PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
5:30 PM
Wednesday, November 18, 2026

1. CALL TO ORDER AND ROLL CALL

2. MINUTES

   2.a. Consideration of the minutes of the November 4, 2026 Plan Commission meeting
   Attachment

3. PUBLIC HEARINGS
   There are no public hearings scheduled for this meeting.

4. REPORTS

   4.a. Consideration of a Relocation Order to acquire two vacant parcels on East Henderson Avenue in the Town of Beloit for the development of a stormwater management pond
   Attachment

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
   Rezoning of 1642 Sixth Street

6. FUTURE AGENDA ITEMS
   Annexation - Milwaukee Road Rights-of-Way
   Wellhead Protection Ordinance amendment
   Relocation Order - Temporary Easements at White and Wisconsin

7. ADJOURNMENT
   The next Plan Commission meeting is scheduled for December 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, November 4, 2026

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

Chairperson Anderson called the meeting to order at 5:30 PM. Commissioners Stearns, Winkelmann, Sierra (at 5:31 pm) Finnegan (at 5:41 pm), and Councilor Forbeck were present. Commissioners Edwards and Jacobsen were absent.

2. **MINUTES**

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

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

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.**

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

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

4. **PUBLIC HEARINGS**

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

Community Development Director, Julie Christensen, presented the staff report and recommendation for both items 4.a and 4.b.

Councilor Forbeck inquired whether the proposed plan was going to include two affordable housing units.

Community Development Director, Julie Christensen confirmed that was correct.

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).

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.**
Chairperson Anderson open and closed the public hearing.

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

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.**
Due to a conflict of interest, Commissioner Finnegan abstained from the item and left the room.

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

Chairperson Anderson open and closed the public hearing.

Commissioner Winkelmann inquired whether the proposed ordinance would allow these types of signs without requiring review.

Community Development Director, Julie Christensen explained that we would be allowing signage for uses in PLI, so this type of sign would likely be allowed in the new ordinance.

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

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.**
Due to a conflict of interest, Chairperson Anderson abstained from this item and left the meeting. Commissioner Finnegan returned to the meeting.

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

Commissioner Sierra inquired whether rentable space would remain available at the location after the bank moves in.

Community Development Director, Julie Christensen clarified that additional space would remain available; however, the amount of space and future plans for its use had not been determined.

Vice Chairperson Winkelmann open and closed the public hearing.

Vice Chairperson inquired about the proposed parking plans.

Community Development Director, Julie Christensen explained that downtown uses are not subject to parking requirements; however, alterations to the existing parking lot are planned to provide additional parking.

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

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**
No updates were provided.

6. **FUTURE AGENDA ITEMS**
Julie Christensen outlined the future agenda items. The next meeting is scheduled for November 18, 2026 at 5:30 PM.

7. **ADJOURNMENT**
Commissioner Stearns made a motion to adjourn the meeting, seconded by Commissioner Finnegan at 6:05 PM. Motion carried, voice vote (4 -0).

Brian Anderson, Chairperson

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: November 18, 2026

Agenda Item: 4.a.

File Number: RPB-2026-10

General Information

Applicant: City of Beloit Public Works Department

Owner: Backyard Properties of Rock County LLC

Address/Location: Parcels 6-2-442.1006 and 6-2-442.1007 on E. Henderson Avenue in the Town of Beloit

Applicant's Request: The City of Beloit Public Works Department has requested review and approval of a Relocation Order to acquire two vacant parcels totaling 6.99 acres located on E. Henderson Avenue in the Town of Beloit from Backyard Properties of Rock County LLC for a stormwater management pond. The acquisition of land for public grounds or public utility services is required to be referred to and reviewed by the Plan Commission in accordance with Section 62.23(5) of Wisconsin Statutes.

Staff Analysis

Overview/Background Information: The City of Beloit is required to reduce the discharge of Total Suspended Solids (TSS) and Total Phosphorus (TP) to local waterways from the City's Municipal Separate Storm Sewer System (MS4). This is a requirement of the Rock River Total Maximum Daily Load (TMDL) and the City's MS4 Permit from the Wisconsin Department of Natural Resources. The two parcels will host a stormwater management facility that would remove approximately 45 tons of TSS and 228 pounds of phosphorus annually, which would meet the TSS and TP reduction requirements of the City's 2024-2029 TMDL Implementation Plan and MS4 Permit term.

The total purchase of the land is yet to be determined pending approval of the Relocation Order. If acquired, the City plans to annex the properties into the City of Beloit following Plan Commission recommendation and City Council action. The 2027 Capital Improvement Budget has allocated funds totaling $844,898 for the project.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the acquisition of Parcels 6-2-442.1006 and 6-2-442.1007 on E. Henderson Avenue in the Town of Beloit, totaling 6.99 acres, as shown on Attachment A: Legal Description and Parcel Location Map.

ATTACHMENTS: Legal Description and Parcel Location Map

Attachment A

Legal Description: Lots 6 and 7, Avid Subdivision, Town of Beloit, County of Rock, State of Wisconsin.

