

Chapter 5

Community Mosaic: Implementing the Plan

Expanding the Focus

Where the previous section of this plan zeroed in on geographic “sub-areas” within the Town of Beloit, the next several pages broaden the geographic scope to include the entire Town. The recommendations found in this chapter are informed directly by the *Plan’s* goals & objectives (Chapter 2), existing and forecasted conditions (Chapter 3), and the assessment of individual neighborhood characteristics and objectives (Chapter 4), as well as by input generated throughout the planning process.

The recommendations found on the next several pages of this *Plan* should be viewed and followed as the concrete “action plan” that the Town will use in its future decision-making process for land use, infrastructure, capital improvements planning, budgeting, and more. While the recommendations are meant to be applied throughout the Town, supporting recommendations are generally spelled out in each of the “Critical Planning Areas” assessments found in Chapter 4 of this Plan.

Recommendations are provided for each of the nine elements of the plan and, where applicable, mapped recommendations are provided as well. Used in tandem with the “Critical Planning Areas” assessments in Chapter 4, these maps and statements give the Town a comprehensive, consistent framework with which to prepare for its future planning and development challenges.

In general, the recommendation statements were crafted in order to respond to one or more of the specific goals and/or objectives found in the *Plan*. Generally, the recommendations in this chapter are presented without a specific timetable attached to them, but all should be viewed as rather immediate and ongoing. Timeline-specific recommendations for each Critical Planning Area are discussed throughout Chapter 4, and a timetable summarizing these recommendations is found at the end of this chapter.

Issues and Opportunities Recommendations

Focusing on promoting and maintaining the Town’s identity while also accommodating growth, these recommendations address, in a general sense, strategies to address the community’s key issues and opportunities. Working with the City of Beloit and other neighbors where appropriate, the Town’s *Plan* identifies strategies for being a leader in responsible and sustainable growth and preservation practices.

- Promote non-agricultural growth in planned growth areas only (see Map 5-1, Balanced Growth Map, facing page)
- Establish and maintain (at a minimum) quarterly cooperative planning meetings with the City of Beloit
- Provide all Town residents and property owners with an opportunity to sign up for an e-mail list through the Town’s website, and send all pertinent Town information (meetings, agendas, etc.) to the e-mail list
- Pursue incorporation as a village or city in accordance with Wisconsin Statutes and standards
- Establish a “Green Community” task force to develop standards for the planning, location, and construction practices used for development & redevelopment in the Town, including adoption of an “Eco-municipality” resolution
- Expand, support, and implement Town ordinances to encourage the use of alternative energy sources and fixtures such as solar, wind, and “greywater”

Agricultural, Natural & Cultural Resources Recommendations

These recommendations illustrate the Town's commitment to and recognition of its outstanding natural resource base, including agricultural land and agricultural practices.

- Continue to monitor and collaborate with local, county, and state agencies to enforce existing regulations related to development in and around environmental corridors
- Develop and adopt a landscaping ordinance, including provisions and preference for natural habitat preservation and/or restoration, where appropriate
- Work with neighboring communities to undertake a special study and management plan for the Raccoon Creek/East Fork Raccoon Creek environmental corridor
- Using this plan and the parks and open space plan, identify opportunities for creating or improving environmentally sensitive access points to the Town's natural resources
- Encourage participation in agricultural, woodland, and riparian preservation and management programs available at the county and state level
- Engage Town farmers in coordinating and establishing a "right-to-farm" task force, with the charge of identifying what, if any, programs and tools they would support for preserving agricultural land and practices in the Town (including voluntary conservation easements, Transfer of Development Rights, Purchase of Development Rights)
- Discourage further fragmentation of the Town's agricultural and rural resources by establishing density controls and re-evaluating lot size standards in the Town's zoning and subdivision ordinances

- Recognizing Highway 51 and the Rock River as nationally celebrated cultural amenities, undertake a planning effort for the corridor that focuses on identifying and illustrating the Town's unique characteristics along the river
- Continue to support community-building events such as Festival on the Rock and Autorama, and encourage hosting such events at readily accessible public places such as Town parks and facilities.

Land Use Recommendations

The *Comprehensive Plan's* recommendations for the Town's future land use decisions encourage community growth that minimizes rural and agricultural fragmentation and concentrates new growth towards areas with existing infrastructure, services, and urban development. As a community with both a strong rural as well as urban existing land use and development pattern, the Town of Beloit is in a terrific position to accommodate controlled, well-served growth while also preserving a small-town, rural lifestyle.

- Encourage and, where feasible, actively participate in the detailed planning, development, infill and redevelopment of the Town's "Smart Growth Areas," as identified on the final Land Use Plan Map (Map 5-2)
- In general, focus redevelopment and new development to areas east of the Rock River
- Understanding that certain areas currently in the City of Beloit and the Town of Beloit will benefit from rationalized boundaries, engage the City in cooperative planning efforts for such areas as identified on the Land Use Plan Map
- Especially between Inman Parkway and Bayliss Avenue, conduct a detailed planning process to established a unified land use vision for Riverside Drive
- Strengthen the Town's density controls in the zoning ordinance to respect and conserve the community's strengths while allowing for orderly, integrated, and high-quality development and redevelopment
- Especially west of Afton Road in undeveloped areas, establish density standards in tandem with maximum non-agricultural lot sizes to control against rural fragmentation and the devaluation of agriculture and agricultural land
- Partner with the City of Beloit at estab-

lishing and maintaining community separation through controlling against land divisions and urban development at and near the long-term City/Town boundary

- Refer to the Land Use Plan map to guide the Town's Zoning Ordinance and Map, and review and update the plan as necessary with consideration for the Town's overall health and welfare rather than to serve a single development proposal

Land Use Plan Map (Map 5-2)

Map 5-2 illustrates the recommended future land use plan for all lands in the Town of Beloit. Several different land use classifications are illustrated on the map, each of which is defined below.

- *Natural, Agricultural, and Cultural Resource Preservation* - This land use classification is reserved for productive agricultural lands, woodlands, or other areas of rich and mostly undisturbed natural or cultural resources. Primary activities here should be agricultural production and harvesting, pasture lands, livestock operations, open space preservation, wooded areas, hunting lands, and very low density housing, typically single-family. Down zoning in this area should be prevented wherever possible, and an overall density of at most 1 home per 25 acres (the current overall density in the western part of the Town) should be established as a standard for all parcels that would be enforced with any proposed land division.
- *Very Low Density Agricultural/Rural Residential* – These areas indicate existing small-scale agricultural and/or low-density residential areas in the Town that are neither agriculturally-based nor attached

to a residential neighborhood or subdivision. The *Plan* does not designate any new areas for this land use type, and recommends caution in reviewing proposed low density ag/rural residential development in the future by instituting maximum lot size standards and maximum density standards in the Town's predominately agricultural areas.

■ *Exurban Residential Subdivisions* – These areas are existing very-low to low-density residential “neighborhoods” that are generally located at a significant distance from other land uses (besides agriculture/natural resources), neighborhood and community services and facilities, and are without municipal utilities such as sewer, water, and coordinated stormwater management. Although well-received, residential areas of this character should not be developed in the Town in the future because they are contrary to many principles of “Smart Growth”.

■ *Conservation/Cluster Subdivision (Rural)* – As an alternative to typical exurban residential development, the *Plan* recommends employing standards of conservation and/or cluster subdivision design in appropriate areas around town. This type of development prioritizes a site's natural features and characteristics early and often in the planning and development stages. The idea here is to identify significant or sensitive environmental features, agricultural areas, or historic/cultural features and leave them undisturbed by new development. This is often made possible through any combination of standards such as a more

liberal minimum lot size for individual lots, reduced setbacks, perpetually preserved common open space or gardens, and the literal “clustering” of housing in the most appropriate locations at the site. Density in a conservation or cluster subdivision can – and should – be in line (even lower) than in the Town's other rural subdivisions, but the mistaken perception is that density is higher because houses may be closer to one another and lots may be smaller, for example. Codification of a new or amended element of the Town's zoning ordinance is recommended to address conservation or cluster development.

■ *Parks and Open Space* – The *Plan* illustrates existing parks and open spaces only. New parks are accounted for in the Town's Comprehensive Outdoor Recreation and Parks Plan 2009 - 2014, and will be incorporated and updated into the final land use plan upon adoption.

■ *Urban One- and Two- Family Residential* – These areas illustrate existing and planned areas for single- and two- family residential development at a (locally) urban density, which is about 2 dwelling units per acre currently. These relatively low-density uses are second most-dominant (to agriculture) in the Town. Most of these areas are currently within a Sewer Service Area boundary, and many are connected to municipal sewer. Several of these are also on public water. Over time, the Town should extend these public services to all of the areas identified as “Urban One- and Two- Family Residential” on the Land Use Map.

■ *Urban Moderate Density Residential* - These areas designate lands for multi-family development that is consistent with the Town's currently established density standard of 8 dwelling units per acre. The Land Use Map depicts both existing and proposed areas for this type of land use, and each should be implemented with sensitivity to the specific neighborhood that it is surrounded by. These uses should be serviced by public sewer and water and should generally be located within safe walking or commuting distance to schools, parks, shopping and employment opportunities, and civic uses. A primary objective with this land use should be to integrate proposed uses into their neighborhoods, through careful site design, building orientation, architecture, signage, and landscaping.

✕ *Traditional Neighborhood Development* – While exactly what makes up a Traditional Neighborhood Development varies, the general concept is clear – reduce auto-dependence and dominance in our neighborhoods through careful, considered, comprehensive design and planning. In our case, TND should at least be considered for most new “greenfield” (i.e., currently undeveloped) residential areas in the Town. TNDs are typically “more compact than the usual subdivision... emphasize walking... mixed use (where possible)... narrower roads, and common greens and squares.” (Gillham 2002) Especially given the fact that the town is relatively “hemmed in” geographically, this approach to new urban development is arguably the most sustainable strategy for balancing the

values of rural preservation and urban growth that exist in the Town. Entire volumes about TND have been written, but some features may include: centrally located and easily accessible parks and green space, relegation of garages to the back of residential lots, restoration of street-focused front porches, smaller lot sizes, integration of neighborhood commercial shopping and services into the development, sidewalks along all streets, and (in some cases) utilizing alleys rather than streets for access, parking, and garages. In order to determine exactly what standards are germane to local needs, values and desires, the Town should develop a TND ordinance.

■ *Urban Mixed Use* – Mixed-use development is proposed in relatively high-traffic/high-visibility and/or high-density areas in the Town as an alternative to “single-use” development. In the Town of Beloit, Urban Mixed-Use is envisioned as having a primarily retail or service component and incorporating office, studio, or residential space into upper floors of these developments. At least in theory, mixed-use developments reduce vehicle trips and trip distances, minimize impervious area by allowing for shared parking and higher floor area ratios, and provide more “round-the-clock” activity/monitoring by blending a number of uses. The Town's R-4 (Planned Unit Development) zoning might be considered for mixed use development, and mixed use concepts would be appropriate to roll into a TND ordinance as well.

■ *Local Commercial* – Local commercial

areas are existing and proposed areas for various retail, service, and entertainment uses. Generally speaking, these are neighborhood-sensitive, moderate-impact uses that have frequent auto traffic but also are accessible by bike, foot, or transit. Planned local commercial areas are planned throughout the Town on the east side of the River, focusing on primary inter-sections and under served neighborhoods.

■ *Community Commercial* – Community commercial areas are planned areas for development and/or redevelopment of larger-scale sites for uses such as supermarkets or retail centers. Currently, the Town does not have any such uses, but given projected population and household growth and slightly higher residential densities, it is sensible to designate strategic locations in Town for community-serving shopping areas. These sites should be located in general proximity to urban residential areas, along roads that can accommodate high traffic volumes, and accessible by transit, pedestrians, and bicyclists as well as automobiles.

■ *Urban Technology, Business, or Industry Campus* – These vital uses encompass a range of service, light industrial, and office uses that promote job creation and economic activity within an attractive, urban setting. Although access to transit and biking/walking is important for these uses, so too is ready access to regional and even interstate roads. The Town should consider revisiting its ordinance to establish more well-defined and expansive development standards for these areas, and it may be appropriate to add an “Office” district to

the code, as well.

- *High-Value Industrial* – These areas are reserved for more “classical” industrial uses, such as the existing power generation facilities on Townline road, but also may include resource extraction operations, processing and shipping facilities, and other somewhat more intensive economic development facilities. Once again access to regional and interstate roads is essential, as is rail access. Additionally, given the nature of these uses, special attention to buffering of less intensive uses should be given.
- *Community Based Institutional* – These uses illustrate locations for schools, municipal offices and facilities in the Town. With the exception of a proposed location for the Turner School District, no new community based institutional uses are proposed on the plan. Should the Town proceed with incorporation, this component of the *Plan* especially should be revisited. It may also benefit the Town to establish an “institutional” zoning district that unifies standards for such developments.

Other areas:

- *Environmental Corridors:* sensitive natural features such as wetlands, floodplains, steeply sloped areas, and challenging development soils. Development in and around these areas should be carefully regulated.
- *Productive Agricultural Soils:* areas that meet the following four criteria:
 1. Identified as “prime farm-

land” by United States Department of Agriculture” soil surveys.

2. Lies outside the Town’s sanitary sewer service area.
 3. Individual parcel sizes of 10 acres or greater.
 4. Land is not developed with primarily residential, commercial, or other non-agricultural use.
- *Proposed Community Separation Zone*: currently mostly undeveloped area just beyond City limits that should be not be developed or subdivided in order to clearly delineate urban from rural and preserve agricultural and natural resources in the Town.
 - *Priority Boundary Rationalization/Cooperative Planning Area*: these areas should be a starting point for discussions of permanent, long-term boundary agreements/adjustments between the City and Town of Beloit. Cooperation and coordination of planning in these areas is critical to the long term health and welfare of each community.

Utilities and Community Facilities Recommendations

Recommendations for utilities and community facilities in the Town acknowledge and prepare for continued growth in the Town. As the Town continues to grow, the demand on existing utilities and community facilities, as well as the demand for new and expanded community facilities, will likewise grow. The Town’s existing and recommended utilities and community facilities are depicted in Map 5-3, on the facing page.

- Develop a Capital Improvements Program (CIP)
- Study the feasibility of a more centrally-located Town Hall
- As the Town incorporates or continues to grow, foster the establishment of vital community facilities such as a post office, library, and community center
- In urbanized areas of the Town, implement urban cross-sections and utilities (including curb & gutter) as roads are reconstructed or otherwise improved
- Establish a community rain barrel program to reduce aquifer drawdown and stormwater runoff in the Town
- Implement the Town of Beloit Comprehensive Outdoor Recreation and Parks Plan (2009 – 2014) as a component of the *Comprehensive Plan*
- Maintain an active role as Turner School District expands or develops new facilities

Transportation Recommendations

The Plan recommends that transportation options in the Town continue to be of a high-quality for motorists as well as those that use bicycles, walking, and public transportation to travel throughout the Town. The Transportation Recommendations Map (Map 5-4, facing page) provides recommended improvements and routes, as discussed throughout this *Plan*.

- Develop or modify requirements and standards of all site plan reviews, conditional use permits, and land divisions to require that new development projects accommodate the needs of bicyclists and pedestrians, transit riders, and persons with disabilities
- Except in cases where rural road design is integral to the character of the development (e.g., conservation subdivisions), implement the Town's "Minimum Roadway Design Standards-Urban Section", as found in the Land Division Ordinance, for all new and redeveloped roadways
- Coordinate a collaborative planning process with SLATS, the City of Beloit, the Town of Turtle, and Rock County to identify how (or whether it is viable) to create direct interstate access to the Town of Beloit's centers of economic development activity
- Maintain an active role in the continued planning and design of the proposed Beloit Bypass, assuring minimal degradation of the Raccoon Creek environmental corridor and minimal disruption to the Town's quality of life
- Partner with Turner School District in developing a "SafeRoutes" to school program, focusing especially on Inman Parkway, Park Avenue, and in the surrounding neighborhoods
- Engage Stateline Area Transportation Study (SLATS) to develop corridor studies for:
 - Inman Parkway/Park Avenue
 - Elmwood Avenue/Briar Lane – including intersection at Riverside Drive and Newark Road
- Study the feasibility of extending Beloit Transit System bus service to the Town, most logically on Inman Parkway
- Establish and promote a ridesharing program in the Town, developing a link on the Town's website for interested residents to network & allowing carpoolers to "park and ride" at Town-owned sites (parks, government buildings)

Economic Development Recommendations

Recognizing the important role of regional as well as local economic development actors, the *Plan's* Economic Development recommendations encourage identifying and capitalizing on existing and potential partnerships, programs, and initiatives that can help the local economy to diversify and grow.

- Assume a leading role in reestablishing the Town of Beloit Economic Development Committee
- Continue to play an active role in the Greater Beloit Economic Development Committee (GBEDC)
- In partnership with the Rock County Economic Development Alliance and GBEDC, implement the Community Economic Development Strategy (CEDS) currently under development
- Take steps to ensure that the Town can qualify for advanced economic development funding tools, including federal and state grants and Tax Increment Financing. This may include supporting and adopting the CEDS, undertaking specific economic development studies, or pursuing municipal incorporation
- Revisit and revise existing standards for industrial and commercial development and redevelopment to ensure that high-quality, efficient, context-sensitive design is practiced in the Town's expanding and new economic development areas
- Work with operators of non-metallic mining sites in the Town to reclaim and redevelop their sites according to approved reclamation plans, focusing on creating new economic development opportunities.
- Where necessary to catalyze private development, focus public investment in areas identified as under utilized in the *Comprehensive Plan*

- Approve new economic development activities only in areas that can be served by existing or reasonably expanded public roads and utilities, unless the development is coincident and vital to rural and agricultural operations
- Identify opportunities to expand or improve the availability of information infrastructure (high-speed internet, cable, wireless) in the Town's business park and other economic development areas, which will include working with service providers and neighboring communities
- Actively promote the Town's resources (urban services & utilities, high quality-of-life, reasonable housing costs) and its unique position in relation to strong local (health care, energy) and regional (agricultural/food production & distribution, freight handling) industries
- Support the development of neighborhood shopping opportunities in the Town, focusing on major traffic corridors and intersections

Housing Recommendations

Housing options in the Town of Beloit are among the most diverse and healthy in Rock County. This Plan recommends the Town continue to collaborate with housing professionals in the public and private sector to promote a balanced, attractive, and affordable housing market.

- Promote infill development on vacant sites in existing residential neighborhoods by addressing any shortcomings related to infrastructure, access, or property maintenance
- Evaluate proposed residential development for harmony of character and quality with surrounding residential areas
- Promote variety in housing design and construction in new neighborhoods, and consider engaging the public and local developers in an “anti-monotony” ordinance creation process
- In appropriate areas of the Town (such as in new Traditional Neighborhood Development areas), remain sensitive to overall neighborhood and community health while maintaining flexibility to allow cost-effective housing options such as “granny flats,” zero-lot line homes, and townhouses in addition to single-family homes
- Establish design guidelines for new multiple-family housing development as a component of the Town’s zoning ordinance
- In the Town’s unsewered and rural areas, work with developers of new housing at designing and siting homes to have the least possible environmental, agricultural, and aesthetic impact
- Direct the development of new housing towards areas that can conveniently access employment, shopping, schools, civic uses and programs, and recreation by bicycle, pedestrian, transit, and the personal automobile
- Engage local supportive housing agencies

such as Community Action and Habitat for Humanity of Rock County to participate in occasional workshops, open houses or other events that could be hosted at the Town Hall and promoted throughout the Town

- Continue to work with Rock County’s Community Development Agency to assist local households in securing safe, decent, and affordable housing

Intergovernmental Cooperation Recommendations

Productive and mutually beneficial collaborations with the Town of Beloit's neighbors and regional partners is critical to the successful implementation of the *Comprehensive Plan*. Recognizing this, the Town's recommendations for Intergovernmental Cooperation are directed at establishing and strengthening a sense of community with its neighbors and partners in the planning process.

- Establish and maintain (at minimum) quarterly cooperative planning meetings with the City of Beloit
- Engage the City of Beloit in establishing a boundary agreement, using the *Comprehensive Plan* maps as a starting point
- Engage neighboring Towns in establishing boundary agreements in light of the Town's objective of municipal incorporation
- Perform a periodic audit, as part of the update of the *Comprehensive Plan*, of all intergovernmental agreements in place (such as sanitary sewer service, snow plowing, police, fire/EMS, street sweeping, etc.) in the Town, and identify opportunities for increased efficiency and collaboration with neighboring agencies and jurisdictions

Implementation Recommendations

The *Town of Beloit Comprehensive Plan* was created in order to provide Town decision makers, land-owners, residents, and partners with a foundation for making informed decisions. In and of itself, the *Comprehensive Plan* changes very little, positive or negative, in the way that the Town of Beloit grows, develops, or operates. Instead, the *Plan* requires follow-through on the many recommendations, strategies, programs, and actions introduced within its pages. In many cases, implementing the *Plan* will require additional study, additional effort, additional collaboration, and additional public involvement.

- In every case, refer to the *Plan* when considering private development proposals, public investments, ordinances, and other regulatory amendments or actions
- Conduct a thorough review and update of the *Plan* in 2015 (and in 5-year increments thereafter), or sooner if local conditions demand so,
- Hold an annual review of the *Plan's* core goals, objectives, and recommendations
- Develop and adopt a 5-year Capital Improvements Program, which can be coordinated with updates of the *Comprehensive Plan*
- Using the *Comprehensive Plan* as a guide, develop and adopt an "Official Map"
- Develop and/or update Town ordinances as recommended throughout the individual elements and chapters of the *Comprehensive Plan*
- Refer to the Land Use Plan map to guide the Town's Zoning Ordinance and Map, and review and update the plan as necessary with consideration for the Town's overall health and welfare rather than to serve a single development proposal

The Plan Implementation Process

Adoption of the Plan

Implementation of the *Comprehensive Plan* truly begins upon the adoption of the Plan by ordinance. As spelled out in the State's "Smart Growth" Law, the Town's plan commission can (and will, in the Town of Beloit) adopt a resolution that recommends the adoption of a comprehensive plan ordinance by the Town Board. The resolution and ordinance acknowledge that this *Plan* includes the necessary elements of Wisconsin State Statutes, Chapter 66.1001 to be consistent with the State's Comprehensive Planning Law.

Relationship Between Elements

Throughout the *Plan*, coordination between the nine required *Comprehensive Plan* elements is implied and directly illustrated. In some instances, a single objective or recommendation applies to more than one element of the *Plan*, or in more than one critical planning area and is repeated in several sections of the *Plan*.

To ensure that the plan elements are understood in their totality over the life of the *Plan*, the Town of Beloit plan commission will annually review the goals, objectives, and recommendations. Part of this effort will also include addressing conflicts which may arise between the nine elements or between the Town's *Plan* and those of its neighbors or overlapping jurisdictions.

Measuring Progress

To track planning progress and help to ensure that the plan is implemented, Chapter 4 identifies immediate (within 1 year), short-term (within 5 years), and long-term (within 20 years) recommended actions within each critical planning area. These target dates are as of the date of plan adoption and are flexible, in that they can (and should, where circumstances demand) be changed when the annual and 5-year plan reviews are conducted.

Responsibilities

This *Plan* was developed by the Town of Beloit plan commission, who also adopted the *Comprehensive Plan* as its own by resolution. Implementation of the *Town of Beloit Comprehensive Plan* will be the primary responsibility of the Town of Beloit plan commission. The plan commission will make recommendations pertaining to development issues, in accordance with this *Plan*, for the Town Board and Rock County to consider when making final decisions.

Amending the Plan

In some instances, the *Comprehensive Plan* and/or its recommendations and maps may become irrelevant, outdated, contradictory, or inaccurate with respect to the Town's evolving vision and circumstances. In these cases, a minor amendment to the *Plan* may be reasonable and necessary. As a part of the periodic (i.e., every five years) review proposed on the previous page, the Town should identify the potential for any amendments to the *Plan*. However, the *Plan* should only be amended through this type of scrutiny and NOT simply to accommodate (or discourage) a specific development proposal.

Updating the Comprehensive Plan

As is stipulated in State Statute 66.1001(2)(i), a *Comprehensive Plan* must be updated at least once every 10 years. However, in order to ensure that the Town's *Plan* is an effective management tool, the Town of Beloit plan commission will review the *Plan* goals, objectives, and recommendations annually to track those activities that have been completed and add additional objectives and recommendations as needed to accomplish the stated goals.


















The Town of Beloit plan commission will initiate its first major update of this plan by 2014. At that time, information from the 2010 census will be available to update several tables. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore,
































the Town will coordinate with all partners identified throughout the *Plan* to understand any external changes that may impact the plan. Finally, the plan commission will complete a comprehensive review of all goals, objectives, recommendations and programs outlined in this *Plan* to evaluate progress and consider additional opportunities.

Implementation Strategies & Actions: Timetable

Below, a list and timeline of the major actions the Town will take in order to implement the *Plan* is provided. Each recommended action is found, with greater detail, elsewhere in the *Plan*, as indicated by the page number in parentheses. Each recommendation also is directed towards several of the *Plan's* goals, as well. Once again, the correlation between goal and recommended action is illustrated with a unique icon and page number. In most cases, these actions will demand substantial collaboration and cooperation with other parties, such as the City of Beloit, Rock County, individual landowners, engaged citizen/volunteers, and more.

Immediate Actions (within 1 year)

- Develop a conservation/cluster subdivision ordinance (page 70)
 - *Corresponding Goals:*  (p. 12),  (p. 12),  (p. 13),  (p. 14)
- Encourage and assist the establishment of a “right-to-farm” task force (page 70)
 - *Corresponding Goals:*  (p. 12),  (p. 13),  (p. 17)
- Work with City of Beloit on a cooperative boundary agreement (pages 76, 107)
 - *Corresponding Goals:*  (p. 12),  (p. 13),  (p. 15),  (p. 15),  (p. 21)
- Work with City of Beloit to maintain a “Community Separation Zone” (page 76)
 - *Corresponding Goals:*  (p. 12),  (p. 13),  (p. 15),  (p. 15),  (p. 21)

- Develop a Traditional Neighborhood Development Ordinance (pages 86, 122)
 - *Corresponding Goals:*  (p. 12),  (p. 12),  (p. 13),  (p. 14),  (p. 15),  (p. 15),  (p. 16),  (p. 16),  (p. 20),  (p. 20)
- Promote a policy of growth management in the Town’s sewer service area (page 86, 122)
 - *Corresponding Goals:*  (p. 12),  (p. 13),  (p. 14),  (p. 15)
- Begin utility extensions in “River-Ridge” planning area (page 93)
 - *Corresponding Goals:*  (p. 15),  (p. 15)
- Engage public (Rock County Community Development Agency) and not-for-profit (Community Action, Inc. of Rock County) to host and present homeowner’s/homebuyer’s workshops in Town (page 93)
 - *Corresponding Goals:*  (p. 20),  (p. 20),  (p. 20)
- Implement improvements to Preservation Park (page 101)
 - *Corresponding Goals:*  (p. 13),  (p. 13),  (p. 15),  (p. 15)
- Engage SLATS to conduct a special study of the segment of Riverside Drive around Newark Road, Elmwood Avenue, and Briar Lane (page 101)
 - *Corresponding Goals:*  (p. 16),  (p. 16),  (p. 16)
- Develop a Capital Improvements Plan (CIP) (page 107)
 - *Corresponding Goals:*  (p. 12),  (p. 15),  (p. 15),  (p. 17),  (p. 22)
- Collaborate with City of Beloit to prepare

Prairie Avenue Development Standards (page 118)























- *Corresponding Goals:* 🌱 (p. 13), 🚶🚶 (p. 17), 💰 (p. 17), 🔄 (p. 21)
- Foster the (re-)establishment of Town of Beloit Economic Development Committee (pages 118, 128)
 - *Corresponding Goals:* 🚶🚶 (p. 17), 💰 (p. 17)
- Prepare Town Line Road Development Standards (page 128)
 - *Corresponding Goals:* 🌱 (p. 13), 🚶🚶 (p. 17), 💰 (p. 17), 🔄 (p. 21)
- Engage Neighboring Townships (page 128)
 - *Corresponding Goals:* 🏠 (p. 12), 🌱 (p. 13), 🔄 (p. 21)

Short-Term Actions (within 5 years)






- Conduct an Environmental Corridor Study of the East Fork of Raccoon Creek (Page 71)
 - *Corresponding Goals:* 🌿 (p. 12), 🌿 (p. 13), 🔄 (p. 21)
- Incorporate Maximum Lot Size into residential and small-scale agricultural districts (page 71)
 - *Corresponding Goals:* 🏠 (p. 12), 🌿 (p. 12), 🏠 (p. 13), 🌿 (p. 14), 👤👤 (p. 15)
- Establish and/or strengthen density controls in Town Ordinances (pages 71, 113)
 - *Corresponding Goals:* 🏠 (p. 12), 🌿 (p. 12), 🏠 (p. 13), 🌿 (p. 14), 👤👤 (p. 15), 🚶🚶 (p. 20), 📍 (p. 20)
- Prepare a site master plan for Town Hall Park (page 77)
 - *Corresponding Goals:* 🌿 (p. 13), ✓ (p. 15), 🚶 (p. 18)

• If proposed Beloit Bypass is programmed and planned for, establish development design standards for the area surrounding corridor (page 77)





















- *Corresponding Goals:* 🌿 (p. 12), 🌱 (p. 13), 🔄 (p. 21)
- Explore municipal water supply options (page 86, 128)
 - *Corresponding Goals:* 🌿 (p. 12), ✓ (p. 15)
- Engage Towns of Rock and Town of Turtle, as well as (potentially) City of Janesville in cooperative planning and boundary agreement discussions (page 87)
 - *Corresponding Goals:* 🌱 (p. 13), 🔄 (p. 21)
- Improve public knowledge of and access to the Ravines park (page 93)
 - *Corresponding Goals:* 🌿 (p. 13), 🌱 (p. 13)
- Conduct a Riverside Drive Corridor Study (page 101)
 - *Corresponding Goals:* ⬆️⬆️ (p. 16), 🔄 (p. 21)
- Identify location for a neighborhood park in “Near South Side” planning area (page 107)
 - *Corresponding Goals:* 🌿 (p. 13), 🌱 (p. 13), ✓ (p. 15), 📍 (p. 18), 🚶 (p. 18)
- Engage SLATS, City of Beloit, and local school districts to pursue Safe Routes to School programs (pages 107, 112)
 - *Corresponding Goals:* 🌿 (p. 12), ⬆️⬆️ (p. 16), 🚲 (p. 16), ☯️ (p. 18), 🔄 (p. 21)
- Develop Multi-Family Design Guidelines (page 112)
 - *Corresponding Goals:* 🏠 (p. 12), 🌱 (p. 13)

- 13),  (p. 20),  (p. 20)
- Prepare a site master plan for McKearn Park (page 112)
 - *Corresponding Goals:*  (p. 13)  (p. 13),  (p. 15),  (p. 18)
- Engage SLATS to complete a corridor study for Inman Parkway and Park Avenue (page 113)
 - *Corresponding Goals:*  (p. 13),  (p. 16),  (p. 21)
- Engage SLATS & City of Beloit to complete a corridor study for Prairie Avenue (page 118)
 - *Corresponding Goals:*  (p. 13),  (p. 16),  (p. 21)
- Conduct neighborhood planning process for “New Northeast” planning area (page 122)
 - *Corresponding Goals:*  (p. 12),  (p. 13),  (p. 14),  (p. 20),  (p. 20)
- Evaluate potential for economic development assistance, and take necessary steps to qualify (page 128)
 - *Corresponding Goals:*  (p. 17),  (p. 17)
- Work with SLATS, Rock County, WisDOT, and City of Beloit to identify potential connections from I-90 to Town’s economic development areas (page 129)
 - *Corresponding Goals:*  (p. 16),  (p. 17),  (p. 21)

Long-Term Actions (within 20 years)

- Implement improvements to bicycle accommodations throughout the Town of Beloit (pages 71, 77, 87, 101, 129)
 - *Corresponding Goals:*  (p. 12),  (p. 16),  (p. 16),  (p. 16),  (p. 21)
- Identify and plan for proposed community

facilities in Walters Road Planning Area (page 87)

- *Corresponding Goals:*  (p. 13),  (p. 15)
- Revisit and, where appropriate, revise Town’s roadway design standards (page 87)
 - *Corresponding Goals:*  (p. 14),  (p. 16),  (p. 16)
- Explore more comprehensive stormwater management in urbanized areas of the Town (page 93)
 - *Corresponding Goals:*  (p. 12),  (p. 15),  (p. 15)
- Explore feasibility and necessity of centralized commercial use to serve neighborhoods west of the Rock River (page 93)
 - *Corresponding Goals:*  (p. 14),  (p. 17),  (p. 17)
- Provide public water service to already-developed areas of Town with past groundwater contamination issues (page 101)
 - *Corresponding Goals:*  (p. 15),  (p. 15)
- Extend West Hart Road from Prairie Avenue to Park Avenue (pages 113, 118)
 - *Corresponding Goals:*  (p. 16),  (p. 16),  (p. 17),  (p. 21)
- Improve internal circulation in the business park (page 118)
 - *Corresponding Goals:*  (p. 16),  (p. 17),  (p. 17)

