



**AMENDED MEETING MINUTES  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
Wednesday, September 18, 2019  
7:00 PM**

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

Meeting was called to order at 7:00PM. Commissioners Haynes, Johnson, Weeden, Faragher, Ruster, Finnegan, Robson, and Councilor Preuschl were present.

**2. MINUTES**

**a. Consideration of the minutes from the September 4th, 2019 Plan Commission meeting**

Commissioner Weeden made a motion to approve the minutes. Commissioner Johnson seconded the motion. Motion carried, voice vote.

**3. REPORTS**

**a. Consideration of Planned Unit Development Master Land Use Plan for a mixed use/ rowhouse redevelopment for the property located at 511 Public Ave**

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

Commissioner Robson asked what a Condo Plat was. Ms. Christensen stated that it is similar to the Preliminary Plan that identifies where each condominium unit will be located on the site. Once approved, it is recorded.

Commissioner Faragher opened the public hearing.

Commissioner Robson asked how much the townhomes will sell for. Glenn Serdar, Hendricks Commercial Properties, said that they do not have a number range, that it will be determined by the market but they are working on it. Commissioner Robson asked if the parking in the back is above ground. Mr. Serdar stated there will be a parking lot with 45-47 stalls in the back.

Commissioner Johnson asked if each of the units will be about 2,500-2,700 square feet. Mr. Serdar said somewhere in the 2,400 square foot range with no basement,

ground floor, and two car garage parking. Commissioner Weeden asked if the parking lot would be open to the public. Mr. Serdar said it would be overflow parking, allowing access to all of the surrounding areas. Commissioner Finnegan asked who would own the parking lot. Mr. Serdar said Hendricks Commercial Properties said they will retain ownership, and they will develop it as a single parcel.

Commissioner Weeden asked who will control the retail space. Mr. Serdar indicated that Hendricks Commercial Properties would continue to own it and lease out the space. Commissioner Weeden asked if they would put a buffer between the property line and Scoville parking lot. Mr. Serdar said they will put up a 3-4 foot retaining wall, due to the grade difference between the sites. Councilor Preuschl asked if they have to remove the bus shelter. Ms. Christensen stated that it didn't need to be moved.

Commissioner Haynes moved to approve the PUD Master Land Use Plan, seconded by Commissioner Johnson. Motion carried, voice vote.

**b. Consideration of a Zoning Map Amendment from R-4, Moderate-Density Multifamily Residential, to PUD, Planned Unit Development, for the property located at 511 Public Ave**

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

Commissioner Faragher opened and closed the public hearing.

Commissioner Haynes moved to approve the Zoning Map Amendment, seconded by Commissioner Weeden. Motion carried, voice vote.

**c. Consideration of Planned Unit Development Master Land Use Plan for a mixed use/apartment redevelopment for the property located at 200 West Grand Ave and 525 Cross St**

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

Commissioner Weeden asked if there are limited first floor commercial uses in the Central Business District or in what way are the commercial uses limited. Ms. Christensen stated they are putting a limited amount of commercial uses, that description refers to the amount of space and not the type of use. Commissioner Johnson stated that the City is not setting any limits on the commercial use.

Commissioner Faragher opened the public hearing.

Commissioner Johnson asked what the total number of parking spaces would be on the property, and would there be enough parking. Ms. Christensen said there were at least 200 stalls in the development including parking underneath the building.

Dan Barkes and Kevin Biskey, 525 Third St, representing Hendricks Commercial Properties, introduced themselves to the Commission. Mr. Barkes stated that the buildings would have 27 to 30 parking spaces on the first floor, and they are working with Batterman's and City Staff with site plans to have the most efficient layout to provide the most parking for that property. Mr. Barkes stated that by code they do not have to have parking on site, but are offering it.

Ms. Christensen mentioned that the site can be developed without any parking required at all since the underlying zoning district is Central Business District. Mr. Biskey said that they have looked at going beneath ground, but with being right by the river, the ground water is only 4-5 feet down, and they would not be able to go as deep. Councilor Preuschl asked if they need to build the site up in order to accommodate flooding, and if they meet the setbacks. Mr. Barkes said the building pads will be built up, keeping the parking garage out of the flood plain. Ms. Christensen stated that there are no front setbacks, buildings in the downtown can be constructed up to the sidewalk.

Commissioner Faragher asked about the location of the pedestrian walk way which would be used as a fire lane access. Mr. Barkes said they are going to lift the curb, and it will be gated and pedestrian friendly, not vehicle friendly, and the Fire Department will have access to the key. Councilor Preuschl asked what the time lines will be on finishing the project. Mr. Barkes said they are working with contractors and designers for a foundation release, and want to get in the ground within the next couple of weeks. Mr. Barkes stated building A should be done by fall 2020.

Commissioner Johnson asked how much they would lease the units for. Mr. Barkes said they would be leased in the 1,200-1,300 range. Commissioner Faragher asked if they are doing anything with the landscape. Mr. Barkes said they are working with the City Staff on some ideas on how to create interconnectivity with the bike path and the development. Ms. Christensen said the City Staff met, and they may want to keep some separation until they get buildings occupied and see where it goes.

Commissioner Faragher closed the public hearing.

Commissioner Finnegan moved to approve the PUD Master Land Use Plan, seconded by Commissioner Johnson. Motion carried, voice vote.

**d. Consideration of a Zoning Map Amendment from CBD-1, Central Business District-Core, to PUD, Planned Unit Development, for the property located at 200 West Grand Ave and 525 Cross St**

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

Commissioner Faragher opened and closed public hearing.

Commissioner Johnson moved to approve the Zoning Map Amendment, seconded by Commissioner Haynes. Motion carried, voice vote.

4. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen stated that the City Council approved the sidewalk easement at 1750 Branigan Road and the three lot certified survey map that was referred back to Plan Commission. City Council also approved the Comprehensive Plan Amendment for downtown and the Development Agreement for the Oaks.

5. **ADJOURNMENT**

Motion was made by Commissioner Ruster, seconded by Commissioner Robson to adjourn the meeting. Motion passed, voice vote. Meeting adjourned at 7:50pm.

Minutes respectfully submitted by Amber DesRoberts.