



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, December 7, 2016 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Tinder, Faragher, Finnegan, Weeden, Ruster, Johnson, and Councilor Leavy were present. Commissioner Haynes was absent.

2. Approval of the Minutes of the November 22, 2016 Meeting

Commissioner Tinder moved to approve the minutes from the November 22, 2016 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Conditional Use Permit – 3022 Ford Street

Public hearing, review and consideration of a request for a Conditional Use Permit to allow a six-story hotel building in a C-3, Community Commercial District, for the property located at 3022 Ford Street

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

Commissioner Johnson inquired if there have been previous height exception requests made in the past. Ms. Christensen explained that there had been only one in the past and it had been approved. He also asked if the hotel would impede the view of the world's largest can of chili. Ms. Christensen assured him that the view would not be impeded.

Commissioner Faragher asked for further clarification on the proposed Park and Ride. Ms. Christensen stated that the project would not be moving forward at this time unless the City of Beloit is willing to construct and maintain the facility.

Brad Lawver, on behalf of the businesses located around the proposed hotel, addressed the Commission. He expressed support for the hotel in the area, stating it would be good for business. Mr. Lawver also mentioned that he did not believe the height of the hotel would be an issue. He did express a few concerns, including what the plans were for construction (hoping that there would be only one construction season), the plans for drainage and the potential for flooding, and also what the plans were for curbs and how many lanes would be constructed. Ms. Christensen explained that there were plans for curbing along the new Ford Drive but that she did not have additional details on the design

and drainage issues. She recommended the Mr. Lawver contact Mike Flesch, the City Engineer, for further information.

Mr. Lawver asked if the DOT would need permission from the City for the planned salt building. Ms. Christensen stated that the DOT does not need to follow local municipality's ordinances for their building and that due to the property being in the right of way, they would not need to seek permission. Mr. Lawver stated that the businesses would most likely be opposed to the salt shed.

Commissioner Weeden asked Mr. Lawver if the Baymont Hotel had voiced any concerns regarding the proposed 6-story hotel. Mr. Lawver stated that he has not received any comments at this point in time. Ms. Christensen stated that Visit Beloit has told the City that there is a need for more lodging and that the corporate offices of the Baymont had been notified.

Dan Weitzel, (3885 Dorado Dr., Janesville, Wisconsin), a partner with KDN, addressed the Commission. He provided some background information on the proposed hotel.

Commissioner Weeden asked how KDN Hospitality decided on 6 levels for the hotel if the DOT has not finalized their plans for the interstate height. Mr. Dan explained that the company is planning for the worst case scenario. Commissioner Weeden requested that KDN present the City with sightlines.

Commissioner Johnson asked what the timeline is for construction to be completed on the hotel. Mr. Weitzel stated that they would like to start in the spring. They are ready to start construction and would only need to receive the approval from their corporate offices. Mr. Weitzel also said that the hotel would most likely be completed before the I-90 construction is completed.

Ms. Christensen asked if it was possible that KDN Hospitality would only build a four or five story hotel if visibility would not be impaired by the I-90 construction. Mr. Weitzel indicated that yes, it was possible. She suggested that Condition 1 be amended to limit the hotel height to 6 stories so that there is the flexibility for the owner on the height.

The Commissioners and Councilor Leavy discussed the benefits of having a representative from Visit Beloit attend the City Council meeting to provide statistics regarding the need for additional lodging. Councilor Leavy felt that those statistics should be provided by the developer.

Commissioner Johnson moved to approve the motion. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

4. **Comprehensive Plan Amendment – 1405 Madison Road and 1402 Townline Avenue**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Neighborhood Commercial to Community Commercial for the properties located at 1405 Madison Road and 1402 Townline Avenue

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

Ms. Christensen presented agenda items 4, 5, & 6 at one time. Ms. Christensen also informed the Commission of concerns Planning staff had received.

Commissioner Finnegan asked for clarification on what the setback would be for the property line along Townline and what the neighboring houses would be looking at. Ms. Christensen stated that the Plan Commission could add landscaping as a condition for approval.

Ellyn Subak, R.H. Batterman, stated that the landscaping code requires 1 tree for every 100 linear feet of right of way.

Commissioner Johnson asked if there would be a terrace on Townline. Ms. Christensen clarified that there would be a terrace since a public sidewalk is required.

Randy Virchow, 136 S Hackett, South Beloit, IL, addressed the Commission on behalf of Jeff Adelman.

Commissioner Weeden asked if the duplexes and the storage units would be constructed at the same time. Mr. Kirichkow stated that was the intention.

Commissioner Ruster asked if there would be a buffer between the storage units and the duplexes. Mr. Kirichkow stated that there would indeed be a buffer.

Commissioner Finnegan asked how much of the land between Townline Road and the private property was public right of way. Ms. Christensen explained where the right-of-way was on the location map included in the packet.

Mr. Kirichkow explained that there would be a fence around the property, a secured entrance, blacktop, and surveillance footage.

Councilor Leavy asked Mr. Kirichkow if an additional requirement for more trees or landscaping would be met with opposition from the developers. Mr. Kirichkow explained the proposed plans and stated that the developers would adjust their plans for any additional conditions.

Ms. Christensen suggested that the Commission could require the storage buildings to have faux windows to break up the monotony.

Commissioner Tinder clarified that there is allotted space between the asphalt and the fence. Frank McKearn, R.H. Batterman, stated that if the conditions were approved, they would move forward with more detailed site plans that include landscaping intentions.

Craig and Laurie Goodwick addressed the Commission. Laurie Goodwick explained that they preferred looking at the trees and brush. She also expressed a desire to see a solid, privacy fence instead of a chain link fence.

Ms. Christensen explained that City Ordinance would not permit a privacy fence in front setback areas.

Commissioner Johnson asked the Goodwicks if, with proper landscaping and buffering, their concerns would be addressed. Commissioner Johnson also clarified with Frank McKearn where the fence would be placed. Mr. McKearn stated that final plans have not prepared.

Commissioner Ruster suggested that the Plan Commission require landscaping between the asphalt and fence.

Laurie Goodwick also brought up the concern of having vehicle headlights shining into their homes continuously and stated that the landscaping would help prevent that.

Commissioner Weeden moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote.

5. Planned Unit Development – 1405 Madison Road and 1402 Townline Avenue

Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the properties located at 1405 Madison Road and 1402 Townline Avenue.

Commissioner Faragher opened and closed the public hearing with no comments.

Commissioner Johnson moved to approve the motion contingent upon adding a condition that sight blocking landscaping (evergreen shrubs with a minimum height (at installation) to block headlights) for the property that faces residential property. Commissioner Ruster seconded the motion. The motion passed, voice vote.

6. Zoning Map Amendment – 1405 Madison Road and 1402 Townline Avenue

Public hearing, review and consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road and 1402 Townline Avenue

Commissioner Faragher opened and closed the public hearing with no comments.

Commissioner Johnson moved to approve the motion. Commissioner Tinder seconded the motion. The motion passed, voice vote.

7. **Status Report on Prior Plan Commission Items**

The Conditional Use Permit for 1703 Park was denied by City Council. The Zoning Map amendment for 631, 640, 654, 657 Bluff was approved.

8. **Adjournment**

The meeting adjourned at 8:15pm.

Minutes respectfully submitted by Ashley Rosenbaum