

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 7, 2021

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Toral, Finnegan, Ramsden, Ruster, and Councilor Preuschl were present.

2. MINUTES

2.a. Consideration of the minutes of the March 17, 2021 Plan Commission meeting

A motion was made by Commissioner Ramsden, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Conditional Use Permit to allow self-service storage in the C-3 Community Commercial District, for the property located at 2761 Prairie Ave

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

Commissioner Weeden asked if this conditional use permit had any impact on the rest of the Shopko mall to the south. Ms. Christensen explained that the Shopko mall to the south is owned by someone else. Commissioner Weeden expressed concerns about the condition of the asphalt in the parking lot and asked about security for the facility.

Commissioner Weeden opened the public hearing.

David Bernstein, 19333 Collins Ave, Miami, Florida, representing Larkspur Acquisitions LLC, explained that they plan to have an office with two employees at a time operating from 9:00 AM to 5:30 PM. If the person is an existing customer and have a storage unit, they can drive through the facility. They can access the facility through a key fob. He indicated that the only way you could get in to the facility is from 6:00 AM to 10:00 PM, and there will be 15-25 cameras up and down the corridors of the facility for security.

Commissioner Weeden asked if the monitors will be looked at after hours. Mr. Bernstein stated that he or any employees could be looking at the monitors 24/7 if they needed to. Commissioner Finnegan asked if Mr. Bernstein is recording and storing the information based on movement. Mr. Bernstein stated yes it was based

off movement and he did not know how long they are backed up for, but they are backed up.

Commissioner Robson asked if something suspicious was to happen, would the police have access to get in the building. Mr. Bernstein stated there is a burglar alarm that gets monitored 24/7. Commissioner Robson asked if the police would be able to open the door to get in. Mr. Bernstein stated that normally the fire department has access, and if the City of Beloit Police Department wants access, they would provide it to them.

Commissioner Toral asked if they would be putting in any green area in the parking lot. Mr. Bernstein stated that if it was allowed by code, they could put in green space, but they have not worked that out yet. Commissioner Weeden asked Ms. Christensen if there is anything in the landscape code that would apply to the space. Ms. Christensen explained that the ordinance only addresses adding landscaping for additions and reconstructions of parking lots.

Commissioner Ruster asked if there is going to be repaving done. Mr. Bernstein stated he has had several conversations with the joining owner as far as looking at ways to improve the maintenance of the parking lot. Commissioner Robson suggested the applicant should plant more trees and flowers to make the parking lot look more appealing.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan to approve the Conditional Use Permit to allow self-service storage, seconded by Commissioner Ruster. Motion carried, roll call vote.

3.b. Consideration of a Conditional Use Permit to allow outdoor events along with the possession, sales and consumption of alcohol in the M-2, General Manufacturing District, for the Ironworks Golf Lab located at 625 Third Street with events being held at 701 Third Street

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

Commissioner Robson asked if the area will be curtained off or will people be able to bring their drinks to the back. Ms. Christensen stated that all the specifics of how the alcohol will be provided will be considered by the Alcohol Committee. Plan Commission evaluates the application from a land use perspective, but it does look like there is some fencing. Commissioner Ramsden asked if the pedestrians will have access through the spine or would they be detoured around the YMCA. Ms. Christensen stated they would walk through the spine road.

Commissioner Weeden opened the public hearing.

Ryan Hickey and Annie Kearns, representing the Ironworks Golf Lab, were in attendance virtually. Mr. Hickey stated that they would have a bike rack style barricade that will be monitored by personnel. Commissioner Robson asked if anyone can come off the street come in and buy a mixed drink and leave the building with it. Ms. Kearns stated that they have reached out to Lori Stottler, City of Beloit Clerk, and she has not gotten back in touch with that answer since she is looking into the local ordinance that has changed.

Commissioner Ramsden asked if the YMCA is on board with the event and the temporary closing to the parking lot. Ms. Kearns stated that the property manager has gotten in contact with the manager of YMCA, and they are on board with this because it is a limited event.

Commissioner Weeden asked if they were aware of the conditions recommended by the Planning Department. Ms. Kearns stated what they have been notified of the conditions, have reviewed them and will be following what is required.

Commissioner Robson asked if Spine Road is owned by Hendricks or by the City of Beloit. Ms. Christensen stated that it is owned by Hendricks, it is a privately held driveway with an easement over it to allow access to the pedestrian bridge.

Commissioner Weeden asked if the stage location is near the access to the pedestrian bridge. Mr. Hickey state that it is at the end where the bridge is located. Councilor Preuschl asked if this would prevent use of the bridge and restrict people from accessing the Spine Road going West or East. Mr. Hickey stated he does not know if it would prevent access to the bridge, but if there is a concern about that, they could make sure it is not impeded.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson to approve the Conditional Use Permit for the Ironworks Golf Lab, seconded by Commissioner Ramsden. Motion carried, roll call vote.

3.c. Consideration of an amendment to the approved Planned Unit Development (PUD) Master Land Use plan for the property located at 200 W Grand Avenue to allow offices on the first floor

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

Commissioner Ruster asked if there is going to be retail or office spaces on the rest of the first floor.

Commissioner Weeden opened the public hearing.

Dan Barkes, Hendricks Commercial Properties, stated they would keep it open for various uses, but the perspective tenant coming in is more of an office use. If they do have other spaces designed moving forward, it would align with the uses allowed in the Central Business District plus could have potential to be office.

Commissioner Weeden asked if they wanted to have additional office spaces, would they need to come in for another modification to the PUD Master Plan. Ms. Christensen stated yes, they would if they were to exceed the 2,000 square feet per building for office space. Mr. Barkes stated they are almost 50 percent pre-leased for the residential side and have one lease executed for the commercial side.

Commissioner Ruster asked if they were going to be both retail and office spaces down below or if it is an open ended question at this point. Mr. Barkes stated it is an open ended question at this point. In time, there is potential for it to be retail, but they do not know what will be there. Commissioner Ruster stated her concerns on the lack of parking down there if it were to be office space. Mr. Barkes stated there are 136 surface parking spaces outside, and 25-32 spaces inside for each building for parking.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ramsden to approve the PUD. Motion carried, roll call vote.

3.d. Consideration of an Ordinance to amend Section 6.3.4(d) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to attached garage floor area

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

Commissioner Ramsden asked if the total square area of the attached garage applied to all the garages or one at a time. Ms. Christensen stated that it is the total attached garage space, but you can also have two detached garages.

Commissioner Robson asked what other communities the City researched when modifying this ordinance. Ms. Christensen stated that they were Rock County communities.

Commissioner Weeden opened the public hearing.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the zoning ordinance amendment. Motion carried, roll call vote.

4. **REPORTS**

4.a. **Consideration of a request to attach the property located at 2021 E Ridge Road to the City of Beloit from the Town of Turtle**

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

Commissioner Ramsden asked if the approval process was required by State law, and Ms. Christensen explained that it was.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to attach the property located at 2021 E Ridge Rd. Motion carried, roll call vote.

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

Ms. Christensen explained that the City Council approved the Zoning Map Amendment for 2315 Prairie Ave and the Condition Use Permit for 850 Pleasant Street. The first readings and public hearings for the Zoning Map Amendments at 2222 Canterbury Drive and 3155 Prairie Avenue were completed. The Sign Ordinance Exception for 2911 Milwaukee Road was approved by City Council. The next Plan Commission meeting is scheduled for April 21, 2021.

6. **ADJOURNMENT**

Motion made by Commissioner Ruster, and seconded by Commissioner Robson to adjourn. Motion carried, roll call vote. Meeting was adjourned at 8:07 PM.