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November 1, 2023

MEMORANDUM

TO: Town of Beloit Plan Commission
FROM: Tim Kienbaum, Community Development Director
RE: Zoning Ordinance Update

We are proposing the following substantive changes to the zoning ordinance, along with a number of minor grammatical, spelling and reference updates. A comprehensive draft will be provided at the meeting for discussion. I recommend that a public hearing be scheduled for the December Plan Commission meeting to approve the recommended changes to the Town Board for adoption.

10.01 (1) – Update Reference(s)

10.01(2) – Wording correction

10.03 (3)(c) – Wording correction

10.03 (5)(a) – Use Regulations

Should this be permitted uses rather than primary uses since that's how they are described in district descriptions?

10.03 (6)(e) – Accessory Buildings and Structures

Do we want to allow accessory structures closer than 10' to principal structures if they have fire protective construction?

Do we want to allow accessory structures which are taller than principal structures?

Do we want to allow metal shipping containers to be used for storage?

10.03 (9) – Table 10.03(9A) needs to be labeled.

Entry for service garages should be corrected from 1 per 20 sf to 1 per 200 sf.

10.03 (9)(e)(ii) – refers to a parking dimension table that does not exist

10.03 (14) – Buffering requirements for swimming pools

10.03 (15) – Specify minimum sizes for required landscape trees?

10.05 (2)(j) - Livestock housing setback

100' setback required – consider smaller setback with limited number of animals?

10.05 (2)(I) – Home occupations

Should this be moved to a separate section rather than buried in A-2 zoning section?

10.06 (1) – Eliminate R-R zoning?

See comparison chart

10.06 – CBRF wording

10.06 (6)(I) – PUD max density

10.11 – Update of Site Plan / Plan of Operations requirements