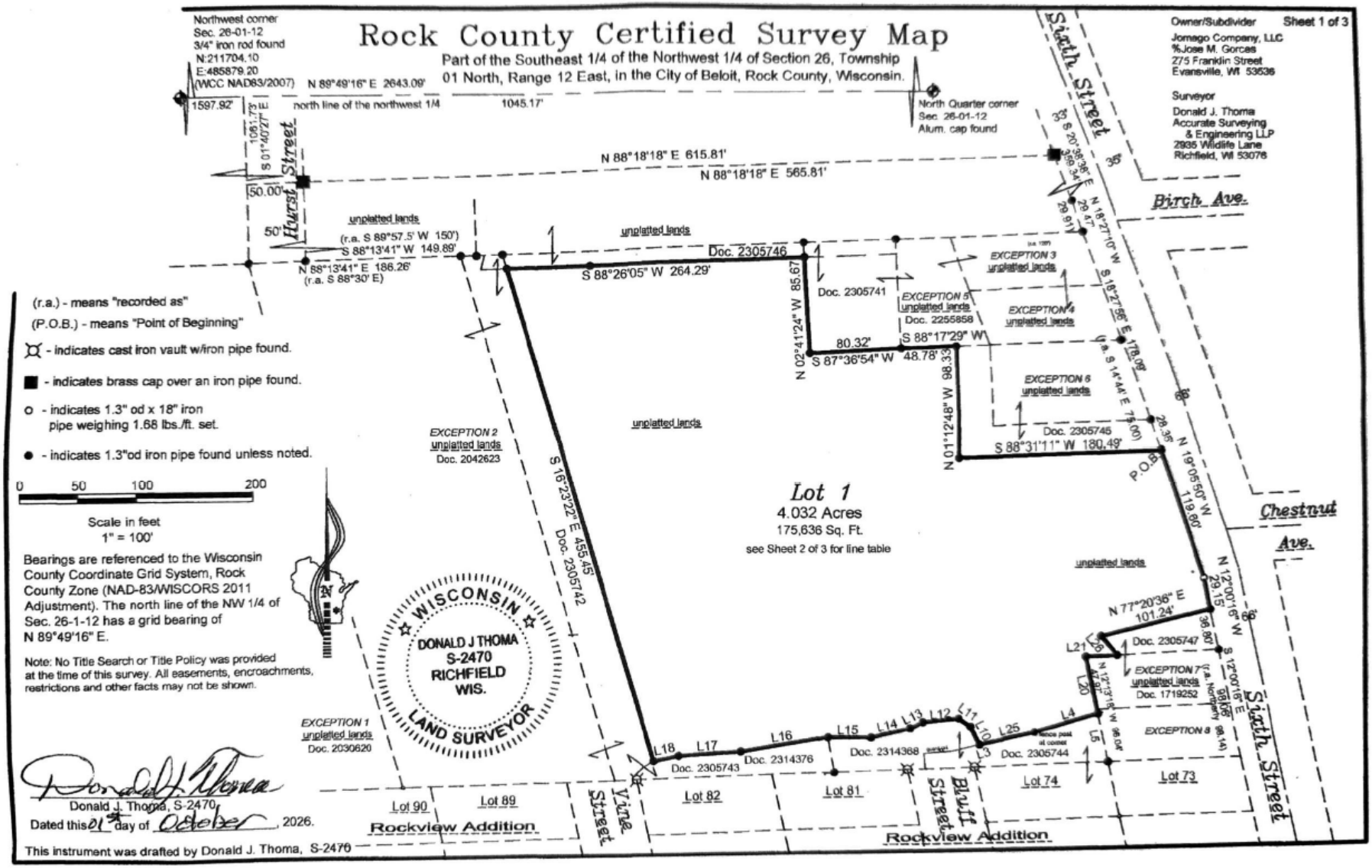
Streets
Parcels

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

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

Rock County 911 Communications Center GIS Coordinator, TopComp, Inc., Michigan, Vantor

City of Beloit Planning and Development Services


Rock County Certified Survey Map
Part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 01 North, Range 12 East, in the City of Beloit, Rock County, Wisconsin.
Sheet 1 of 3
Owner/Subdivider
Jomago Company, LLC
%Jose M. Gorces
275 Franklin Street
Evansville, WI 53536
Surveyor
Donald J. Thoma
Accurate Surveying & Engineering LLP
2935 Wildlife Lane
Richfield, WI 53076
Northwest corner
Sec. 26-01-12
3/4" iron rod found
N:211704.10
E:485879.20
(WCC NAD83/2007)
N 89°49'16" E 2643.09'
north line of the northwest 1/4
1597.92'
1045.17'
North Quarter corner
Sec. 26-01-12
Alum. cap found
S 01°40'27" E
1061.73'
Hurst Street
50.00'
N 88°18'18" E 615.81'
N 88°18'18" E 565.81'
Sixth Street
Birch Ave.
unplatted lands
(r.a. S 89°57.5' W 150')
S 88°13'41" W 149.89'
N 88°13'41" E 186.26'
(r.a. S 88°30' E)
Doc. 2305746
S 88°26'05" W 264.29'
Doc. 2305741
N 02°41'24" W 85.67'
EXCEPTION 3
unplatted lands
EXCEPTION 5
unplatted lands
Doc. 2255858
EXCEPTION 4
unplatted lands
S 88°17'29" W
80.32'
S 87°36'54" W 48.78'
N 01°12'48" W 98.33'
EXCEPTION 6
unplatted lands
Doc. 2305745
S 88°31'11" W 180.49'
P.O.B.
N 19°05'50" W 119.60'
Chestnut Ave.
EXCEPTION 2
unplatted lands
Doc. 2042623
S 16°23'22" E 455.45'
Doc. 2305742
Lot 1
4.032 Acres
175,636 Sq. Ft.
see Sheet 2 of 3 for line table
unplatted lands
N 77°20'36" E
101.24'
N 12°00'16" W
29.15'
Doc. 2305747
S 12°00'16" E
36.80'
EXCEPTION 7
unplatted lands
Doc. 1719252
EXCEPTION 8
L18
L17
L16
L15
L14
L13
L12
L11
L10
L25
L4
L3
L5
L20
L21
Doc. 2305743
Doc. 2314376
Doc. 2314368
Doc. 2305744
Lot 82
Lot 81
Lot 74
Lot 73
Lot 90
Lot 89
Rockview Addition
Vine Street
Bluff Street
Rockview Addition
EXCEPTION 1
unplatted lands
Doc. 2030620
(r.a.) - means "recorded as"
(P.O.B.) - means "Point of Beginning"
- indicates cast iron vault w/iron pipe found.
- indicates brass cap over an iron pipe found.
- indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- indicates 1.3"od iron pipe found unless noted.
0 50 100 200
Scale in feet
1" = 100'
Bearings are referenced to the Wisconsin County Coordinate Grid System, Rock County Zone (NAD-83/WISCORS 2011 Adjustment). The north line of the NW 1/4 of Sec. 26-1-12 has a grid bearing of N 89°49'16" E.
Note: No Title Search or Title Policy was provided at the time of this survey. All easements, encroachments, restrictions and other facts may not be shown.
WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR
Donald J. Thoma, S-2470
Dated this 21st day of October, 2026.
This instrument was drafted by Donald J. Thoma, S-2470

Rock County Certified Survey Map

Part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 01 North, Range 12 East, in the City of Beloit, Rock County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Jose M. Gorces, I have surveyed, divided and mapped the land shown and described hereon, being part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 01 North, Range 12 East, in the City of Beloit, Rock County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 26; thence N 89°49'16" E, along the north line of said NW 1/4, 1597.92 feet; thence S 01°40'27" E, along the northerly extension and west right-of-way line of Hurst Street, 1061.73 feet; thence N 88°18'18" E, 50.00 feet, to a brass cap over an iron pipe found marking the Southwest corner of Lot 25, Hazelhurst Addition to Beloit, Wisconsin; thence continuing N 88°18'18" E, along the south line of said Lot 25 and the south line of Lot 1 in said Hazelhurst Addition to Beloit, Wisconsin, 565.81 feet, to a brass cap over an iron pipe found marking the Southeast corner of said Lot 1 and the westerly right-of-way line of Sixth Street; thence S 20°38'38" E, along said monumented westerly right-of-way line of Sixth Street, 197.75 feet, to a 1.3 inch od iron pipe found; thence continuing S 20°38'38" E, along said monumented westerly right-of-way line of Sixth Street, 161.59 feet, to a 1.3 inch od iron pipe found; thence S 18°27'10" E, continuing along said monumented westerly right-of-way line of Sixth Street, 29.47 feet, to a 1.3 inch od iron pipe found marking the northeast corner of lands described in Document No. 2005438 and Corrected by Document No. 2255858 as recorded in the Rock County Registry; thence S 18°27'56" E, along the monumented westerly right-of-way line of Sixth Street, 102.91 feet, to a 1.3 inch od iron pipe found marking the northeast corner of lands described in Document No. 2073348 as recorded in the Rock County Registry; thence continuing S 18°27'56" E, along said monumented westerly right-of-way line of Sixth Street, 75.18 feet, to a 7/8 inch iron rod found; thence S 19°05'50" E, continuing along said monumented westerly right-of-way line of Sixth Street, 28.35 feet, to the southeast corner of lands described in Document No. 2305745 as recorded in the Rock County Registry, being the point of beginning of lands herein described; thence S 88°31'11" W, along the south line of said Document No. 2305745, 180.49 feet; thence N 01°12'48" W, along the west line of said Document No. 2305745, 98.33 feet, to the south line of said Document No. 2005438 and Corrected by Document No. 2255858; thence S 88°17'29" W, along said south line, 48.78 feet, to a 1.3 inch od iron pipe found and the southeast corner of lands described in Document No. 2305741 as recorded in the Rock County Registry; thence S 87°36'54" W, along the south line of said Document No. 2305741, 80.32 feet; thence N 02°41'24" W, along the west line of said Document No. 2305741, 85.67 feet, to the intersection of the south line of lands described in Document No. 2305746 as recorded in the Rock County Registry; thence S 88°26'05" W, along said south line of Document No. 2305746, 264.29 feet, to the intersection of the easterly line of lands described in Document No. 2305742 as recorded in the Rock County Registry; thence S 16°23'22" E, along said easterly line of Document No. 2305742, 455.45 feet, to the intersection of the northerly line of lands described in Document No. 2305743 as recorded in the Rock County Registry; thence N 79°15'17" E, along the northerly line of said Document No. 2305743, 22.38 feet; thence N 86°47'35" E, along said northerly line, 55.51 feet; thence N 81°27'31" E, along said northerly line, 78.11 feet; thence S 88°56'37" E, along said northerly line, 37.95 feet; thence N 77°52'25" E, along said northerly line, 35.56 feet; thence N 64°55'18" E, along said northerly line, 12.88 feet; thence N 84°41'55" E, along said northerly line, 31.62 feet; thence S 55°34'27" E, along said northerly line, 13.03 feet; thence S 25°42'01" E, along said northerly line, 18.06 feet, to the intersection of the northwesterly line of lands described in Document No. 2305744 as recorded in the Rock County Registry; thence N 78°02'38" E, along said northwesterly line, 50.53 feet; thence N 74°30'20" E, along said northwesterly line, 58.78 feet, to the intersection of the westerly line of lands described in Document No. 1719252 as recorded in the Rock County Registry; thence N 12°13'18" W, along said westerly line of Document No. 1719252, 52.00 feet; thence N 87°41'29" E, along the northerly line of said Document No. 1719252, 52.00 feet; thence N 87°41'29" E, along the northerly line of said Document No. 1719252, 28.00 feet, to the southwesterly corner of lands described in Document No. 2305747 as recorded in the Rock County Registry; thence N 39°37'32" W, along the southwesterly line of said Document No. 2305747, 22.75 feet; thence N 77°20'36" E, along the northwesterly line of said Document No. 2305747, 101.24 feet, to the intersection of said westerly right-of-way line of Sixth Street; thence N 12°00'16" W, along said westerly right-of-way line of Sixth Street, 29.15 feet; thence N 19°05'50" W, continuing along said westerly right-of-way line of Sixth Street, 119.60 feet, to the point of beginning.

Containing 4.032 acres (175,636 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Beloit Land Division Ordinance in surveying, dividing, and mapping said land, and the this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 01st day of October, 2026.

Donald J. Thoma, S-2470

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Line Table from Sheet 1 of 3

Line Table		
LINE	BEARING	DISTANCE
L1	N 04°18'36" W	13.58'
L2	N 85°32'58" E	24.76'
L3	N 78°02'38" E	75.57'
L4	N 74°30'20" E	58.78'
L5	S 12°13'18" E	44.04'
L6	S 59°42'35" W	11.45'
L7	S 45°16'50" W	11.54'
L8	S 22°23'05" W	2.59'
L9	N 78°02'38" E	25.04'
L10	S 25°42'01" E	18.06'
L11	S 55°34'27" E	13.03'
L12	N 84°41'55" E	31.62'
L13	N 64°55'18" E	12.88'
L14	N 77°52'25" E	35.56'
L15	S 88°56'37" E	37.95'
L16	N 81°27'31" E	78.11'
L17	N 86°47'35" E	55.51'
L18	N 79°15'17" E	22.38'
L19	S 09°31'25" E	31.46'
L20	N 12°13'18" W	52.00'
L21	N 87°41'29" E	28.00'
L22	N 88°40'26" E	175.05'
L23	N 88°40'26" E	65.00'
L24	N 88°40'26" E	16.09'
L25	N 78°02'38" E	50.53'
L26	N 39°37'32" W	22.75'

This instrument was drafted by Donald J. Thoma, S-2470

Rock County Certified Survey Map

Part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 01 North, Range 12 East, in the City of Beloit, Rock County, Wisconsin.

Corporate Owner's Certificate:

Jomago Company, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this map and there is no mortgage on this property.

Jomago Company, LLC, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

City of Beloit Plan Commission

IN WITNESS WHEREOF, Jomago Company, LLC, has caused these presents to be signed by Jose M. Gorces and Roberts Lema Hernandez, its Officers, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

Jomago Company, LLC
Corporate Name

managing member

member

Jose M. Gorces
(Print)

Roberts Lema Hernandez
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 2026 Jose M. Gorces Roberts Lema Hernandez

Officers of the above named corporation, are to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_____, Notary Public, _____,Wisconsin.

My commission expires _____

City of Beloit Approval:

Approved by the City of Beloit Plan Commission

this ____day of _____, 202__.

Authorized Signature X_____

print name_____

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J Thoma, S-2470

Dated this 21st day of October, 2026.

This instrument was drafted by Donald J. Thoma, S-2470

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:** 1642 Sixth Street
2. **Tax Parcel Number(s):** 12670590
3. **Property is located in** (circle one): **City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie**
   In the SE **Quarter of Section** NW, **Township** 01 **North, Range** 12 **East of the 4th P.M.**
4. **Owner of record:** The Jomago Company, LLC. **Phone:** [redacted]
   275 Franklin St (Address) Evansville (City) WI (State) 53536. (Zip)
5. **Applicant's Name:** Jose Gorces & Roberts Lema Hernandez (owners).
   275 Franklin St. (Address) Evansville (City) WI (State) 53536. (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:** 4.032.
8. **Total area of land remaining in parent parcel:** 0 - None.
9. **Is there a proposed dedication of any land to the City of Beloit?** NO.
10. **The present zoning classification of this property is:** PUD (formally R-1A or
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.

[signature] (Signature of applicant) / Jose Gorces & Roberts Lema Hernandez (Print name of applicant) 10/01/2026. (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 2026-28

APPROVING A ONE-LOT CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED AT 1642 SIXTH STREET IN THE CITY OF BELOIT

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 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 one-lot Certified Survey Map at 1642 Sixth Street in the City of Beloit, containing 4.032 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 one-lot Certified Survey Map, which pertains to the following described land:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 01 North, Range 12 East, in the City of Beloit, Rock County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 26; thence N 89°49'16" E, along the north line of said NW 1/4, 1597.92 feet; thence S 01°40'27" E, along the northerly extension and west right-of-way line of Hurst Street, 1061.73 feet; thence N 88'18'18" E, 50.00 feet, to a brass cap over an iron pipe found marking the Southwest corner of Lot 25, Hazelhurst Addition to Beloit, Wisconsin; thence continuing N 88°18'18" E, along the south line of said Lot 25 and the south line of Lot 1 in said Hazelhurst Addition to Beloit, Wisconsin, 565.81 feet, to a brass cap over an iron pipe found marking the Southeast corner of said Lot 1 and the westerly right-of-way line of Sixth Street; thence S 20°38'38" E, along said monumented westerly right-of-way line of Sixth Street, 197.75 feet, to a 1.3 inch od iron pipe found; thence continuing S 20°38'38" E, along said monumented westerly right-of-way line of Sixth Street, 161.59 feet, to a 1.3 inch od iron pipe found; thence S 18°27'10" E, continuing along said monumented westerly right-of-way line of Sixth Street, 29.47 feet, to a 1.3 inch od iron pipe found marking the northeast corner of lands described in Document No. 2005438 and Corrected by Document No. 2255858 as recorded in the Rock County Registry; thence S 18°27'56" E, along the monumented westerly right-of-way line of Sixth Street, 102.91 feet, to a 1.3 inch od iron pipe found marking the northeast comer of lands described in Document No. 2073348 as recorded in the Rock County Registry; thence continuing S 18°27'56" E, along said monumented westerly right-of-way line of Sixth Street, 75.18 feet, to a 7/8 inch iron rod found; thence S 19°05'50" E, continuing along said monumented westerly right-of-way line of Sixth Street, 28.35 feet, to the southeast corner of lands described in Document No. 2305745 as recorded in the Rock County Registry, being the point of beginning of lands herein

described; thence S 88°31'11" W, along the south line of said Document No. 2305745, 180.49 feet; thence N 01°12'48" W, along the west line of said Document No. 2305745, 98.33 feet, to the south line of said Document No. 2005438 and Corrected by Document No. 2255858; thence S 88'17'29" W, along said south line, 48.78 feet, to a 1.3 inch od iron pipe found and the southeast corner of lands described in Document No. 2305741 as recorded in the Rock County Registry; thence S 87°36'54" W, along the south line of said Document No. 2305741, 80.32 feet; thence N 02°41'24" W, along the west line of said Document No. 2305741, 85.67 feet, to the intersection of the south line of lands described in Document No. 2305746 as recorded in the Rock County Registry; thence S 88°26'05" W, along said south line of Document No. 2305746, 264.29 feet, to the intersection of the easterly line of lands described in Document No. 2305742 as recorded in the Rock County Registry; thence S 16°23'22" E, along said easterly line of Document No. 2305742, 455.45 feet, to the intersection of the northerly line of lands described in Document No. 2305743 as recorded in the Rock County Registry; thence N 79°15'17" E, along the northerly line of said Document No. 2305743, 22.38 feet; thence N 86°47'35" E, along said northerly line, 55.51 feet; thence N 81°27'31" E, along said northerly line, 78.11 feet; thence S 88°56'37" E, along said northerly line, 37.95 feet; thence N 77°52'25" E, along said northerly line, 35.56 feet; thence N 64°55'18" E, along said northerly line, 12.88 feet; thence N 84°41'55" E, along said northerly line, 31.62 feet; thence S 55°34'27" E, along said northerly line, 13.03 feet; thence S 25°42'01" E, along said northerly line, 18.06 feet, to the intersection of the northwesterly line of lands described in Document No. 2305744 as recorded in the Rock County Registry; thence N 78°02'38" E, along said northwesterly line, 50.53 feet; thence N 74°30'20" E, along said northwesterly line, 58.78 feet, to the intersection of the westerly line of lands described in Document No. 1719252 as recorded in the Rock County Registry; thence N 12°13'18" W, along said westerly line of Document No. 1719252, 52.00 feet; thence N 87°41'29" E, along the northerly line of said Document No. 1719252, 52.00 feet; thence N 87°41'29" E, along the northerly line of said Document No. 1719252, 28.00 feet, to the southwesterly corner of lands described in Document No. 2305747 as recorded in the Rock County Registry; thence N 39°37'32" W, along the southwesterly line of said Document No. 2305747, 22.75 feet; thence N 77°20'36" E, along the northwesterly line of said Document No. 2305747, 101.24 feet, to the intersection of said westerly right-of-way line of Sixth Street; thence N 12°00'16" W, along said westerly right-of-way line of Sixth Street, 29.15 feet; thence N 19°05'50" W, continuing along said westerly right-of-way line of Sixth Street, 119.60 feet, to the point of beginning.

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 1642 Sixth Street in the City of Beloit, subject to the following condition:

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

Adopted this 4th day of November 2026.

Plan Commission

Brian Anderson, Chairperson

ATTEST:

Julie Christensen, Secretary

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 4, 2026

Agenda Item: 4.a. and 4.b.

File Number: PUD-2026-07 and ZMA-2026-09

General Information

Applicant: Todd Mandel, Wisconsin Partnership for Housing Development (WPHD)

Owner: City of Beloit

Address/Location: 1023 Randall Street

Applicant's Request/Proposal: Todd Mandel of Wisconsin Partnership for Housing Development (WPHD), on behalf of the City of Beloit, has submitted an application for review and consideration of a Zoning Map Amendment for the property located at 1023 Randall Street from R-1B, Single-Family Residential District, to PUD, Planned Unit Development District. The applicant has also submitted an application for a Planned Unit Development (PUD) - Master Land Use Plan for the subject property. The proposed development is for the construction of two single-family homes, as shown on the attached PUD Master Land Use Plan exhibit. The primary reason for the PUD application is to allow for reduced lot areas and building widths, as well as for increased density than otherwise allowed under the current R-1B standards. Proper notice of the proposal was provided including mailed notices to property owners within 150 feet of the parcels. No comments were received as of publishing this report.

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 PUD (Site) Plans. 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 development of two new single-family homes at 1023 Randall Street. A Certified Survey Map (CSM) was reviewed and conditionally approved by Plan Commission on September 23, 2026 for the subject property. The purpose of the CSM was to reconfigure the existing parcels so that the planned single-family homes could face Wisconsin Avenue on wider lots instead of Randall Street.

The proposed two-story single-family homes will be approximately 1,344 square feet each while the two one-car detached garages will each be 264 square feet each. The proposed site will

include driveway connections for the northern lot to Wisconsin Avenue and for the southern (corner) lot to Randall Street. The applicant is proposing lot areas of 5,100 square feet for both lots, which does not meet the required 6,000 square feet in R-1B. Additionally, the proposed homes are 24 feet wide. Per the Zoning Ordinance, the street side of every dwelling shall be not less than 25 feet in width unless a narrower width is approved as a PUD. The maximum density allowed in the R-1B District is 7.25 dwelling units per acre. Given the compact nature of the existing parcels, which were originally platted at 40 and 44.4 feet wide, the resulting density for two homes is 8.54 dwelling units per acre.

WHPD was awarded 2026 HOME Investment Partnership Program funds for this development, and they are currently negotiating with the City of Beloit for the purchase of the subject property. The City Council is scheduled to discuss the offer to purchase on November 2, 2026.

The Comprehensive Plan adopted in August 2024 designated the subject parcel as *Established Neighborhood* in support of already developed, predominately residential areas, with future building types to include single-family dwellings, accessory dwelling units (ADUs), two-family dwellings, single-family attached units such as twin homes or townhomes, residential two, three, and four-unit flats, small-scale multi-family up to 4 units per building, and context appropriate, mid-scale multi-family structures. The proposed land use is consistent with the Comprehensive Plan.

Surrounding Zoning and Land Use: All surrounding properties to the north, south, east, and west are zoned R-1B, Single-Family Residential District, in the City of Beloit.

Review Agent Comments: The proposed PUD was sent to the City of Beloit staff and utility contacts who provided the following comments below. These comments will be addressed at the PUD Final Plan stage if the PUD Master Land Use Plan and Rezoning to PUD are approved by City Council.

AT&T:

- AT&T will need a 6-foot utility easement western property line of Lot 1 in order to be able to serve the southern parcel (Lot 2) from the pole line running between Randall and Copeland.
- There is a cable in conduit that runs from the pole to the near northwest corner of Lot 1 east to Wisconsin Avenue where it ties into the main conduit run that runs north to south in the terrace. Locates will need to be called in for lot pins to be marked.

Engineering:

- A new sanitary line will be needed for the proposed north dwelling and the driveway will require a City light pole to be moved. Work within the right of way will need a right of way permit from the City.

- Driveway permits will be required for both dwellings. Both driveways will need concrete aprons, and sidewalk will need to be replaced if it is not 6 inches thick.
- There are two lead water service laterals on Randall Street that will not be useable. The City will install the new water service lines within the public right of way (ROW) to the property line, and will remove any existing active water service lines from the property line to the main.

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 property is currently vacant. The R-1B zoning is intended to accommodate single-family detached dwellings on moderate-size lots, at typical densities of 3 to 7.25 units per acre. The district is intended to be applied in low-density residential neighborhoods that are predominately developed with single-family detached dwellings and in areas of the community where similar development patterns are desired. By allowing a smaller minimum lot size than the R-1A district, the R-1B district is intended to accommodate single-family housing of varying price ranges and styles, which aligns with the proposed use. The proposal, as shown in the PUD Master Land Use Plan, includes two single-family homes with detached garages on two lots with reduced lot areas and house widths, which would not be permitted within the existing zoning. The proposed density is 8.54 units per acre, more than the 7.25 units per acre allowed in R-1B zoning. Note however that 1023 Randall Street is currently two legal non-conforming lots of record, one 40 feet wide and the other 44.4 feet wide. A single-family home could be built on each of them as is, which would be the same density proposed as part of this PUD. The only reason the density needs to be approved as part of the PUD is because of the change in existing lot lines proposed by the previously conditionally approved CSM. Once the lot lines are reconfigured, current ordinance standards apply.

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 available to serve the proposed development. The site is situated on the corner Randall Street and Wisconsin Avenue with ideal proximity to existing services.

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. The development aligns well with the *Established Neighborhood* land use category as it provides housing with an approximate density of 8.54 units per acre. The proposed residential development will provide needed housing options and increase the tax base within the City of Beloit. The Comprehensive Plan encourages residential densities of 8 to 50 homes per acre in *Established Neighborhood*.

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 contribute to the continued growth on a long vacant residential site. With the recommended conditions, the proposed development will be desirable for the City's residential 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 a vacant undeveloped 0.23-acre residentially-zoned parcel adjacent to other residentially zoned parcels with frontage along Randall Street and Wisconsin Avenue. This site is an appropriate location for the intended residential use.

2. **The zoning classification of property within the general area of the subject property.**
   The proposed PUD parcel is currently zoned R-1B, Single-Family Residential District, and is adjacent entirely to residential land uses. Properties within the general area are classified as R-1B, Single-Family Residential District in the City of Beloit. The proposed development is consistent with adjacent land uses, and the site is large enough to accommodate the proposed single-family homes with the detached garages.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification**.
   The property is suitable for the proposed use. Under the current R-1B zoning, the development would be limited to facing Randall Street on the existing 40- and 44.4-foot-wide lots. The applicant desires to reconfigure the lots to make them wider and face Wisconsin Avenue.

4. **The trend of development and zoning map amendments in the general area of the subject property.**
   This area of the city is largely developed with existing residential uses. The proposed development is consistent with the trend of development in the general area.

STAFF RECOMMENDATION – PUD MASTER LAND USE PLAN:

The Planning and Building Services Division recommends **approval** of the PUD – Master Land Use Plan for the property located at 1023 Randall Street, subject to the following conditions:

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 R-1B, Single-Family Residential District, to PUD, Planned Unit Development District, for the property located at 1023 Randall Street.

ATTACHMENTS: Attachment A – PUD Standards to Be Established, Location Map, City of Beloit Zoning Map, Conditionally Approved Certified Survey Map, PUD Master Land Use Plan Exhibit, Elevations, Zoning Map Amendment Application, PUD Master Land Use Plan Application, Public Notice, and Mailing List.

Attachment A - PUD Standards to Be Established

The PUD Master Land Use Plan for the properties located at 1023 Randall Street shall comply with the PUD district standards of Section 5-300 established as follows:

a. Allowed Uses: Allowed use for the PUD is a residential development to include:

- Two single-family residences
- Two detached garages
- Uses ancillary or accessory to single-family uses and other uses in accordance with applicable ordinances

b. Density/Intensity and Lot Size: The overall PUD Master Land Use Plan includes the following maximum density/intensity and lot size standards and other site attributes:

- Overall PUD area: 0.24 acres or 10,200 square feet
- Total building footprint: 1,872 square feet (528 square feet for the garages)
- Maximum Density: 8.54 dwelling units per acre

Minor dimensional or area changes within 10 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: Unless reduced by an ordinance amendment prior to constriction, accessory buildings shall be set back from interior side and rear lot lines by no less than 3 feet, front and street-side setbacks are 20 feet, and rear setbacks are 30 feet. If applicable, setback averaging may allow for lesser setbacks in accordance with applicable ordinances.

d. Height: The building height of the homes shall not exceed 2 and ½ stories or 35 feet. Minor dimensional changes within 10 percent of that approved as part of the PUD Master Land Use Plan may be incorporated into Final PUD Plans. Accessory building heights shall meet the requirements of applicable ordinances and in no case exceed the height of the principal building or structure.

e. Building Coverage: The maximum overall building coverage/footprint is 1,872 square feet. Overall building coverage, expressed as a percentage, is approximately 18.4 percent. Minor area changes within 10 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, including Engineering and utility-related comments noted in the Plan Commission report.

g. Roadway Access: The north lot will have a driveway connection to Wisconsin Avenue, and the south lot is planned to have a driveway connection to Randall Street, although final location and design of the driveway aprons will be determined during PUD Final Plan review and approved by the City Engineer, and may require additional easements or adjustments to existing easements and light poles.

h. Open Space: Section 5-306 of the PUD ordinance requires that at least 15 percent (0.04 acres) of the gross land area shall be open space. The applicant has roughly 0.19 acres or 82 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 six inches in diameter four feet above grade) that are healthy and of a desirable species must be preserved to the maximum extent possible.

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

a. Off-Street Parking: A minimum of two parking spaces shall be provided on the property for each lot. The proposed PUD Master Land Use Plan includes two one-car garages and two driveways which will accommodate one vehicle for each lot.

b. Utilities and Site Boundary: Existing and proposed easements shall be incorporated into the PUD Final Plans. New utility easements that may be required by the City Engineer and utility companies shall be created and recorded as determined through City review of the Final PUD Plans.

c. Development Agreement: If applicable, prior to issuance of full building permits for this project, 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.

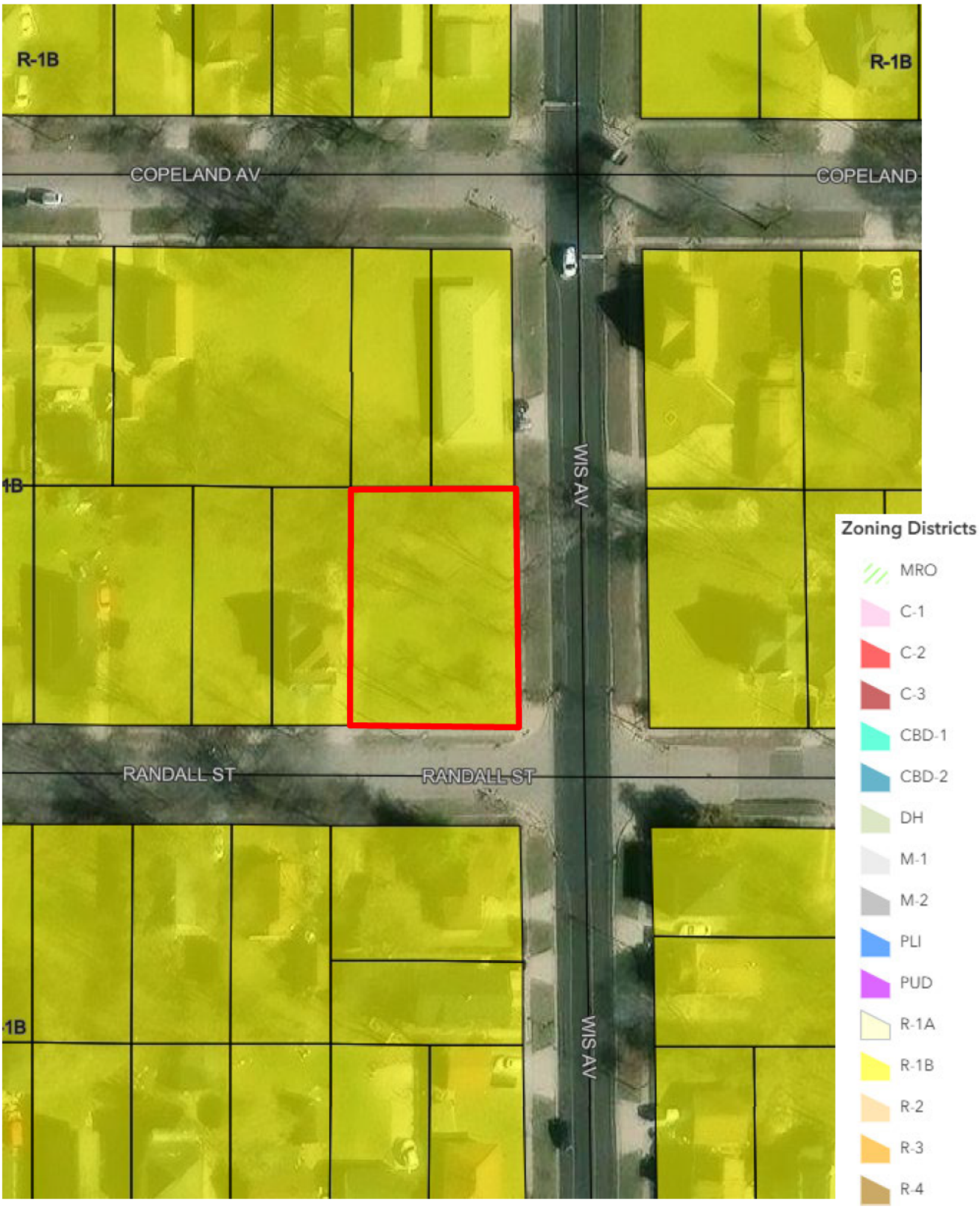
d. PUD Amendments and Modifications: Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses, or other improvements

that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Location Map

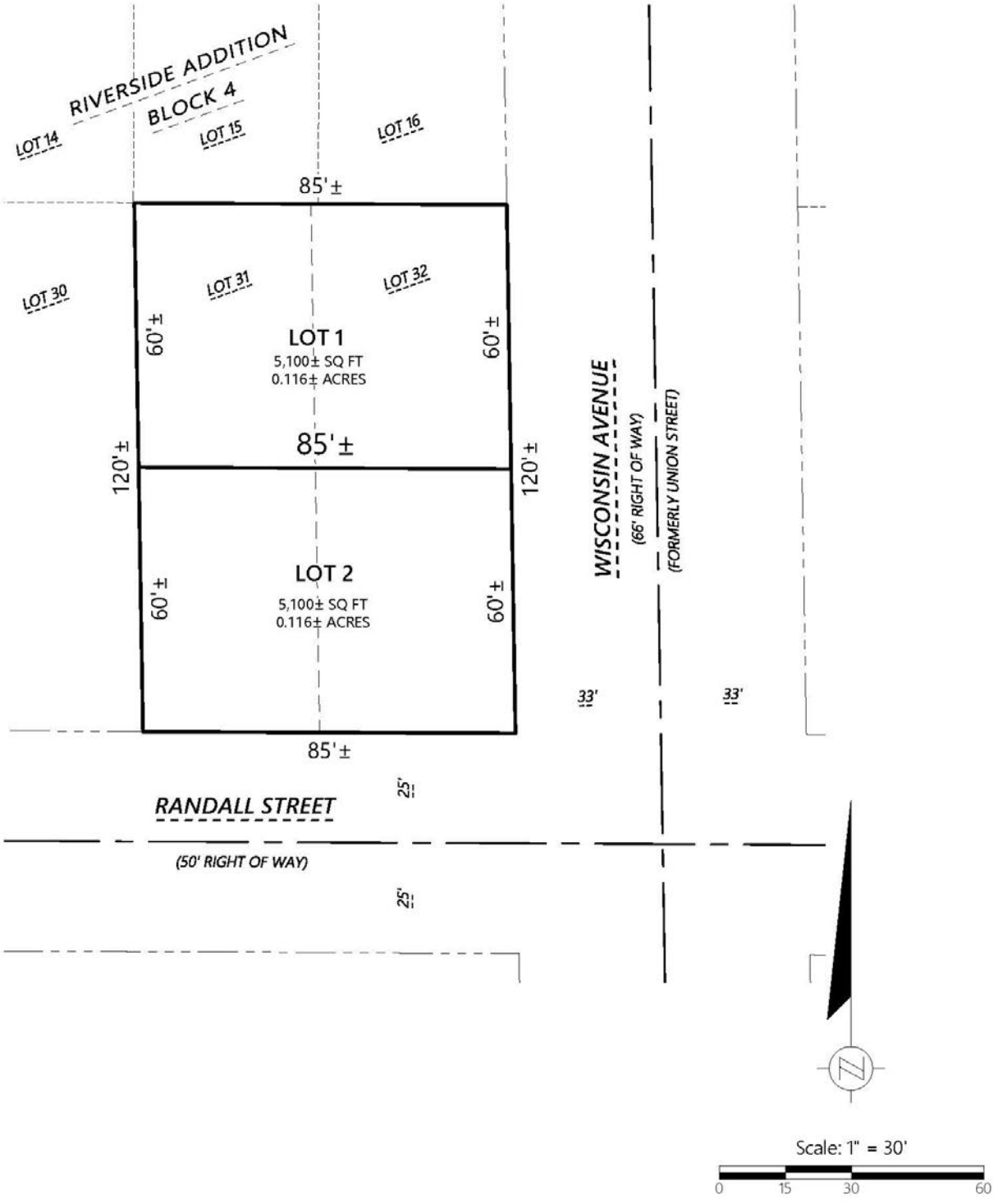


City of Beloit Zoning Map



PRELIMINARY CERTIFIED SURVEY MAP

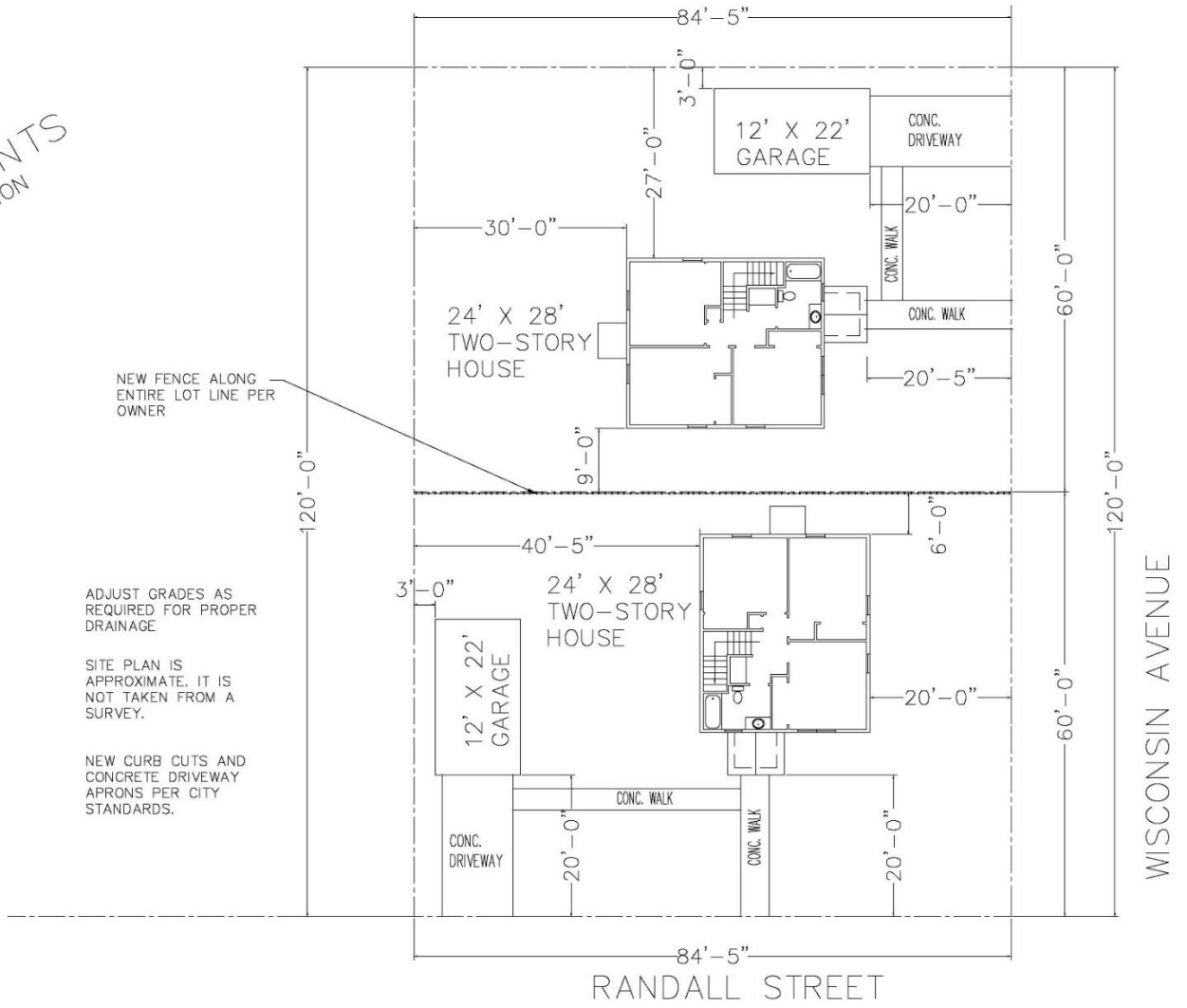
LOTS 31 & 32, BLOCK 4, RIVERSIDE ADDITION, BEING PART OF THE NE1/4 OF THE SW 1/4 OF SECTION 25, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN



ORDER NO: 36088	FOR THE EXCLUSIVE USE OF:	Batterman
FIELD CREW: TBD DRAWN BY: JRT SHEET 1 OF 1	Wisconsin Partnership for Housing	engineers surveyors planners BELOIT | ELKHORN | JANESVILLE 2857 S. Bartells Dr., Beloit, WI 53511 608.365.4464 | www.rhbatterman.com

File Name: J:\36000 - 36999\36088 - Wisconsin Partnership for Housing Development\SURVEY\RHB DRAWING FILES

BID DOCUMENTS
NOT FOR CONSTRUCTION



ADJUST GRADES AS REQUIRED FOR PROPER DRAINAGE

SITE PLAN IS APPROXIMATE. IT IS NOT TAKEN FROM A SURVEY.

NEW CURB CUTS AND CONCRETE DRIVEWAY APRONS PER CITY STANDARDS.

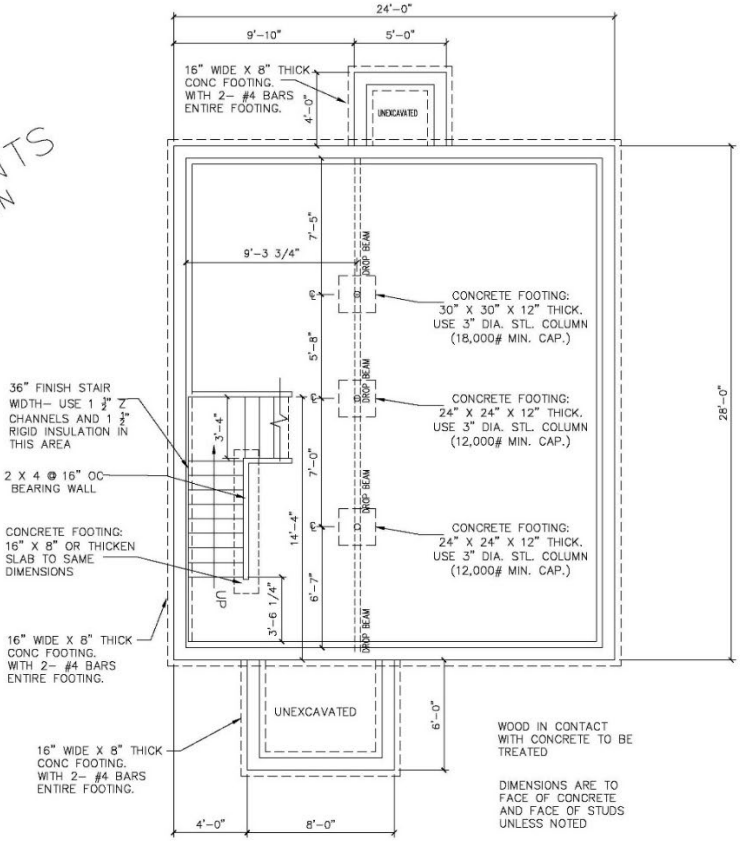
SITE PLAN

0 2 4 8 8 feet

NORTH

5/26/26	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME RANDALL STREET BELOIT, WISCONSIN	glueck architects 417 Virginia Terrace Madison, WI 53726 (608)251-2551	2601 1 OF 7

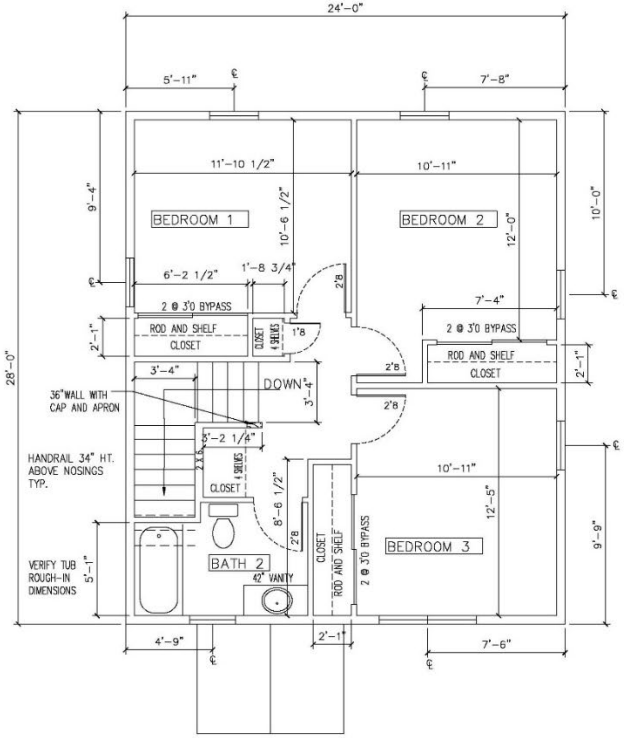
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BASEMENT/FOUNDATION PLAN

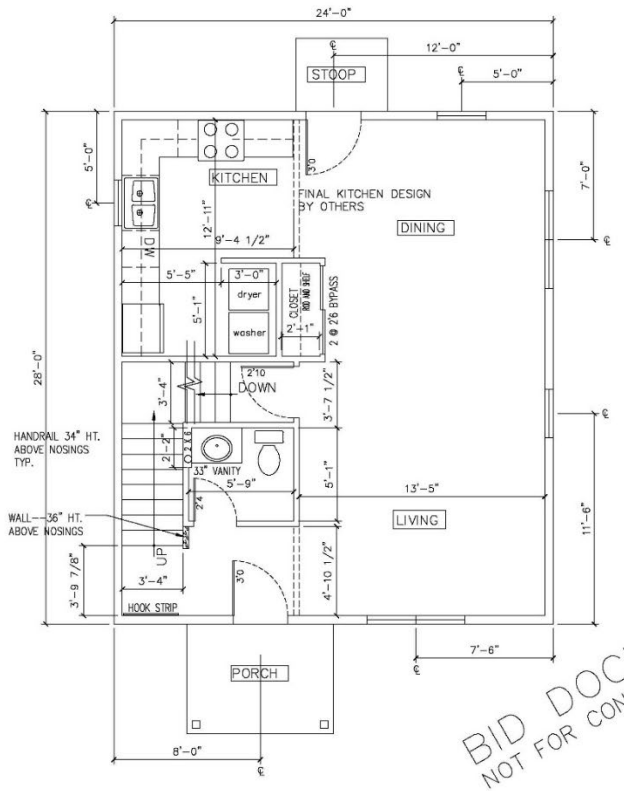
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5/26/26	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME RANDALL STREET BELOIT, WISCONSIN	glueck architects 417 Virginia Terrace Madison, WI 53726 (608)251-2551	2601 2 OF 7



SECOND FLOOR PLAN

0 2 4 6 8 feet

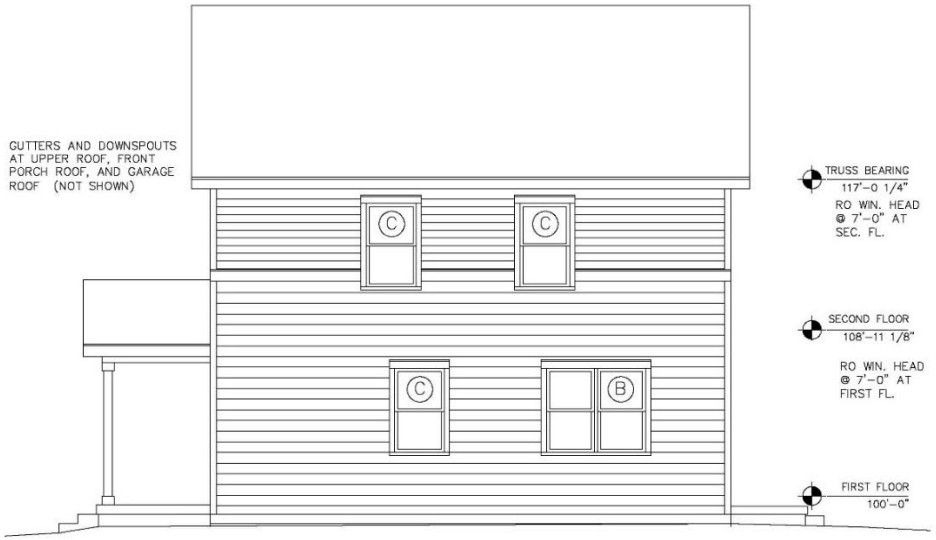


FIRST FLOOR PLAN

0 2 4 6 8 feet

BID DOCUMENTS
NOT FOR CONSTRUCTION

5/26/26	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME RANDALL STREET BELOIT, WISCONSIN	glueck architects 417 Virginia Terrace Madison, WI 53726 (608)251-2551	2601 3 OF 7



RIGHT SIDE ELEVATION

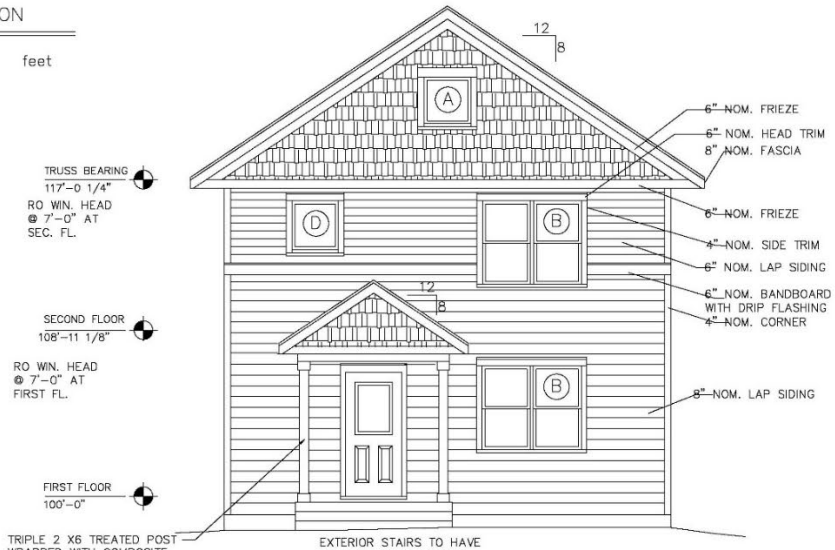
0 2 4 6 8 feet

WINDOW SCHEDULE

NO.	SIZE	TYPE	CONFIGURATION
A	2'-6"x 2'-10"	FIXED	SINGLE
B	2'-6"x 4'-6"	DOUBLE HUNG	DOUBLE
C	2'-6"x 4'-6"	DOUBLE HUNG	SINGLE
D	2'-6"x 2'-10"	AWNING	SINGLE- SAFETY GLAZING REQD.
E	2'-6"x 3'-6"	CASEMENT	SINGLE

SIZES ARE APPROXIMATE.
VERIFY EXACT WINDOW SIZES WITH OWNER BEFORE ORDERING

BID DOCUMENTS
NOT FOR CONSTRUCTION



FRONT ELEVATION

0 2 4 6 8 feet

5/26/26

glueck architects
417 Virginia Terrace Madison, WI 53726 (608)251-2551

WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT
NEW SINGLE-FAMILY HOME
RANDALL STREET
BELOIT, WISCONSIN

2601

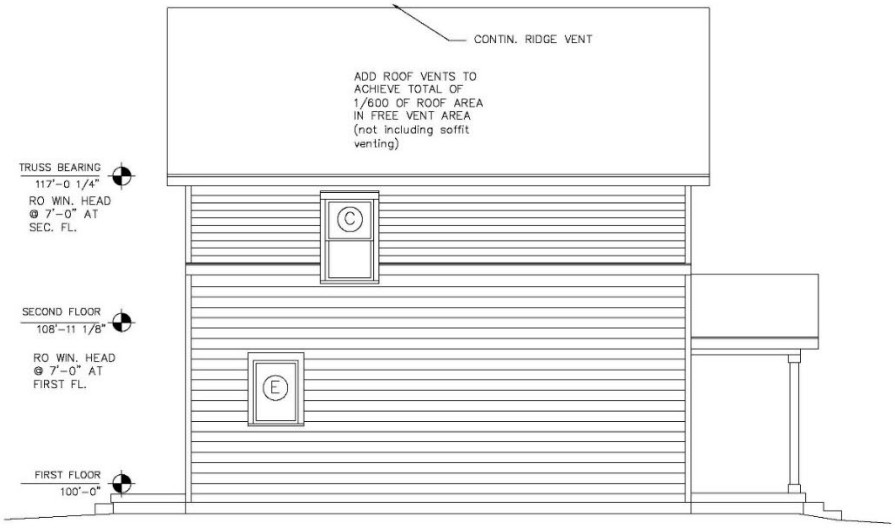
4 OF 7

WINDOW SCHEDULE

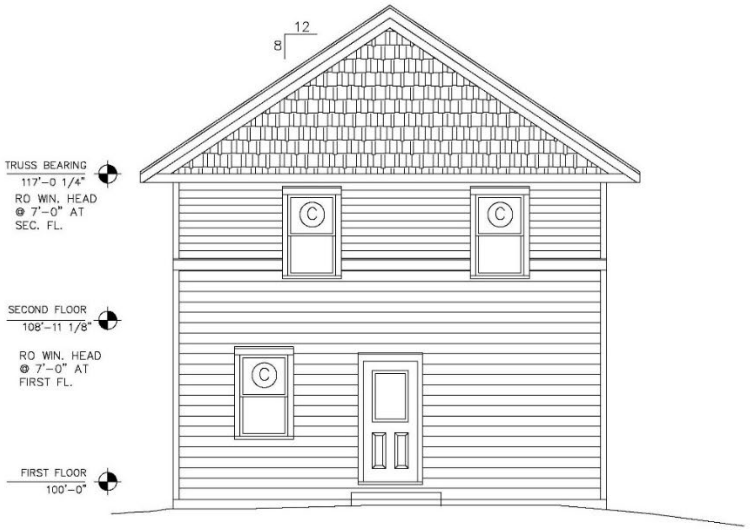
NO.	SIZE	TYPE	CONFIGURATION
A	2'-8"x 2'-10"	FIXED	SINGLE
B	2'-8"x 4'-8"	DOUBLE HUNG	DOUBLE
C	2'-8"x 4'-8"	DOUBLE HUNG	SINGLE
D	2'-0"x 2'-10"	AWNING	SINGLE- SAFETY GLAZING REQD.
E	2'-6"x 3'-6"	CASEMENT	SINGLE

SIZES ARE APPROXIMATE.
VERIFY EXACT WINDOW SIZES WITH OWNER BEFORE ORDERING

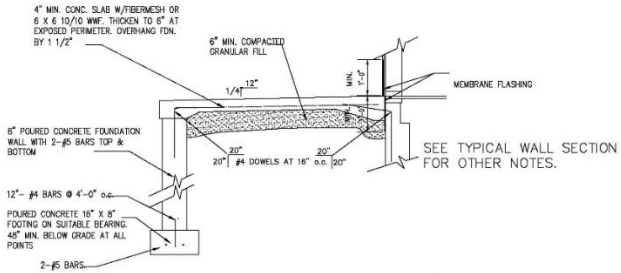
BID DOCUMENTS
NOT FOR CONSTRUCTION



LEFT SIDE ELEVATION
0 2 4 6 8 feet

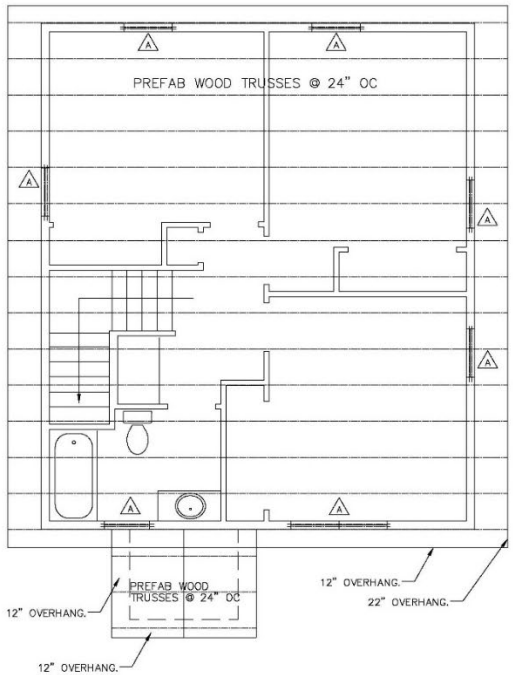


REAR ELEVATION
0 2 4 6 8 feet



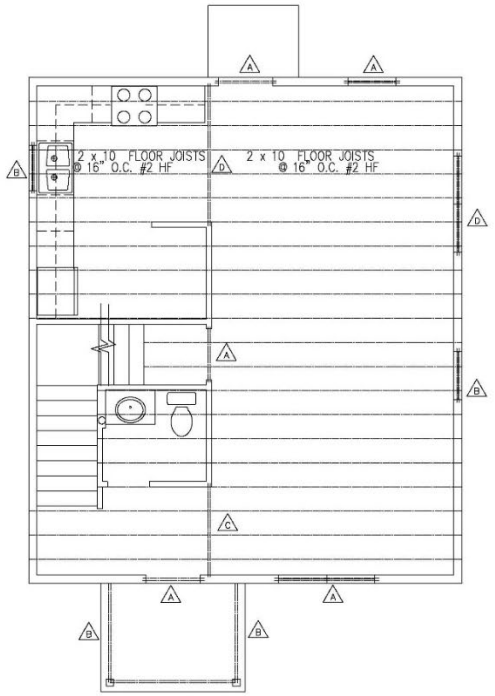
SECTION AT CONCRETE STOOP/PORCH
0 2 4 6 8 feet

5/26/26	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME RANDALL STREET BELOIT, WISCONSIN	glueck architects 417 Virginia Terrace Madison, WI 53726 (608)251-2551	2601 5 OF 7



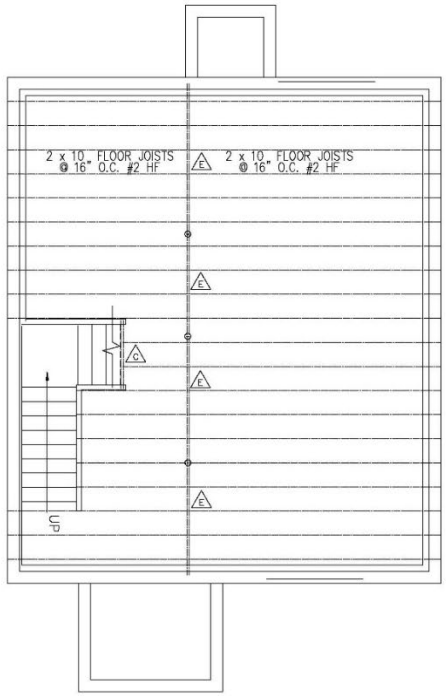
ROOF FRAMING PLAN

0 2 4 6 8 feet



SECOND FLOOR FRAMING PLAN

0 2 4 6 8 feet



FIRST FLOOR FRAMING PLAN

0 2 4 6 8 feet

ROOF TRUSS BRACING NOTES

Truss bracing is to be designed by Truss Designer.

Submit truss shop drawings to Architect for review before fabrication.

Truss designer is to submit truss plans as needed to governing authorities for required approvals, and shall pay for all applicable fees.

ROOF TRUSS DESIGN LOADS

Minimum of 30 PSF live load plus 15 PSF dead load (5 top chord, 10 bottom chord).

Minimum uplift of 20 PSF over interior spaces and 30 PSF at exterior spaces, minus dead load.

Design for non-uniform snow loading at lower roof areas and other appropriate locations.

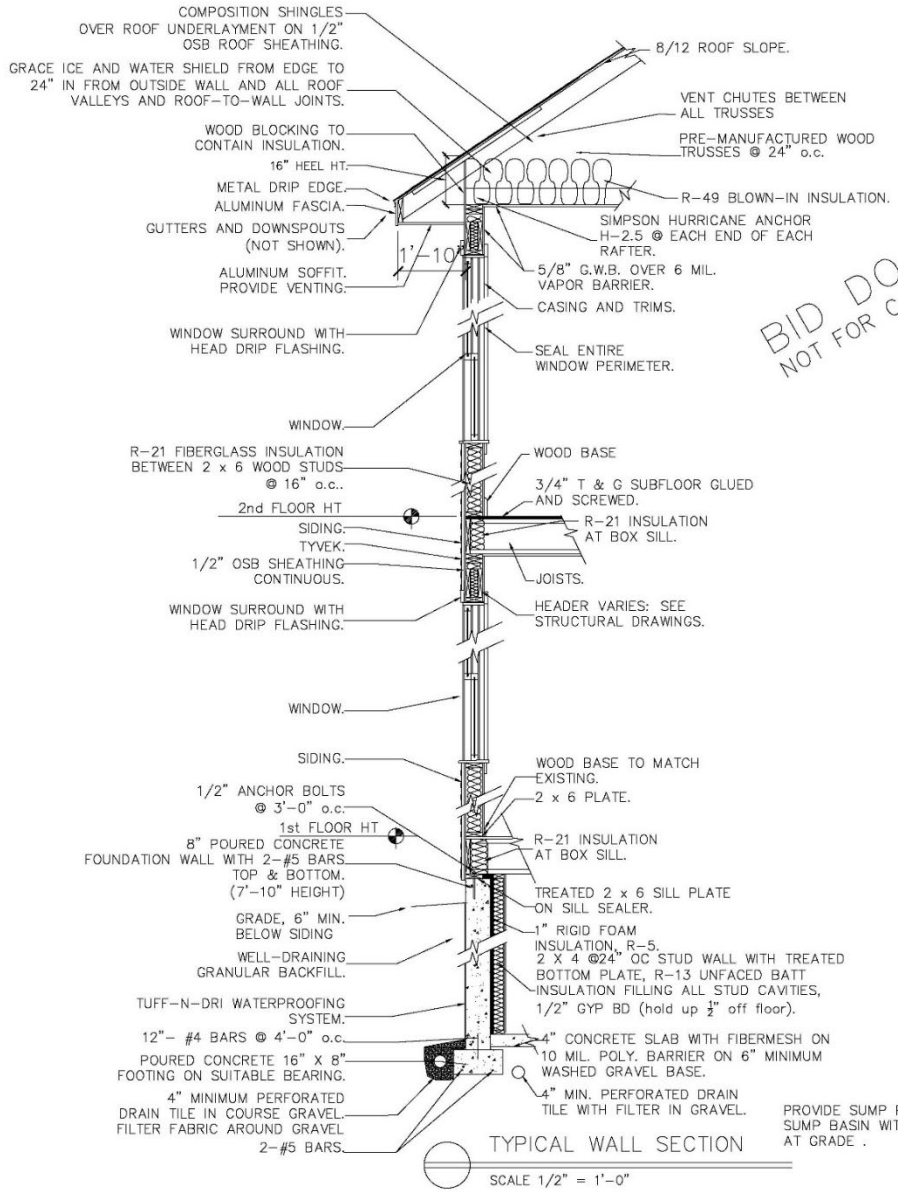
Limit live load deflection to L/360.

Check for 20 PSF wind load at vertically projecting elements.

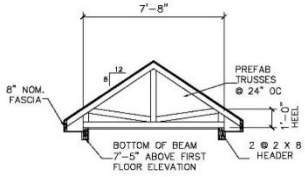
BID DOCUMENTS
NOT FOR CONSTRUCTION

HEADER SCHEDULE	
MARK	DESCRIPTION
A	2 @ 2x6 #2 S.P.F.
B	2 @ 2x8 #2 S.P.F.
C	2 @ 2x10 #2 S.P.F.
D	2 @ 1 3/4 X 7 1/4" MICROLAM LVL
E	2 @ 1 3/4" x 9 1/2" MICROLAM LVL

5/26/26	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME RANDALL STREET BELOIT, WISCONSIN	glueck architects 417 Virginia Terrace Madison, WI 53726 (608)251-2551	2601 6 OF 7

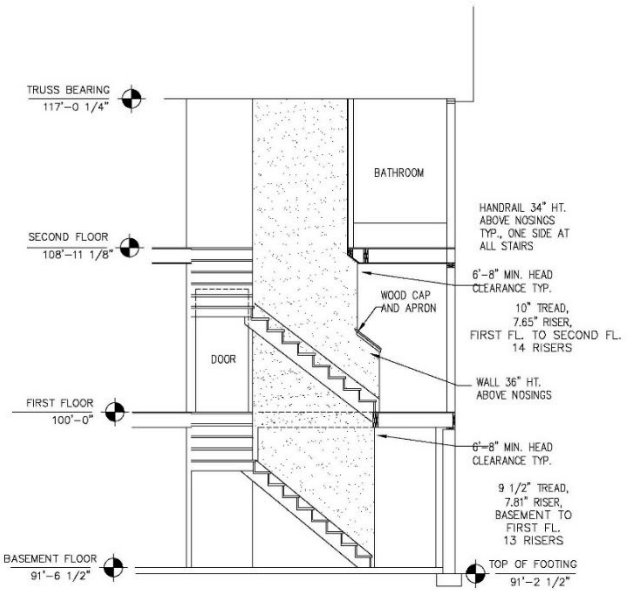


BID DOCUMENTS
NOT FOR CONSTRUCTION



FRONT PORCH ROOF SECTION

0 2 4 6 8 feet



PARTIAL BUILDING SECTION THROUGH STAIR

0 2 4 6 8 feet

5/26/26	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME RANDALL STREET BELOIT, WISCONSIN	glueck architects 417 Virginia Terrace Madison, WI 53726 (608)251-2551	2601 7 OF 7

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:** 1023 Randall Street, Beloit
2. **Legal description: Lot:** 31 &32 **Block:** 4 **Subdivision:** Riverside Addition
   (If property has not been subdivided, attach a copy of the complete legal description from deed.)
   Property dimensions are: 120 feet by 84 feet = 10,080 square feet.
   If more than two acres, give area in acres: _____ acres.
3. **Tax Parcel Number(s):** 12570280
4. **Owner of record:** City of Beloit Phone: _____
   100 State Street (Address) | Beloit (City) | WI (State) | 53511 (Zip)
5. **Applicant's Name:** Wisconsin Partnership for Housing Development
   821 E Washington Ave, Ste 200W (Address) | Madison (City) | WI (State) | 53511 (Zip)
   [redacted] (Office Phone #) / [redacted] (Cell Phone #) / [redacted] (E-mail Address)
6. ***THE FOLLOWING ACTION IS REQUESTED:***
   Change zoning district classification from: R-1B to: PUD
   All existing uses on this property are: Vacant Residential. Future uses are residential.
7. **All the proposed uses for this property are:**
   Principal use(s): Single family residential
   Secondary use(s): NA
   Accessory use(s): NA

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: Sales contract

( ) Other, explain: _____

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

Name(s): Todd Mandel Phone: [redacted]

821 E Washington Avenue, Ste 200W (Address) | Madison (City) | WI (State) | 53511 (Zip)

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

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

(Signature of Owner)	Todd Mandel (Print name)	9/23/26 (Date)
~~(Signature of Applicant, if different)~~	~~Todd Mandel~~ (Print name)	~~9/23/26~~ (Date)

10/24/25

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

To be completed by Planning Staff

Filing Fee: **$500.00** Amount Paid: 500.00 CK 10025 Meeting Date: _____

Application accepted by: _____ Date: _____

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:** 1023 Randall Street, Beloit, WI
2. **Legal description:** Lots 31 & 32 B4 Riverside Addition, City of Beloit
   If necessary attach a copy of the complete legal description.
3. **Area of parcel in square feet or acres:** .23 ac
4. **Tax Parcel Number(s):** 12570280
5. **Owner of record:** City of Beloit Phone: _____
   100 State Street, Beloit, WI 53511
   (Address) (City) (State) (Zip)
6. **Applicant's Name:** Wisconsin Partnership for Housing Development
   821 E Washington Ave, Suite 200W, Madison, WI 53703
   (Address) (City) (State) (Zip)
   [redacted] / [redacted] / [redacted]
   (Office Phone #) (Cell Phone #) (E-mail Address)
7. **All existing use(s) on this property are:** Vacant residential
8. **The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n)** R-1B **Zoning District.**
9. **A Preapplication Conference was held on:** July 15, 2026.
10. **All the proposed use(s) for this property will be:**
    Principal use(s): Residential
    Secondary use(s): NA
11. **State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations.** The two lots that will be created from the existing single lot will be substandard in size as they are just below the zoning allowance.
12. **Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development.** It will provide two units of housing with a more efficient land use than a single house would.

13. Project timetable: **Start date:** 11/15/2026 **Completion date:** 10/31/2027

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

( ) Owner

( ) Leasehold, length of lease: _____

(✓) Contractual, nature of contract: Sales 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.

(Signature of Owner)	Todd Mandt (Print name)	9/23/26 (Date)
~~(Signature of Applicant, if different)~~	~~Todd Mandt~~ (Print name)	~~9/23/26~~ (Date)
[signature]		10/21/26

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: 500.00 CK. 10004 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

October 23, 2026

To Whom It May Concern:

Wisconsin Partnership for Housing Development, on behalf of the City of Beloit, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **1023 Randall Street.** The applicant has also submitted an application to rezone the subject property from R-1B, Single-Family Residential District, to PUD, Planned Unit Development District. The request is for the development of two single-family lots.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, November 4, 2026, at 5:30 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, December 7, 2026, at 6:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion. *

Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Molly Lambert at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 368-7192 to provide your comments over the phone.

Mailing List

Owner	Owner Address
360 Degrees, LLC	7245 N 12th Pl, Phoenix, AZ 85020
Abraham Luna	1512 Wisconsin Ave, Beloit, WI 53511
Bennington Rental, LLC	2426 S Dewey Ave, Beloit, WI 53511
Beverly P. Mulligan	2091 Shopiere Rd Ste D, Beloit, WI 53511
Catheraine D. Edmunds	1102 Copeland Ave, Beloit, WI 53511
Consuelo Madrid Quintana	522 Vernon Ave, Beloit, WI 53511
Franklin J. Hereford	2459 Pioneer Dr, Beloit, WI 53511
James Mason	PO Box 593, South Beloit, IL 61080
Lonny A. Raymond	1109 Randall St, Beloit, WI 53511
Maggie L. Bradley	1520 Wisconsin Ave, Beloit, WI 53511
Oscar Quinonez Madrid	522 Vernon Ave, Beloit, WI 53511
Otha L. Williams	12210 Carberry Ln, Roscoe, IL 61073
Robert Dumas	1973 Lane Dr, Beloit, WI 53511
Tfoy Express, LLC	1222 Dewey Ave, Beloit, WI 53511
Voss Investments, LLC	2566 S Riverside Dr, Beloit, WI 53511

ORDINANCE NO. 3926

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF BELOIT

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

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

The following described land is hereby changed from R-1B, Single-Family Residential District, to PUD, Planned Unit Development District:

LOTS 31 & 32, BLOCK 4, RIVERSIDE ADDITION, BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN. (A/K/A 1023 RANDALL STREET).

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

Adopted this ____ day of _____, 2026.

City Council of the City of Beloit

_____
Kevin Day, Council President

Attest:

_____
Rebecca Wallendal, City Clerk-Treasurer

Published this ____ day of _____, 2026

Effective this ____ day of _____, 2026

01-611100-5231-_____

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 4, 2026

Agenda Item: 4.c.

File Number: SOE-2026-03

General Information

Applicant: Krista R. Jones

Owner: Rock County Christian School

Address/Location: 1524 Frederick Street

Applicant's Request: Krista R. Jones, on behalf of Rock County Christian School, has submitted a request for three exceptions to the Outdoor Sign Regulations, Chapter 30 of the Beloit Municipal Code.

The requests are as follows:

- Section 30.08(2) — To exceed the maximum number of wall signs allowed in a Public Lands and Institutions (PLI) district, increasing the maximum from NA (not allowed), or zero, to one wall sign allowed.
- Section 30.35(2)(c) – To exceed the maximum area of a primary ground-mounted sign allowed in the PLI district, increasing the maximum area from NA (not allowed), or zero, to 64 square feet (both sides combined).
- Section 30.43(2)(c) – To exceed the maximum sign area of a secondary wall sign, increasing the maximum from 6.4 square feet to 128 square feet.

Staff Analysis

Existing Conditions: The principal existing structure at 1524 Frederick Street was built in 1963 and expanded between 1973 and 1975. The building has been in use as a school for its entire existence. The property was purchased by Rock County Christian School in 2026, having previously been owned and operated as McNeel Intermediate School in the Beloit School District.

The site contains two signs that the applicant intends to replace for the purposes of the new school. The ground-mounted sign in front of the building, on the east side, was built in 1998. This sign features the name of the former public school, a school logo, a changeable reader board, and small text including "School District of Beloit" and school slogans. The wall sign, mounted on an upper-story, east-facing wall that is recessed approximately 110 feet from the front wall of the building, was installed in 2009 with the words "McNeel Middle School" and altered in 2014 to read "McNeel Intermediate School."

The ground-mounted sign and the wall sign were both permitted and approved by the City's architectural review process. However, since the McNeel Intermediate School closed, the subject

signs currently advertise an activity or business that has ceased occupying the premises. The City's Outdoor Sign Regulations (Sign Ordinance) require such signs to be covered, removed, or brought into compliance. To that end, Rock County Christian School is applying to bring the signs into compliance by obtaining a sign permit and architectural review certificate for replacement signs that advertise the new school.

Signs are regulated by type, and the applicable standards and limitations vary by zoning district. The subject property is zoned PLI, Public Lands and Institutions District. In the PLI district, the Sign Ordinance does not allow a ground-mounted sign to be the primary sign and does not allow wall signs, which makes both of the existing signs legal but nonconforming in terms of their number, sign area, and height. In order to replace the existing McNeel signs with Rock County Christian signs, the applicant must obtain exceptions to sign regulations.

Request Details: The applicant is requesting three exceptions to the Sign Ordinance:

- Section 30.08(2) — To exceed the maximum number of wall signs allowed in a PLI district, increasing the maximum from NA (not allowed), or zero, to one wall sign allowed.
- Section 30.35(2)(c) – To exceed the maximum area of a primary ground-mounted sign allowed in the PLI district, increasing the maximum from NA (not allowed), or zero, to 64 square feet (both sides combined).
- Section 30.43(2)(c) – To exceed the maximum sign area of a secondary wall sign, increasing the maximum from 6.4 square feet to 128 square feet

The applicant is proposing a ground-mounted sign that would feature a static cabinet sign on the top half and an electronically variable-message (EVM) sign on the bottom half. Section 30.17(1)(a) defines EVM signs as being part of a primary sign and Section 30.17(2)(b)2 states that EVM signs that do not display time, temperature and/or date shall be permitted in the PLI district as a secondary sign. Therefore, the ground-mounted sign is proposed to be the primary sign, which the EVM sign would be part of, and to which the EVM sign would be secondary. Consequently, the applicant is requesting an exception to Section 30.35(2)(c) to exceed the maximum area of a primary ground-mounted sign allowed in the PLI district, increasing the maximum from NA (not allowed), or zero, to 64 square feet (both sides combined).

To permit the replacement wall sign, proposed to read "Rock County Christian," the applicant is requesting an exception to Section 30.08(2) to exceed the maximum number of wall signs allowed in a PLI district, increasing the maximum from NA (not allowed), or zero, to one wall sign allowed. With the ground-mounted sign proposed to be the primary sign, the wall sign is proposed to be a secondary sign. Section 30.43(2)(c) limits the area of a wall sign used as a secondary sign to the lesser of 30 square feet or 10 percent of the primary sign area. The ground-mounted sign area is 64 square feet, which would limit the wall sign to 6.4 square feet. Therefore, the applicant is also requesting an exception to Section 30.43(2)(c) to exceed the maximum sign area of a secondary wall sign, increasing the maximum from 6.4 square feet to 128 square feet.

The proposed ground-mounted signage is the same size as the existing ground-mounted cabinet sign and would be mounted on the existing brick support structure. The proposed height of

approximately 6 feet from grade is less than the maximum height of 8 feet allowed in the PLI district. The EVM portion of the proposed sign is 32 square feet (both sides combined), which is less than the maximum 75 square feet allowed for EVM signs in the PLI district, and its height is below the maximum 4 feet allowed for EVM signs that do not display time, temperature and/or date.

The proposed wall sign would be installed in the same location as the existing wall sign. The proposed wall sign area of 128 square feet is a reduction from the existing 200 square feet. The proposed wall sign is compliant with all other dimensional standards governing wall signs. The height does not extend beyond the roofline of the wall to which it would be attached and the sign would not extend more than 12 inches horizontally from the wall. Although the result is a secondary sign that is larger than the primary sign, this is consistent with typical usage of sign area bonuses under Section 30.31, which allow reallocation of sign area from a primary sign to a secondary sign and which could allow the proposed signs if they were in a zoning district that permits both types of signs by right. For comparison, the wall sign could be about 86 square feet in commercial districts with applicable bonuses, and about 221 square feet in downtown and manufacturing districts with applicable bonuses.

Applicant's Hardship Argument: The applicant, Rock County Christian School, is continuing the original and longtime use of the building as a school. The school administrators would like to update on-premises signage to reflect the school's new name. The existing signs have been in place since 1998 (ground-mounted sign) and 2009 (wall sign). The signs were permitted for the former public school in the PLI district, which remains the zoning designation of the subject property, but the current version of the Sign Ordinance does not allow the legal nonconforming signs to be altered for the new occupant, even for a wall sign that is smaller than the existing one.

Compliance with the strict letter of the Sign Ordinance would create an economic hardship by unreasonably restricting the owners from advertising the school due to the limited types and sizes of signs allowed in the PLI district, especially considering poor visibility of small signs given the building's location more than 90 feet from the road. The applicant's options permitted by right include small signs such as address signs (maximum 10 square feet) and nameplates (max. 2 square feet), or flags, which do not provide continuous visibility. Prohibiting the continued use of the ground-mounted sign would also unnecessarily burden the owners by forcing demolition of the ground-mounted sign structure and restoration of that area in front of the school.

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.*
    - Compliance with the strict letter of Sections 30.08(2), 30.35(2)(c), and 30.43(2)(c) of the Sign Ordinance would create an economic hardship. Due to the limited types and sizes of signs allowed in the PLI district, the ordinance unreasonably restricts the owners from continuing to advertise in the same manner the school has done since 1998. The

applicant's options permitted by right include small signs such as address signs (maximum 10 square feet) and nameplates (max. 2 square feet), or flags, which do not provide continuous visibility. These limitations are particularly restrictive considering the building's location more than 90 feet from the road. Prohibiting the continued use of the ground-mounted sign would also unnecessarily burden the owners by forcing demolition of the ground-mounted sign structure and restoration of that area in front of the school.

b. *The hardship is not self-created.*
   - The hardship was not self-created. The City approved and permitted the existing signs in the PLI district, which remains the zoning designation of the subject property. The Sign Ordinance prevents the owner from altering the permitted signs, even for a wall sign that is smaller than the existing one.

c. *The exception will not undermine the purpose of the Sign Ordinance or the public interest.*
   - The purpose of the Sign Ordinance is stated in Section 30.02(2). The exceptions will not undermine the purpose of the Sign Ordinance or the public interest, since it is in the purpose of the ordinance to allow property owners to engage in the reasonable and orderly display of outdoor signs within certain parameters, which staff believes are met with the applicant's proposal. The proposed signs are no larger or more numerous than necessary for effective communication and they do not project into the public way, obstruct views of traffic, or otherwise constitute a safety hazard or public nuisance.

STAFF RECOMMENDATION:
The Planning and Building Services Division recommends ***approval*** of the following exceptions to the City of Beloit Outdoor Sign Regulations, based on the above standards for granting an exception, for the property located at 1524 Frederick Street:

- Section 30.08(2) — To exceed the maximum number of wall signs allowed in a PLI district, increasing the maximum from NA (not allowed), or zero, to one wall sign allowed.
- Section 30.35(2)(c) – To exceed the maximum area of a primary ground-mounted sign allowed in the PLI district, increasing the maximum from NA (not allowed), or zero, to 64 square feet (both sides combined).
- Section 30.43(2)(c) – To exceed the maximum sign area of a secondary wall sign, increasing the maximum from 6.4 square feet to 128 square feet

ATTACHMENTS: Witten Decision, Zoning Map, Site Plan, Existing Sign Photos, Proposed Sign Renderings, Application, Public Notice, Mailing List, and Resolution.

WRITTEN DECISION
OF THE PLAN COMMISSION
CITY OF BELOIT, ROCK COUNTY, WISCONSIN

Having heard all the testimony and considered the evidence presented and the record herein, the Plan Commission finds the following facts:

Case No.: **SOE-2026-03** **Application Date:** **09/30/2026**
Published Notice: **10/16/2026** **Hearing Date:** **11/04/2026**

1. **Applicant Name.** Krista R. Jones, Rock County Christian School

2. **Legal Description of the Property.** The following described property is the subject of the application ("subject property"):

   LOT 1, CERTIFIED SURVEY MAP RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 362, AS DOCUMENT NO. 2022008, IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN, BEING PART OF OUTLOTS 28-3 AND 28-8 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, SITUATED IN PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4 AND A PART OF THE NE1/4 SE1/4 ALL IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH P.M. IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

3. **Zoning District**. The subject property is zoned as follows under the current Zoning Code of the City of Beloit enacted on September 17, 2001, as amended:

   PLI, Public Lands and Institutions District

4. **Application for Exceptions**. The Applicant filed an application with the Building Official on September 30, 2026, requesting three (3) 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 November 4, 2026, in the Forum at City Hall, 100 State Street, Beloit, WI 53511.

7. **Exception Request.** The following subsections outline each of the requests for a sign code exception:

Rest of Page 1 is Intentionally Blank

a. **Exception Request #1 for 1524 Frederick Street** to exceed the maximum number of wall signs allowed in a PLI district under Section 30.08(2). For the subject property, Section 30.08(2) of the Outdoor Sign Regulations limits the maximum number of wall signs allowed in a PLI, Public Lands and Institutions District, to NA (not allowed), or zero. The request is to exceed the maximum by increasing the number of wall signs allowed from zero to one. The proposed sign will identify the building as the Rock County Christian School. The applicant provided a hardship argument in support of their request which was included in the Plan Commission packet. *Staff recommends approval of this exception request.*

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;

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

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

b. **Exception Request #2 for 1524 Frederick Street** to exceed the maximum area of a primary ground-mounted sign allowed in the PLI district under Section 30.35(2)(c). For the subject property, Section 30.35(2)(c) of the Outdoor Sign Regulations limits the maximum area of a primary ground-mounted sign to NA (not allowed), or zero. The request is to exceed the maximum by increasing the area allowed from zero to 64 square feet (both sides combined). The proposed sign will provide messaging for the Rock County Christian School. The applicant provided a hardship argument in support of their request which was included in the Plan Commission packet. *Staff recommends approval of this exception request.*

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;

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

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

c. **Exception Request #2 for 1524 Frederick Street** to exceed the maximum sign area of a secondary wall sign allowed in a PLI district under Section 30.43(2)(c). For the subject property, Section 30.43(2)(c) limits the maximum area of a secondary wall sign to 30 square feet or 10 percent of the primary wall sign, whichever is less. The ground-mounted sign proposed to be the primary sign on the premises has an area of 64 square feet (both sides combined), which would limit the wall sign to a maximum of 6.4 square feet. The request is to exceed the maximum by increasing the area allowed for the secondary wall sign from 6.4 to 128 square feet. The proposed sign will identify the building as the Rock County Christian School. The applicant provided a hardship argument in support of their request which was included in the Plan Commission packet. *Staff recommends approval of this exception request.*

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;

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

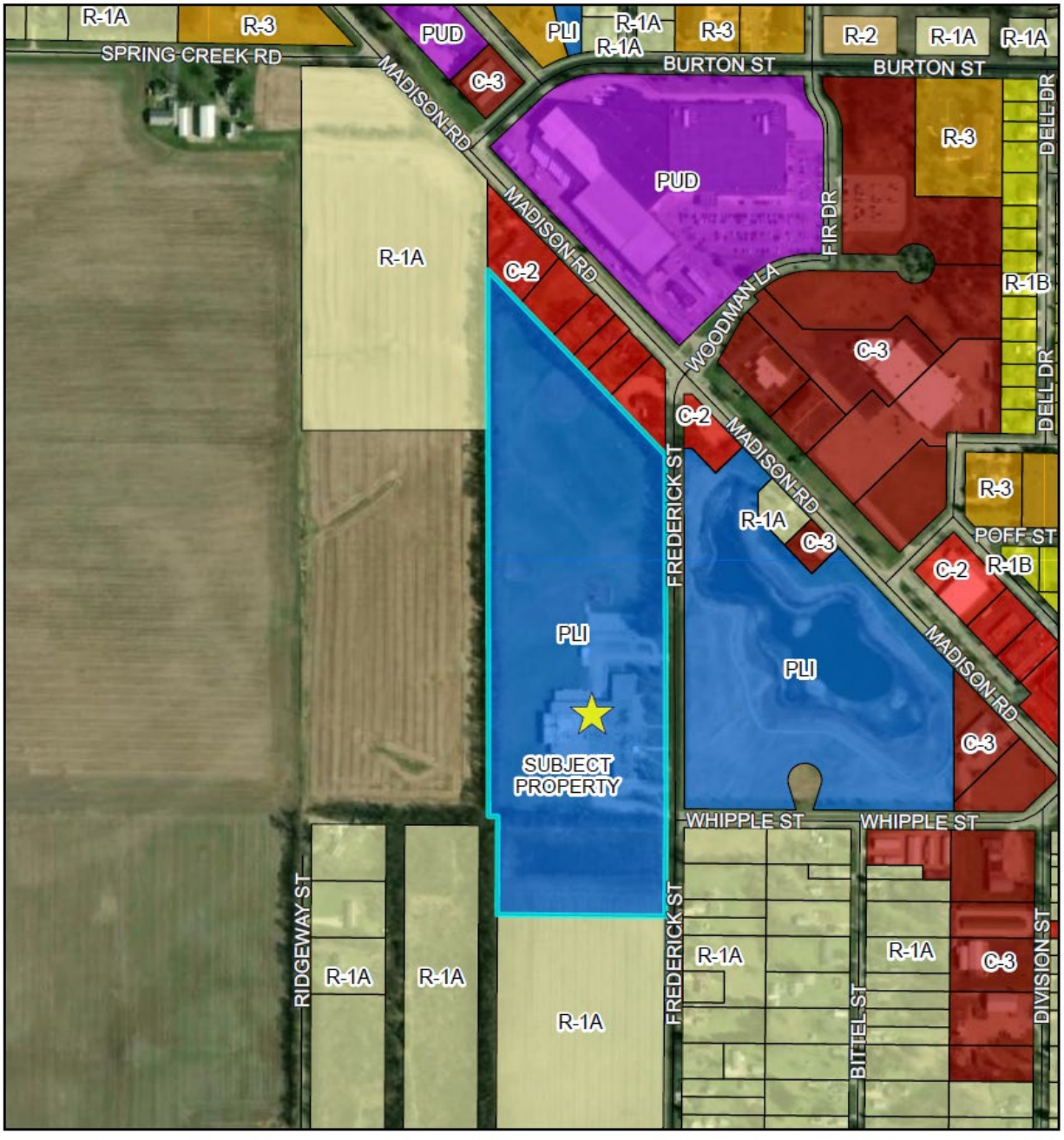
(3) The exception will not undermine the purpose of the sign ordinance or the public interest.

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.

City of Beloit Zoning Map - 1524 Frederick St



10/15/2026

1:8,100

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Rock County 911 Communications Center GIS Coordinator, TopComp, Inc., Michigan, Vantor

City of Beloit Planning and Building Services

1524 Frederick St - Site Plan



10/15/2026

1:1,500

0 50 100 200 ft

0 15 30 60 m

Rock County 911 Communications Center GIS Coordinator, TopComp, Inc., Michigan, Vantor

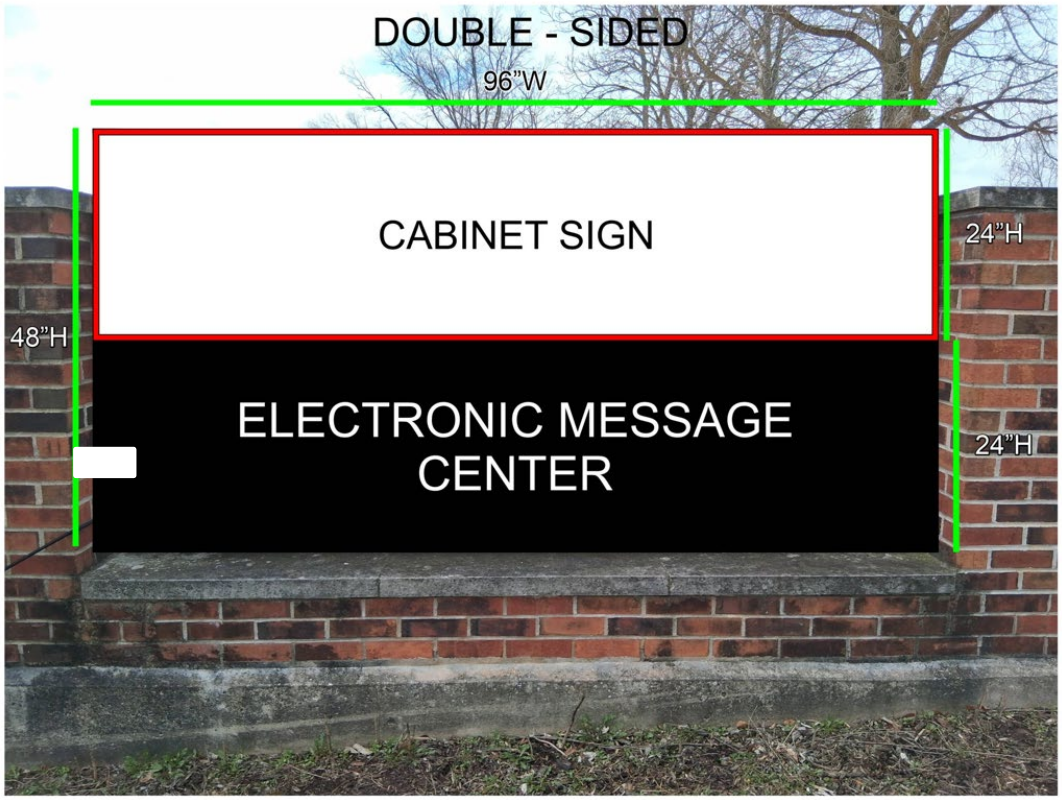
City of Beloit Planning and Building Services

Existing Sign Photos





Proposed Sign Renderings





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. Owner of record: ROCK COUNTY CHRISTIAN SCHOOL Phone: [redacted]

1524 FREDERICK ST BELOIT WI 53511
(Address) (City) (State) (Zip)

E-mail address: _____

2. Address of subject property: 1524 FREDERICK ST BELOIT WI 53511
3. Tax Parcel Number(s): 12820005
4. Legal description: LOT 1 CSM VOL 36 362-367
5. Present zoning: PLI Present use: SCHOOL
6. Proposed use (if different): _____
7. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)

- Requesting a wall sign less than 150 sq ft.

- Requesting ground sign with EVM & Cabinet less than 72 sq ft. for EVM

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

- Request does not meet current code requirements.

9. 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.

Kristen R. Jones / Kristen R. Jones / 09/30/2026

(Signature of Owner) (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

October 16, 2026

To Whom It May Concern:

Krista R. Jones, on behalf of Rock County Christian School, has submitted a request for three exceptions to the Outdoor Sign Regulations, Chapter 30 of the Beloit Municipal Code, for the property located at **1524 Frederick Street**.

The requests are as follows:

- Section 30.08(2) — To exceed the maximum number of wall signs allowed in a PLI district, increasing the maximum from NA (not allowed), or zero, to one wall sign allowed.
- Section 30.35(2)(c) – To exceed the maximum area of a primary ground-mounted sign allowed in the PLI district, increasing the maximum from NA (not allowed), or zero, to 64 square feet
- Section 30.43(2)(c) – To exceed the maximum sign area of a secondary wall sign, increasing the maximum from 6.4 square feet to 128 square feet

The following public hearing will be held regarding this application:

City Plan Commission: Wednesday, November 4, 2026, at 5:30 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 Przemek Gaczol at 100 State Street or via email to gaczolp@beloitwi.gov.
You may also call (608) 364-6708 to provide your comments over the phone.

ROCK COUNTY CHRISTIAN SCHOOL
916 BUSHNELL ST
BELOIT, WI 53511-6306

KATHRYN RYAN VIVIAN LIVING TRUST
2002 HIGHVIEW CT
BELOIT, WI 53511-2817

STATELINE VETERINARY HOSPITAL
PO BOX 100
CLINTON, WI 53525-0100

JUSTIN R. BENDER
1454 BITTEL ST
BELOIT, WI 53511-4010

THOMAS HARTUNG
1804 MADISON RD
BELOIT, WI 53511-3219

DENISE R. HOWARD
1812 MADISON RD
BELOIT, WI 53511-3219

SAUL VARGAS
1431 FREDERICK ST
BELOIT, WI 53511-4023

THOMAS H. SWEZEY
2450 S CLOVER LN
BELOIT, WI 53511-8437

JAMES WILLIAMS
PO BOX 940251
HOUSTON, TX 77094-7251

BELOIT HEALTH SYSTEM, INC
1969 W HART RD
BELOIT, WI 53511-2230

MICHAEL D. SORAVIA
1429 FREDERICK ST
BELOIT, WI 53511-4023

SHARON L. BASS
2584 WHITE OAKS DR
BELOIT, WI 53511-2363

MUKESHBHAI V. PATEL
1850 MADISON RD
BELOIT, WI 53511-3219

EVERETT K. CHRISTENSEN
1305 RIDGEWAY ST
BELOIT, WI 53511-4050

PAUL B. SUNDE
5067 WICKERT DR
WEST BEND, WI 53095-9235

RESOLUTION 2026-29

APPROVING THE WRITTEN DECISION FOR EXCEPTIONS TO THE OUTDOOR SIGN REGULATIONS FOR THE PROPERTY LOCATED AT 1524 FREDERICK STREET

WHEREAS, Krista R. Jones, on behalf of Rock County Christian School, has submitted a request for three exceptions to the Outdoor Sign Regulations, Chapter 30 of the Beloit Municipal Code, as follows:

- Section 30.08(2) — To exceed the maximum number of wall signs allowed in a PLI district, increasing the maximum from NA (not allowed), or zero, to one wall sign allowed.
- Section 30.35(2)(c) – To exceed the maximum area of a primary ground-mounted sign allowed in the PLI district, increasing the maximum from NA (not allowed), or zero, to 64 square feet (both sides combined).
- Section 30.43(2)(c) – To exceed the maximum sign area of a secondary wall sign, increasing the maximum from 6.4 square feet to 128 square feet.

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 Krista R. Jones, on behalf of Rock County Christian School, for the property located at 1524 Frederick Street in the City of Beloit, for the following described premises:

LOT 1, CERTIFIED SURVEY MAP RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 362, AS DOCUMENT NO. 2022008, IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN, BEING PART OF OUTLOTS 28-3 AND 28-8 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, SITUATED IN PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4 AND A PART OF THE NE1/4 SE1/4 ALL IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH P.M. IN THE CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

Adopted this ___ day of _____, 2026.

PLAN COMMISSION

_____

Brian Anderson, Chairperson

ATTEST:

_____

Julie Christensen, Secretary

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 4, 2026

Agenda Item: 4.d.

File Number: CU-2026-02

General Information

Applicant: Nick Badura (on behalf of Lake Ridge Bank)

Owner: Caldwell Group Inc.

Address/Location: 200 State Street

Applicant's Request: Conditional Use Permit (CUP) to allow a Bank/Financial Institution in a CBD-2, Central Business District – Fringe District, for the property located at 200 State Street.

Background

In 2024, Caldwell Group Inc. purchased the property located at 200 State Street along with the parking lot located at 211 Sky Carp Way (formerly Water Street) and obtained a CUP for ground-floor office uses in the CBD-2 zoning district. The applicant, Lake Ridge Bank, is proposing to lease a portion of the building for use as an office and bank. The Zoning Ordinance categorizes banks/financial institutions separately from offices and allows banks in the CBD-2 district only if reviewed and approved in accordance with the CUP procedures. The proposed bank use is therefore not authorized by the 2024 CUP and requires separate approval.

Conditional Use Law

In late 2017, Wisconsin Statutes were amended to limit local government discretion related to the issuance of CUPs. Under the current law, the requirements and conditions imposed related to the approval of a CUP must be reasonable and, to the extent practicable, measurable. Acceptable conditions could relate to the permit's duration, transfer, or renewal. The City's decision to approve or deny the permit must be supported by substantial evidence. This is defined as facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a CUP and that reasonable persons would accept in support of a conclusion.

The state law also states that if the applicant meets or agrees to meet all of the requirements and conditions imposed by Plan Commission, the Plan Commission shall grant the CUP. Any condition must be based on substantial evidence.

Attached to the staff report is the Conditional Use Permit Decision Form, which will guide the Plan Commission in making a decision about the application. Planning staff has completed this form for Plan Commission. However, the Commission may make modifications as part of their decision on the CUP.

Staff Analysis

Existing Conditions:
The CUP granted in 2024 to allow ground-floor office uses for The Caldwell Group Inc. had the following conditions:

1. This Conditional Use Permit authorizes office uses on the ground floor at 200 State Street.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

Because *Office* and *Banks/Financial Institutions* are separate commercial land use types under Article VI (Use Regulations) of the Zoning Ordinance, condition number 1 does not cover the proposed bank use and Lake Ridge Bank needs a new CUP to operate a bank in the existing building. The proposed bank will not affect the office uses of other commercial tenants on the property and, with approval of the current proposal, requires no amendment to the existing CUP as described in condition number 2.

Surrounding Land Use and Zoning:
The subject property is surrounded by CBD-2 zoned properties to the south including City Hall, to the southwest including the parking lot at 211 Sky Carp Way, and to the east including First Mid Bank and Trust. To the north, west, and northeast are CBD-1, Central Business District – Core District, zoned properties including the post office and the 300 block of State Street.

Public Notice
In addition to a Class 2 Newspaper Notice published in the Beloit Daily News on October 21 and October 28, the attached Public Notice was sent out to the media and surrounding property owners. As of the date this report was prepared, no public comments were received.

City of Beloit Comprehensive and Strategic Plan:
The City's Comprehensive Plan recommends *Downtown Mixed Use* for the subject property. This includes a pedestrian-oriented mix of retail, service, office, mixed use, and residential uses and a pattern of development typical of a traditional downtown as it relates to placement, scale, and form of buildings, with a minimum building height of two stories. This land use also includes accessory indoor industrial or manufacturing uses such as maker spaces and production of products sold on-site.

Banks and office uses are compatible with *Downtown Mixed Use*; however, Section 66.1001(2m)(b) of Wisconsin Statutes specifies that conditional use permits do not need to be consistent with the Comprehensive Plan.

The proposed bank contributes to the City's Strategic Plan goal of creating and sustaining economic job growth by fostering investment in the community, thereby improving the quality of life for all.

Municipal Utilities:
The subject property receives the full range of municipal services.

Findings of Fact:
Section 2-506 of the Zoning Ordinance specifies that the Plan Commission shall make a recommendation based on the following considerations:

a. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
   - Adding the financial services of a bank and continuing professional office operations at 200 State Street will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. A new company with additional employees can support local businesses and be a beneficial addition to the downtown.

b. *That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted;*
   - The proposed conditional use of a bank and office in an existing building is compatible with surrounding land uses and will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.

c. *That the conditional use will not substantially diminish or impair property values within the neighborhood of the subject property;*
   - Bank and office uses in an existing tenant space in a commercial building will not diminish property values within the neighborhood.

d. *That the conditional use will not impede the normal and orderly development and improvement of the surrounding property;*
   - Continuation of commercial activity in the existing building will not impede normal and orderly development or improvement of surrounding property. The surrounding area is fully developed and no expansion of the structure or new construction is proposed for the bank and office space.

e. *That the exterior architectural design or site layout of the proposed conditional use is not dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
   - No exterior architectural design or site layout changes are proposed as part of the conditional use except adding a night drop box and minor parking lot improvements including the addition of three parking stalls. Any future proposals would be subject to review and approval under applicable ordinances.

f. *That adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
   - Adequate facilities and infrastructure are available to serve the conditional use. Although the Zoning Ordinance does not require parking in the Central Business District, the proposed addition of three parking stalls would increase capacity at the subject property.

g. *That adequate measures will be taken to minimize traffic congestion; and*
   - Adequate measures have been taken to minimize traffic congestion on public streets. The proposal includes the addition of three parking stalls. No changes to circulation are proposed at this time.

h. *That the conditional use will comply with all applicable regulations of this chapter.*
   - The proposed use will comply with all other applicable regulations.

STAFF RECOMMENDATION:
The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow a Bank/Financial Institution in a CBD-2, Central Business District – Fringe District, for the property located at 200 State Street based on the above Findings of Fact and subject to the following conditions:

Ordinance Requirements
1. In accordance with Section 2-511 of the Zoning Ordinance, if the conditional use has not been established within one year after the date of issuance of the permit, then without further action by the Plan Commission and without further notice to the applicant, the Conditional Use Permit shall lapse and become null and void.

Permit Conditions
1. This Conditional Use Permit authorizes a Bank/Financial Institution on the property located at 200 State Street.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

ATTACHMENTS: Resolution 2026-30, Conditional Use Permit Decision Form, Zoning Map, Floor Plan, Parking Exhibit, Application, Public Notice, Mailing List,

RESOLUTION 2026-30

APPROVING A CONDITIONAL USE PERMIT TO ALLOW A BANK/FINANCIAL INSTITUTION IN THE CBD-2, CENTRAL BUSINESS DISTRICT – FRINGE DISTRICT, FOR THE PROPERTY LOCATED AT 200 STATE STREET

WHEREAS, the application of Nick Badura for Lake Ridge Bank, on behalf of Caldwell Group, Inc. for a Conditional Use Permit to allow a Bank/Financial Institution in the CBD-2, Central Business District – Fringe District, for the property located at 200 State Street, having been considered by the Plan Commission 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, BE IT RESOLVED THAT, the Plan Commission of the City of Beloit, Rock County, Wisconsin, does hereby grant a Conditional Use Permit to allow a Bank/Financial Institution in the CBD-2, Central Business District – Fringe District, for the property located at 200 State Street in the City of Beloit, for the following premises:

LOT 1, CERTIFIED SURVEY MAP RECORDED IN VOLUME 14, PAGES 154 - 156 ON NOVEMBER 10, 1989 AS DOCUMENT NO. 1102064, BEING LOT 1, CSM NO. 832764 IN VOLUME 5, PAGES 40 & 41 ALSO LOT 1, CSM NO. 832766 IN VOLUME 5, PAGES 45, 46 & 47 OF CERTIFIED SURVEY MAPS, ALSO THAT PART OF VACATED ST. PAUL AVENUE, CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

As a condition of granting the Conditional Use Permit, the Plan Commission does hereby stipulate the following conditions and restrictions upon the conditional use, which are hereby deemed necessary for the public interest:

1. This Conditional Use Permit authorizes a Bank/Financial Institution on the property located at 200 State Street.

2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

BE IT FURTHER RESOLVED that the applicant is formally advised of the following additional ordinance requirements:

1. In accordance with Section 2-511 of the Zoning Ordinance, if the conditional use has not been established within one year after the date of issuance of the permit, then without further action by the Plan Commission and without further notice to the applicant, the Conditional Use Permit shall lapse and become null and void.

Adopted this 4th day of November 2026.

PLAN COMMISSION

John Winkelmann, Vice-Chairperson

ATTEST:

Julie Christensen, Secretary

Beloit Plan Commission
Conditional Use Permit Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable and, to the extent practicable, measurable.

Ordinance Requirements

1. In accordance with Section 2-511 of the Zoning Ordinance, if the conditional use has not been established within one year after the date of issuance of the permit, then without further action by the Plan Commission and without further notice to the applicant, the Conditional Use Permit shall lapse and become null and void.

   Substantial Evidence: The above is a standardized condition that outlines the process for timely establishing a conditional use. The applicant intends to apply for building permits and other approvals upon issuance of the Conditional Use Permit.

Does the applicant meet **all** of the ordinance requirements? ☐ No ☒ Yes, after the steps above

Permit Conditions

A local government is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable** and, to the extent practicable, **measurable**. Conditions may limit the permit's duration, transfer, or renewal.

1. This Conditional Use Permit authorizes a Bank/Financial Institution on the property located at 200 State Street.

   Substantial Evidence: Section 6.1 of the Zoning Ordinance allows Banks/Financial Institutions in the CBD-2, Central Business District – Fringe District, only if reviewed and approved as a conditional use. This condition articulates that the proposed use is deemed appropriate at this location.

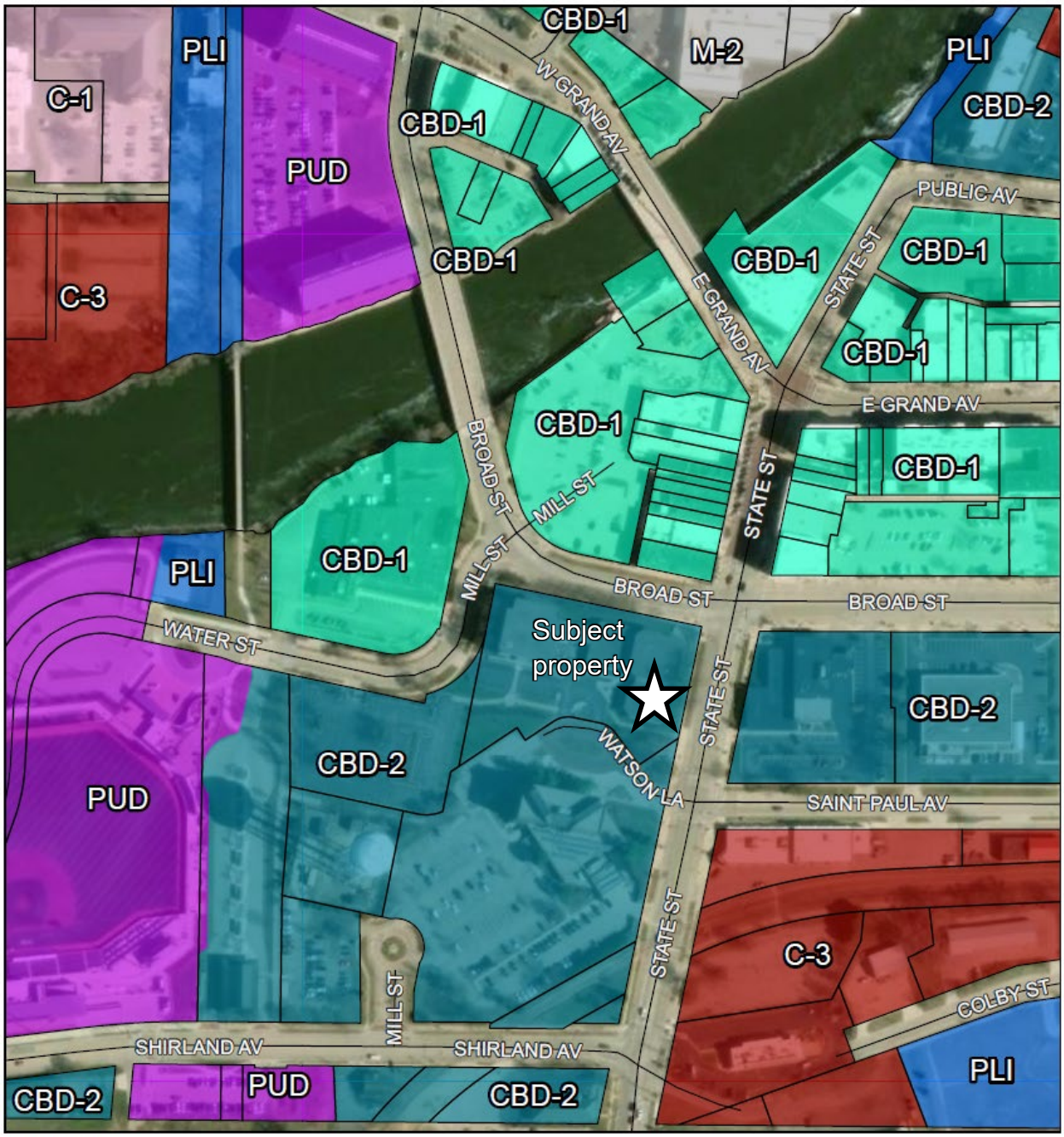
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission by amending this Conditional Use Permit. The Director of Planning and Building Services may approve minor changes administratively.

   Substantial Evidence: Any minor alterations to the conditional use would be subject to Section 2-508 of the Zoning Ordinance, authorizing the Zoning Office to administratively approve such alterations if compatible with the concept approved by the Plan Commission and the standard criteria for approval of conditional uses. Any non-minor alterations would be subject to Section 2-509, which requires the procedure and standard governing issuance of a Conditional Use Permit to be followed when considering any amendment.

Decision: Based on the findings of fact, conclusions of law, and the record in this matter, the permit is:

☒ Approved, with the conditions stated above
☐ Denied, for the following reasons:

City of Beloit Zoning Map - 200 State Street



10/21/2026

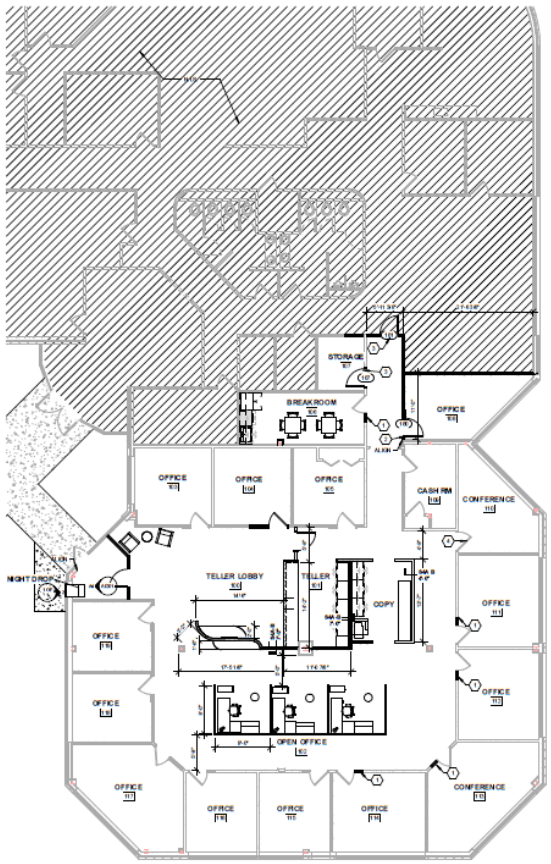
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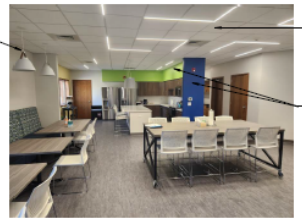
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Streets
Parcels
Zoning Districts
C-1
C-3
CBD-1
CBD-2
M-2
PLI
PUD
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata

Rock County 911 Communications Center GIS Coordinator, TopComp, Inc., Michigan, Vantor

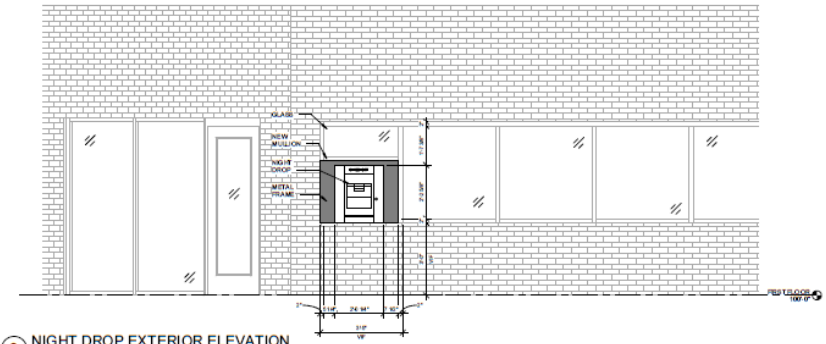


1 FIRST FLOOR PLAN
1/8" = 1'-0"



KEYNOTES:

1	NEW SIDE LITE NEXT TO EXISTING DOOR
2	NEW DOOR WITH SIDE LITE
3	NEW DOOR
4	PLACE PULL LITE IN EXISTING DOOR
5	EXISTING CEILING TILE TO REMAIN, PATCH AND REPAIR TO MATCH EXISTING
6	REPLACE EXISTING LIGHTS WITH LED FIXTURES



2 NIGHT DROP EXTERIOR ELEVATION
1/2" = 1'-0"



3 TELLER STATIONS

0' 1' 2' 4' 8'
0" 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

DATE: 10/13/2026

LAKE RIDGE BANK - BELOIT

FLOOR PLAN

DESIGN PARTNERS

Sketchworks architecture llc



DATE: 10/15/2026

LAKE RIDGE BANK - BELOIT

PARKING EXHIBIT

Sketchworks architecture llc

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print) **File Number:** _____

1. **Address of subject property:** 200 State Street
2. **Legal description:** LOT 1 CSM VOL 14 PGS 154 - 156

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

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

   If more than two acres, give area in acres: _____ acres.
3. **Tax Parcel Number(s):** 13540090
4. **Owner of record:** Caldwell Group, Inc. Phone: [redacted]

   200 State Street (Address) | Beloit (City) | WI (State) | 53511 (Zip)
5. **Applicant's Name:** Nick Badura

   2501 Parmenter St Suite 300A (Address) | Middleton (City) | WI (State) | 53562 (Zip)

   [redacted] (Office Phone #) / _____ (Cell Phone #) / [redacted] (E-mail Address)
6. **All existing use(s) on this property are:** Office
7. ***THE FOLLOWING ACTION IS REQUESTED:***

   A Conditional Use Permit for: Lake Ridge Bank

   bank use in a(n) CBD-2 Zoning District.
8. **All the proposed use(s) for this property will be:**

   Principal use: Office

   Secondary use: Bank

   Accessory use: _____

9. Project timetable: **Start date:** 12/1/2026 **Completion date:** 3/1/2027

10. 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.

(Signature of Owner)	Douglas R. Stitt (Print name)	10-15-26 (Date)
Nick Badura (Signature of Applicant, if different)	Nick Badura-Sketchworks Architecture (Print name)	10/15/2026 (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

October 20, 2026

To Whom It May Concern:

Nick Badura, on behalf of Lake Ridge Bank, has filed an application for a Conditional Use Permit (CUP) to allow a bank/financial institution in a CBD-2, Central Business District – Fringe District, for the property located at:

200 State Street

The following public hearing will be held regarding this proposed Conditional Use Permit:

City Plan Commission: November 4, 2026, at 5:30 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

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 Przemek Gaczol at 100 State Street or via email to gaczolp@beloitwi.gov.
You may also call (608) 364-6708 to provide your comments over the phone.

Caldwell Group, Inc
200 State St
Beloit, WI 53511-6254

Wisconsin JLS Equities, LLC
75 Columbia Ave
Cedarhurst, NY 11516-2011

Haynes Properties, LLC
11015 Main St
Roscoe, IL 61073-8857

Blackhawk Bank
PO Box 499
Mattoon, IL 61938-0499

Michael D. Jero
862 E Petunia Ln
Beloit, WI 53511-1649