PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, August 19, 2026

1. CALL TO ORDER AND ROLL CALL

2. MINUTES

   2.a. Consideration of the minutes of the July 8, 2026 Plan Commission meeting
   Attachment

3. PUBLIC HEARINGS

   3.a. Consideration of Ordinance No. 3921 amending the Zoning District Map of the City of Beloit for the property located at 2325 Murphy Woods Road
   Attachment

4. REPORTS
   No Reports are scheduled.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
   Planned Unit Development and Rezoning - 625 Third Street
   Extraterritorial Preliminary Plat - Heritage Grove

6. FUTURE AGENDA ITEMS
   Conditional Use Permit - 1503 St. Lawrence Avenue
   Potential Residential Planned Unit Development - Randall and Wisconsin

7. ADJOURNMENT
   The next Plan Commission meeting is scheduled for September 9, 2026.

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at (608) 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, July 8, 2026

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

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

2. **MINUTES**

2.a. **Consideration of the minutes of the June 17, 2026 Plan Commission meeting**

Commissioner Jacobsen made a motion to approve the Minutes, seconded by Commissioner Finnegan. Motion carried, voice vote (5-0).

3. **PUBLIC HEARING**

3.a. **Consideration of a Planned Unit Development Master Land Use Plan for the property located at 625 Third Street.**

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

Commissioner Winkelmann inquired about the amount of space at the new location and its door access.

Community Development Director, Julie Christensen, provided clarification.

Chairperson Anderson open and closed the public hearing.

Commissioner Winkelmann made a motion to recommend approval, seconded by Commissioner Finnegan. Motion carried, voice vote (5-0).

3.b. **Consideration of Ordinance No. 3918 amending the Zoning District Map of the City of Beloit for the property located at 625 Third Street**

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

Chairperson Anderson open and closed the public hearing.

Commissioner Stearns made a motion to recommend approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (5-0).

3.c. **Consideration of Resolution 2026-24 approving an Extraterritorial Preliminary Plat of Heritage Grove in the Town of Beloit.**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chairperson Anderson open and closed the public hearing.

Commissioner Finnegan made a motion to recommend approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (5-0).

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 August 5, 2026 at 5:30 PM.

7. **ADJOURNMENT**
Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Stearns at 5:45 PM. Motion carried, voice vote (5 -0).

Brian Anderson, Chairperson

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: August 19, 2026

Agenda Item: 3.a.

File Number: ZMA-2026-07

General Information

Applicant: Julie Christensen on behalf of the City of Beloit Plan Commission

Owner: Wisconsin Power and Light Company

Address/Location: 2325 Murphy Woods Road

Applicant's Request/Proposal: Zoning Map Amendment to assign a zoning classification of C-1, Office District, for the property located at 2325 Murphy Woods Road in the City of Beloit.

Staff Analysis

Existing Site Conditions: The City Council adopted Ordinance 3858 annexing the subject property to the City of Beloit on December 16, 2024. The subject property was annexed with parcels for the Creek Woods subdivision to the north and east in order to prevent the creation of a Town island.

Surrounding Land Use and Zoning: To the west of the subject property are residential uses zoned R-1A, Single Family Residential District. To the east is vacant land for and a medical office use zoned C-1, Office District. To the north is zoned PUD, Planned Unit Development District, for the Creek Woods Subdivision. To the south of the subject property is the Beloit Life Center zoned PLI, Public Lands and Institutions District, as well as residential uses zoned R-1A, Single Family Residential District, all in the City of Beloit.

City of Beloit Comprehensive and Strategic Plan: The Future Land Use Map of the Comprehensive Plan recommends *Urban Mixed Use* for the parcel, which is consistent with the proposed zoning.

Future Zoning Classification: The proposed ordinance will assign a permanent zoning classification of C-1, Office District.

Notice of the proposed Zoning Map amendment was sent to the surrounding parcels within 150 feet of the subject parcel. No comments were received as of the publishing of this report.

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

1. **The existing use of property within the general area of the subject property.**
   The surrounding uses are primarily single-family residences with Beloit Life Center to the southwest, and a medical office to the east.

2. **The zoning classification of property within the general area of the subject property.**
   The proposed zoning map amendment to assign C-1, Office District zoning to 2325 Murphy Woods Road is consistent with the nearby C-1, Office District zoning and commercial uses along Murphy Woods Road in the City. This zoning will complement the surrounding R-1A, Single Family Residential zoning in the City for potential future commercial development.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification**.
   The vacant parcel was annexed from the Town of Turtle; therefore, no City of Beloit zoning designation exists. The property was zoned SP, Special Purpose District, in the Town. The proposed C-1, Office District, zoning is consistent with the Future Land Use Map in the City. No use is currently proposed for the subject property.

4. **The trend of development and zoning map amendments in the general area of the subject property.**
   This area consists mostly of established single-family residential developments with neighboring vacant parcels. The most recent zoning map amendments in the vicinity occurred in 2025 for the parcels to the north and east, following an annexation to facilitate access to City of Beloit sewer services for proposed residential uses in Creek Woods Subdivision.

STAFF RECOMMENDATION – ZONING MAP AMENDMENT:
The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to assign a zoning district classification of C-1, Office District, for the property located at 2325 Murphy Woods Road in the City of Beloit.

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

City of Beloit Zoning Map



8/12/2026

Streets	DH	R-4
Parcels	M-1	World Imagery
Zoning Districts	M-2	Low Resolution 15m Imagery
MRO	PLI	High Resolution 60cm Imagery
C-1	PUD	High Resolution 30cm Imagery
C-2	R-1A	Citations
C-3	R-1B	60cm Resolution Metadata
CBD-1	R-2	
CBD-2	R-3	

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

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:** 2325 Murphy Woods Rd

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

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

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

3. **Tax Parcel Number(s):** 21840005

4. **Owner of record:** Wisconsin Power & Light Co Phone:_____

PO Box 77007 (Address) | Madison (City) | WI (State) | 53707 (Zip)

5. **Applicant's Name:** City of Beloit Plan Commission

100 State St (Address) | Beloit (City) | WI (State) | 53511 (Zip)

608-364-6700 (Office Phone #) / _____ (Cell Phone #) / _____ (E-mail Address)

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

Change zoning district classification from: _____ to: C-1

All existing uses on this property are: Vacant Land

7. **All the proposed uses for this property are:**

Principal use(s): Vacant land

Secondary use(s): _____

Accessory use(s): _____

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

( ) Owner

( ) Leasehold, Length of lease: _____

( ) Contractual, Nature of contract: _____

(X) Other, explain: Plan Commission _____

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

Name(s): _____ Phone: _____

_____

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

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

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

(Signature of Owner)	(Print name)	(Date)
Julie Christensen	Julie Christensen	08/06/2026
(Signature of Applicant, if different)	(Print name)	(Date)

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

To be completed by Planning Staff

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

Application accepted by: _____ Date: _____

RECEIVED 9101
DEC 16 2024
CITY OF BELOIT
CITY CLERK

ORDINANCE NO. 3858

AN ORDINANCE TO ANNEX FIVE PROPERTIES LOCATED ON THE 9400-9500 BLOCK OF SOUTH CREEK ROAD AND THE 2300 BLOCK OF MURPHY WOODS ROAD FROM THE TOWN OF TURTLE TO THE CITY OF BELOIT

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

Section 1. Territory Annexed. In accordance with Section 66.0217(2) of Wisconsin Statutes and the *Petition for Direct Annexation* filed by Wisconsin Power & Light Company and NG Creek Woods Land, LLC with the City Clerk on the 23rd day of September 2024, signed by all of the owners of real property of the following described property in the Town of Turtle, Rock County, Wisconsin, the following territory is annexed to the City of Beloit, Wisconsin:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER SECTION 18, T.1N., R.13E., AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T.1N., R.13E., OF THE 4TH P.M., TOWNSHIP OF TURTLE, ROCK COUNTY, WISCONSIN.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE N 00° 00' 26" W ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, A DISTANCE OF 919.33 FEET TO THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO 801096, VOL 3, PAGE 141; THENCE N 89° 22' 20" E ALONG THE NORTH LINE OF AFORESAID CERTIFIED SURVEY MAP, A DISTANCE OF 2,073.00 FEET; THENCE S 03° 21' 22" E, A DISTANCE OF 222.68 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF AFORESAID CERTIFIED SURVEY MAP; THENCE N 89° 51' 13" E, A DISTANCE OF 289.25 FEET; THENCE S 18° 26' 27" W, A DISTANCE OF 594.29 FEET; THENCE S 89° 51' 13" W, A DISTANCE OF 2,087.06 FEET TO THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO 896736, VOL 8, PAGE 146; THENCE S 00° 00' 06" E, A DISTANCE PF 199.00 FEET TO THE CENTERLINE OF EAST MURPHY WOODS ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,200.13 FEET, AN ARC LENGTH OF 100.63 FEET, WITH A CHORD BEARING S 83° 46' 57" W AND A CHORD DISTANCE OF 100.60 FEET; THENCE N 00° 00' 26" W, A DISTANCE OF 58.52 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION CONTAINS 1,749,706 SQUARE FEET (40.168 ACRES) MORE OR LESS.

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

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

Section 4. Ward Designation. The territory described in Section 1 of this Ordinance is hereby

made a part of the Thirty second (32nd) Ward of the City of Beloit, subject to the Ordinances, rules, and regulations of the City, governing ward districts.

Section 5. Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid or unconstitutional provision or application.

Section 6. Effective Date. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 16th day of December, 2024.

CITY COUNCIL FOR THE CITY OF BELOIT

By: _____
Kevin D. Leavy, President

ATTEST:

By: _____
Marcy J Granger, City Clerk-Treasurer

PUBLISHED: 12/24/2024
EFFECTIVE DATE: 12/25/2024
01-611100-5231-24-141

CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
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AMENDED NOTICE TO THE PUBLIC

August 10, 2026

To Whom It May Concern:

The City of Beloit has initiated an application for review and consideration of a Zoning Map Amendment to assign a zoning classification of C-1, Office District, to **2325 Murphy Woods Road**. The property was annexed from the Town of Turtle to the City of Beloit. The following public hearings will be held regarding these applications:

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, August 19, 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: Tuesday, September 8, 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
Beloit Life Center, Inc	2170 Murphy Woods Rd, Beloit, WI 53511
Clinton E. Phalin	2527 Edgewood Dr, Beloit, WI 53511
Darcy J. Bondow	2517 Edgewood Dr, Beloit, WI 53511
Drager Trust Dtd November 17, 2006	2513 Edgewood Dr, Beloit, WI 53511
Leader Accessories, LLC	2515 Edgewood Dr, Beloit, WI 53511
Matthew R. Bosen	2412 Criswell Blvd, Beloit, WI 53511
NG Creek Woods Land, LLC	11346 S Merlet Rd, Beloit, WI 53511
Parkmeadow North Homeowners Association, Inc	PO Box 483, Beloit, WI 53512
Parkmeadow Turnberry Homeowner	PO Box 1272, Beloit, WI 53512
Patrick J. McKearn	2519 Edgewood Dr, Beloit, WI 53511
Sandra L. Draeving	2525 Edgewood Dr, Beloit, WI 53511
Terry Lee Sebero	2521 Edgewood Dr, Beloit, WI 53511
Timothy R. Greve	779 S Shenandoah Ave, Beloit, WI 53511
Wisconsin Power & Light Co	PO Box 77007, Madison, WI 53707

ORDINANCE NO. 3921

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 assigned permanent C-1, Office District:

ALL THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 1 NORTH, RANGE 13 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 0° 30.5' WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 18, 151.12 FEET TO AN IRON PIPE; THENCE NORTH 89° 21' EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18, 100.00 FEET TO AN IRON PIPE; THENCE SOUTH 0° 30.5' EAST, 151.12 FEET; THENCE SOUTH 89° 12' WEST, 100 FEET TO THE POINT OF BEGINNING. CONTAINING 0.35 ACRES MORE OR LESS. (A/K/A 2325 MURPHY WOODS ROAD)

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-_____