



**MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, October 18, 2017 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

- 1. Call to Order and Roll Call**
- 2. Approval of the Minutes of the September 20, 2017 Meeting**
- 3. Comprehensive Plan Update**
Review and consideration of a Resolution Initiating an Update to the 2008 City of Beloit Comprehensive Plan and Recommending Approval of an Update Process and Public Participation Plan
- 4. Status Report on Prior Plan Commission Items**
- 5. Adjournment**

If you are unable to attend this meeting, please contact Frank Fuerte in the Community Development Department at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: October 13, 2017

Approved: Julie Christensen, Community
Development Director

**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 364-6680, 100 State Street, Beloit, WI 53511



**Meeting Minutes
Beloit City Plan Commission
Wednesday, September 20, 2017 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:03pm. Commissioner Haynes, Weeden, Johnson, Faragher, Ruster, and Tinder were present. Commissioner Finnegan was absent.

2. Approval of the Minutes of the September 6, 2017 Meeting

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

3. Certified Survey Map – 2850/2900, 2956 & 2960 Milwaukee Road

Review and consideration of a three-lot Certified Survey Map for the properties located at 2850/2900, 2956 & 2960 Milwaukee Road

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

Commissioner Weeden moved to approve the Certified Survey Map. Commissioner Haynes seconded the motion. The motion passed, voice vote.

4. Conditional Use Permit – 800 Wisconsin Avenue – Community Living Arrangement

Public hearing, review and consideration of a Conditional Use Permit to allow a Class II Community Living Arrangement in an R-1B, Single-Family Residential District, for the property located at 800 Wisconsin Avenue

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

William Conover, 1014 Emerson St, expressed strong support for this property being used as a Community Living Facility and that he welcomes them into the neighborhood.

Erick Williams, 1990 Colony Ct, Apartment 11, explained his proposal to the Commission and took questions from the Commission.

Commissioner Faragher asked how many children are going to be staying at the home. Mr. Williams stated that there are about seven kids, and the average stay is about twelve to fourteen days.

Commissioner Ruster asked if Mr. Williams was going to be doing any other renovations to the home besides increasing the height of the fence from three foot to six foot. Mr. Williams stated that the only thing they would want to do is something to the basement so it would be a common area for the kids to get together. Commissioner Ruster asked if there was more than one bathroom in the home. Mr. Williams stated that there were two.

Commissioner Weeden asked if the children were placed in the home at no fault of their own or would be put in the home because they have their own issues apart from their parents. Lance Horozewski, Children Youth and Services Director at Youth Service Center, indicated that there are kids that are placed in the shelter that are awaiting foster care or a group care home have been deemed not to be a danger to the community. The kids could have their own issues. Some have been runaways, have had issues with drugs or sex trafficking. Their behavior has necessitated them being removed from the home. However, they have never been in secure detention. It is believed that in most of these cases, the behavior is caused by the home environment.

Commissioner Ruster stated that she had a few phone calls from residents that were concerned of having a historic house full of children. Their concern related to how the house was going to be maintained with having several children running around. Mr. Horozewski mentioned that they will be having the kids busy during the day and night. This will teach them to take pride in their home, to help clean, teach them skills, and to respect things in the home. They had bought a television for one of the homes two years ago, and not a finger was put on the television. Having this in the home was a privilege and it had taught them to take care of nice things, that they have to respect them. Commissioner Ruster asked who was going to pay for the maintenance on the home. Mr. Horozewski said that this is on a contract, and on the contract they will use the home maintenance portion that is funded fully through Rock County.

Commissioner Faragher asked Mr. Williams if they planned to extend the driveway. Mr. Williams stated that they plan to extend the driveway three feet up to the fence.

Rick McGrath, 1747 Sherwood Drive, welcomed the program into the historic neighborhood. He stated that he had concerns about children living in the historic home and if it was going to be well kept and maintained.

Bill Dorr, 836 Church Street, stated that he welcomes Mr. Williams into the neighborhood, and the neighbors make sure that the houses in the neighborhood are well kept and maintained. He mentioned if Mr. Williams ever wanted to make changes to the home that he would have to go through the Community Development Department to get approval.

Commissioner Weeden motioned to amend the proposal to limit the facility to 10 children instead of the maximum of 15 individuals as allowed under the Zoning Ordinance. Commissioner Tinder seconded the amendment. The amendment passed, voice vote.

Commission Johnson moved to approve the amended proposal. Commission Haynes seconded the motion. The motion passed, voice vote.

5. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the City Council approved Final Plat of Eagles Ridge No. 3.

Commissioners asked if the Kolak Neighborhood meeting had been scheduled, and Ms. Christensen explained that the School District staff had not yet scheduled it, but agreed to notify the City when they do schedule it.

6. Adjournment

The meeting adjourned at 7:50pm.

Minutes respectfully submitted by Amber DesRoberts

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: October 18, 2017

Agenda Item: 3

File Number: RPB-2017-06

Request Overview/Background Information:

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan.

Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, subdivision regulation, and zoning regulations, must be consistent with the plan. In contrast to an amendment, an Update is a substantial re-write of the plan document and maps, which must be completed at least once every ten years. Planning staff has proposed the attached Plan Commission Resolution to initiate an update to the Comprehensive Plan.

Key Issues:

- The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. Since that time, the Comprehensive Plan has been amended fourteen (14) times, but 5 (five) of those amendments were directly related to the School District of Beloit's school reorganization/expansion projects, which involved acquisition, demolition, and rezoning of numerous single-family homes.
- In some respects, there has been tremendous change in the City of Beloit since the Comprehensive Plan was adopted. For example, the downtown and riverfront have been completely revitalized. The Beloit Corporation campus and Beloit Mall have been remodeled and rebranded into the Ironworks campus and Eclipse Center, respectively. Major institutions such as the School District, Beloit College, and Beloit Public Library have state-of-the-art facilities. There has been steady commercial development along Milwaukee Road and significant office and industrial development, especially in the Gateway Business Park. The Woodman's campus is bustling on the far west side and there are ambitious plans in place to develop a new School District welcome center at Maple Ave and Fourth Street. The City's parks and open spaces are phenomenal assets that continue to improve.
- In spite of all of this dramatic progress, some significant challenges remain and new challenges have emerged. The City's housing stock is a decade older, and the supply of new housing has not kept up with increased demand in the past year. Planning staff convened a well-attended housing conference in August of this year, and many of the realtors in attendance spoke of a dramatic lack of supply of various housing types and price ranges, leading many potential buyers to purchase homes in other nearby communities. In addition, surveys commissioned during the development of the Neighborhood Revitalization Strategy Areas (NRSA) show that poverty, crime, and housing blight remain significant concerns in certain neighborhoods of the City.
- There has been one significant mixed-use project in the central City since the Plan was adopted (Phoenix building), which has been wildly successful and can hopefully serve as an example for future development.
- The City's population has not increased since the Plan was adopted. In contrast to the dramatic increases forecasted in the plan, the City has actually experienced a slight decrease in population over the past few years.
- For all of the above reasons, the time is right to update the Comprehensive Plan with an emphasis on housing and land use issues. The attached Resolution proposes the following process and public participation plan, which will require City Council approval in November:
 - Establishment of a Steering Committee comprised of elected and appointed officials, City staff, civic leaders, and interested residents for the purpose of fostering citizen input during the preparation of the Plan Update and updating the specific text and maps with the assistance of City staff.
 - Regular biweekly Steering Committee meetings to discuss updated background information, goals, objectives, and policies to be included in the Plan Update.
 - Stakeholder interviews conducted by Planning staff and the Steering Committee.
 - A Community Visioning Workshop early in the process to obtain public review of existing Plan.
 - Ongoing website and social media updates to engage the public in dialogue on housing and land use issues and to share proposed updates.
 - Public display of Plan text and maps at City Hall, the library, and other public buildings.
 - A Community Open House to review proposed Steering Committee changes to text and maps.
 - Plan Commission consideration in April 2018, followed by City Council consideration.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's update requirement is the impetus for this request.
- Consideration of this request supports Strategic Goals #1 & #3, as the Plan Update will seek to sustain safe & healthy neighborhoods and to create economic and residential growth.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – The Plan will be updated with an emphasis on sustainability.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Resolution to initiate an update to the 2008 City of Beloit Comprehensive Plan.

Fiscal Note/Budget Impact: This Plan Update will be completed in-house using existing staff.

Attachments: Resolution. Note that the Plan can be viewed at www.beloitwi.gov in the Document Center under Planning & Building Services.

**PLAN COMMISSION RESOLUTION
TO INITIATE AN UPDATE TO THE 2008 CITY OF БЕЛОIT
COMPREHENSIVE PLAN AND TO RECOMMEND APPROVAL
OF AN UPDATE PROCESS AND PUBLIC PARTICIPATION PLAN**

WHEREAS, pursuant to §62.23(2) and (3) of the Wisconsin Statutes, the City of Beloit is authorized to prepare and adopt a Comprehensive Plan as defined in § 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the City of Beloit fostered public participation in developing the 2008 Comprehensive Plan and held public hearings and provided numerous other opportunities for public involvement prior to approving an Ordinance adopting the Comprehensive Plan on March 17, 2008, as required by §66.1001(4)(a) and (d) of the Wisconsin Statutes; and

WHEREAS, the Comprehensive Plan is intended to address emerging issues and opportunities and allows the City to guide growth, development, and preservation by identifying areas appropriate for development and preservation over a 20-year planning period; recommending types of future land use for specific areas in and beyond the City Limits; preserving and enhancing natural areas, cultural resources, and agricultural lands in the area; identifying needed transportation, recreational, and community facilities and services to serve the City; directing private housing, economic development, and other investment in the City; and providing detailed strategies to implement Plan recommendations; and

WHEREAS, the Comprehensive Plan must be updated every ten (10) years as required by 66.1001(2)(i) of the Wisconsin Statutes and the adopted 2008 Comprehensive Plan stipulates that the Plan Commission may initiate an Update to the Comprehensive Plan followed by City Council adoption of a Resolution outlining the public participation process.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby initiates an update to the 2008 City of Beloit Comprehensive Plan, hereafter referred to as the "Plan Update."

BE IT FURTHER RESOLVED that, in order to facilitate the Plan Update in accordance with Wisconsin Statutes, a Steering Committee should be established which should be comprised of elected and appointed officials, City staff, civic leaders, and interested residents for the purpose of fostering citizen input during the preparation of the Plan Update and updating the specific text and maps with the assistance of City staff.

BE IT FURTHER RESOLVED that City staff should begin assembling a list of Steering Committee members representing various social, cultural, and economic interests, selected for their interest and expertise with regards to the various elements comprising the Comprehensive Plan, all to be appointed by the City Council to serve until the Plan Update has been reviewed and approved by the City Council.

BE IT FURTHER RESOLVED that the Plan Commission *recommends* City Council approval of the following Plan Update process and public participation plan:

1. Following City Council approval, the Comprehensive Plan Steering Committee shall begin meeting biweekly at various times and locations, with staff assistance from the Director of Planning & Building Services. Each meeting shall be open to the public and shall comply with all applicable public notice requirements. Each meeting shall include an agenda item for public comment and open discussion. The goal of the Steering Committee shall be to provide the Plan Commission and City Council with a Plan Update comprised of at least two updated

chapters/elements for final consideration.

2. The Comprehensive Plan Steering Committee shall hold at least one Community Visioning Workshop in order to obtain public review of the 2008 Comprehensive Plan and to discuss whether or not the Plan's goals and vision are still valid during the planning period.
3. The Comprehensive Plan Steering Committee is encouraged to use the City's website and social media accounts in order to engage with the public and to share official documents throughout the update process. A public survey (written or electronic) shall also be utilized. The Steering Committee may conduct stakeholder interviews or group interviews as part of their public participation efforts during meetings.
4. During the Plan Update process, City staff shall make the proposed text and map updates available in the Planning Division on the 3rd floor of City Hall, at the Beloit Public Library, and on the City's website and social media accounts. All public notices shall provide for written public comments.
5. After drafting a Plan Update, the Comprehensive Plan Steering Committee shall hold at least one Community Open House during which proposed updates to the text and maps shall be displayed for public review and comment. The Steering Committee may revise the Plan Update following the Community Open House.
6. After receiving the proposed Plan Update, the Plan Commission shall hold a public meeting on the proposed Plan Update. Following said public meeting, the Plan Commission shall make a recommendation by Resolution to the City Council by majority vote of the entire Commission.
7. The City Clerk shall send a copy of the Plan Update to all adjacent and surrounding government jurisdictions and the County as required under §66.1001(4)(b) of the Wisconsin Statutes. Nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing shall be informed through this notice procedure. These governments and/or individuals shall have at least 30 days to review and comment on the proposed Plan Update.
8. The City Clerk shall direct the publishing of a Class 1 notice, with such notice published at least 30 days before a City Council public hearing and containing the information required by §66.1001(4)(d).
9. The City Council shall hold a formal public hearing on an ordinance that would adopt the Plan Update.
10. Following the public hearing, the City Council shall approve or deny the ordinance adopting the Plan Update. Adoption must be by a majority vote of all members. The City Council may require changes from the Plan Commission recommended version of the proposed Plan Update.
11. The City Clerk shall send a copy of the updated Comprehensive Plan to all adjacent and surrounding government jurisdictions, mine operators, any person who has registered a marketable nonmetallic mineral deposit with the City, and any other property owner or leaseholder who has requested notification in writing as required by §66.1001(4)(b) and (c) of the Wisconsin Statutes.

Adopted this 18th day of October, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen, Community Dev. Director