

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, November 3, 2021**

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

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

**2. MINUTES**

**2.a. Consideration of the minutes of October 20, 2021 Plan Commission meeting**

Motion was made by Commissioner Jacobsen, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (7-0).

**3. PUBLIC HEARINGS**

No public hearings were scheduled.

**4. REPORTS**

Commissioners agreed to move the Conditional Use Permit up on the agenda.

**4.a. Consideration of a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, for the property located at 1218 Cranston Road**

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

Commissioner Weeden asked the applicant to come forth and let the Commissioners know what he is planning on doing to the property.

Shawn Dressler, 1825 Arlington Avenue, Beloit, stated that the building is currently 16,000 square feet and mentioned that they are transferring about 12,000 into a cold storage space. Mr. Dressler said the overhead door would be on the right hand side of the building if you faced the building in the parking lot, the current bathroom space which would be the old bar restaurant area would be a warm warehouse, and an overhead door inside the warehouse that would lead from the cold to the warm side of the warehouse door on the right hand side of the building.

Commissioner Robson stated that recently there was an adoption of the Beloit strategic plan, and the proposal conflicts with three or four of the strategic goals. Commissioner Robson stated that one was to create and sustain healthy neighborhoods, create and sustain economic and residential growth, create and

sustain a positive image there is nothing changing except with the door upfront. Commissioner Robson stated that she is reluctant to support this item. Commissioner Ramsden asked how long has the bowling alley been out of business and has anything been there since. Ms. Christensen stated since March 2020 and no other businesses have been there since.

Commissioner Weeden asked Mr. Dressler if he has he had the chance to look at the conditions the City is suggesting that applies to the permit. Commissioner Weeden asked Ms. Christensen to read the conditions that are being recommended for the permit.

Ms. Christensen read the list of conditions. Mr. Dressler said that he agreed with the conditions.

Commissioner Robson asked Mr. Dressler if this building will be storage for carpets and related items, and how many trucks are going to be parked there. Mr. Dressler stated it could be a semi a day and vans come in the morning to load up. Commissioner Robson asked if there would be parking of semis or delivery trucks. Mr. Dressler explained that the trucks would only be there for deliveries.

Commissioner Robson explained the discussion the Plan Commission had of the building being kind of ugly, and asked if Mr. Dressler was going to beautify the building with landscape or paint. Mr. Dressler stated that he will like to fix the building and will repaint it. He asked what else the commissioners had in mind to fix the building. Commissioner Weeden asked what Mr. Dressler is going to do with the parking lot. Mr. Dressler stated he did not plan to do anything with the parking lot right now.

Commissioner Weeden asked if Mr. Dressler is going to just remove the pedestrian access point and put an overhead door as far as improvements on the property. Mr. Dressler stated that is correct. Ms. Christensen asked Commissioner Robson if she is comfortable about what Mr. Dressler mentioned about the truck situation.

Commissioner Robson stated that ever since Staples left and the office company moved into Morgan Square, there are seven to eight delivery trucks that are parked outside along Milwaukee Road in area that is adjacent to and some beautiful trees. Mr. Dressler stated there will be no trucks parked in the parking lot, and the semi-trucks will be backing up to the building to unload pallets; the delivery trucks from the vendors are there to drop off and leave. Commissioner Robson asked about the delinquent taxes owed on the property.

Ms. Christensen stated that if the applicant is buying it, it will be paid as part of the sale. Commissioner Weeden asked if the applicant has had any discussion with the nearby business owners about upgrading the whole area back in there. Mr. Dressler

stated he is buying the building that is attached to the bowling alley too, and he has not reached out the business owners to the east.

Commissioner Toral stated that he commends Mr. Dressler's initiative in taking an old building and reutilizing the building, and he admires his sense of risk. Commissioner Toral stated the Commissioners are not rejecting his idea and that they are all here to support the community. Commissioner Toral mentioned that the Plan Commission would like to see each place to get better, and want the building to be structurally strong and safe. Ms. Christensen asked Mr. Dressler if there was a need for the parking lot and if they could take some of it and improve it with grass and trees. This would also reduce the stormwater fee for the property.

Mr. Dressler stated that he would not be opposed to that, and does Plan Commission have plans to have a discussion with the other owners of the parking lot. Ms. Christensen stated that no, they do not. They are only looking at this application as that is what is before them tonight, and Plan Commission asked the same question of the new owners of Shopko. There is an advantage to the owner if they put green space, as it would lower their storm water fee. Mr. Dressler asked if he would to build in the future, could he just do it then.

Ms. Christensen stated if the applicant was to put a building on the parcel it would be looked at by Plan Commission again, so it could be looked at that time. Commissioner Weeden stated that he would rather see the business be a catalyst for the community to attract more businesses. Mr. Dressler stated that buying the building next door needs more work than the bowling alley, and it could potentially be three retail spaces at that property, and Mr. Dressler does not have plans for that part of the building but it was attached to the building and would help address the Fire Department's concerns.

Commissioner Robson asked Mr. Dressler if he owned the parking lot that was in front of the building that is next door. Ms. Christensen stated that the parking lot is owned by someone else. Mr. Dressler stated that he has the bowling alley property surveyed and the parking lot goes all the way down to behind the tobacco shack. Ms. Christensen stated it matters what the legal description says when it was last sold, and if he has differing information on the property lines, he should give it to the Drew Pennington, Director of Planning and Building Services, and he can look at it.

Motion was made by Commissioner Finnegan, seconded by Commissioner Anderson to approve the Conditional Use Permit. Motion carried, roll call vote (5-2).

**4.b. Consideration of Ordinance No. 3727 to amend the Table in Section 6.1-1 of Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to zoning of medical facility uses in the C-1 and CBD-1 zoning districts**

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

Ms. Christensen explained where the four properties that are owned by the Beloit Health System are that are currently zoned C-1, Office District. The Future Land Use Map of the Comprehensive Plan identifies the area by Beloit Clinic as appropriate for Planned Mixed Use and the Lee Lane properties as appropriate for Community Commercial uses. Ms. Christensen stated that any proposed change in zoning would need to come back to the Commission because there would have to be a public notice sent out before any action can be taken.

Ms. Christensen stated that 1670 Lee Lane and 1650 Lee Lane are zoned C-1, Office, and could be rezoned to C-3, Community Commercial. Ms. Christensen stated that if they were rezoned to C-3, their medical facility uses would be permitted by right. Ms. Christensen went on to explain that they could rezone 1905 Huebbe Pkwy and 2911 Prairie Ave that are zoned C-1, Office, to C-2, Neighborhood Commercial. Ms. Christensen stated that if they were rezoned C-2, their medical facility use would be permitted by right.

If the Plan Commission would like to pursue this option, rather than making all medical facilities permitted by right in the C-1, Office District, the Commission could take formal action to initiate the process. Ms. Christensen stated that the chairman would sign the applications for the Zoning Map Amendments, and staff would process the applications, and it would come back to the Commission for formal action at a later date.

Commissioner Weeden asked if the Commission moved it ahead with the C-2 and the C-3 option, does that mean the Health System could not build assisted living or RCACs, or would they have to come back to Plan Commission. Ms. Christensen stated that the ordinance currently does not allow assisted living and RCACs in the C-2 and C-3 district. Tim McKeveitt stated he would support the C-2 and C-3 if the City is willing to prepare a zoning text amendment which is basically amending the ordinance itself.

Commissioner Ramsden asked if the assisted living facility could be a Conditional Use in C-2. Ms. Christensen stated that if that is something the Plan Commission wants to get behind then the City could prepare an ordinance amendment that does that. Commissioner Ramsden asked if the Plan Commission wants to move forward, and include the text amendment that would allow assisted living, does it need to be in two separate motions.

Ms. Christensen stated that if Commissioner Ramsden wants to make a motion recommending staff create a text amendment, and then if there is a second on that, she would follow up with the City Attorney on options that they could have. Ms. Christensen stated that she made a mistake when she added RCACs to the group living section of the ordinance. It should have been put in the household living section because it is independent living with some care.

Commissioner Jacobsen asked where currently RCAC resides in the zoning ordinance. Ms. Christensen stated that when the Plan Commission was working with Orthollinois those did not exist in the ordinance, and staff would do a similar use interpretation, so it would have been allowed where multifamily was allowed. Commissioner Jacobsen asked if an example would be Willowbrook off Cranston Road. Ms. Christensen stated that is zoned C-1, Office.

Commissioner Weeden asked if the Plan Commission were to do the text amendment that would allow RCAC and assisted living in C-2 and C-3, would it apply only to these four properties or would it catch all the other C-2 or C-3 properties. Ms. Christensen stated it would apply to all C-2 and C-3 properties. Ms. Christensen stated that the Plan Commission could make them conditional like Commissioner Ramsden suggested.

Commissioner Anderson stated that the City or Beloit Health System would not want the properties to be permitted by right because it opens up the potential for other properties, and if it were to remain conditional use and the Health System wants to put assisted living next to the clinic, that would be seen as a fantastic use by the community. Ms. Christensen stated that the Plan Commission would have to do a text amendment to make it conditional.

Commissioner Robson asked if a hospital could be built on a C-1 property or CBD-1 property. Ms. Christensen stated that in the CBD-1 district, there is not large enough land to put a hospital. A hospital is considered a medical facility. Ms. Christensen stated that Plan Commission rezone 1650 Lee Lane and 1670 Lee Lane to C-2, rezone the Beloit Clinic C-2 and make RCAC's allowed in just the C-2 district.

Tim McKeveitt stated that the Beloit Health System had an issue with the ordinance that limited the Beloit Health System's ability to expand as a matter of right on the properties. Mr. McKeveitt stated that the Beloit Health System was supportive of the ordinance change to make medical facilities permitted in C-1, and if the alternative was to move to C-2 and C-3 the Beloit Health System would be opposed to that if it did not allow them to have assisted living on site.

Commissioner Finnegan asked if Plan Commission is saying a matter of right that means permitted by right not conditional. Ms. Christensen said yes. Commissioner Weeden asked if the text amendment would apply to only these four properties. Ms.

Christensen stated that if they were to do it for C-2, it would apply to all C-2 properties. Commissioner Weeden stated that it would create another situation where the Plan Commission could not limit the benefit to the Beloit Health System properties.

Commissioner Jacobsen asked Ms. Christensen if six months ago before changes were made, would the property that was at the Beloit Clinic site be eligible to put up an assisted living facility without going through the Conditional Use Permit. Ms. Christensen stated that is correct. Commissioner Jacobsen stated so when Plan Commission changed the ordinance, it became ineligible because the assisted living got moved into the group living category. Ms. Christensen stated that the RCAC is permitted in C-1 and nothing changed in the RCAC, and it affected the clinic itself to needing a Conditional Use Permit to expand.

Commissioner Finnegan asked if the land around it was a separate parcel. Commissioner Toral asked if Beloit Health System could do a land division. Ms. Christensen stated that Beloit Health System could do a land division to split the land up keeping part of it as C-1 and part of it as C-2. Ms. Christensen stated that if Beloit Health System were to divide off the Clinic and rezone the clinic to C-2, and the rest could be C-1, and the rest would be allowed to be assisted living.

Commissioner Weeden asked when Beloit Health System is ready to do an assisted living facility, could they do a PUD without the land division. Ms. Christensen stated that she would have to check to see if a PUD would be allowed for a prohibited use, but she thinks that is possible.

Commissioner Robson asked if Ms. Christensen could describe what a PUD is. Ms. Christensen stated that a PUD is used when you have a site with multiple buildings, and Plan Commission and City Council would approve the master use plan for the site and PUD zoning.

Ms. Christensen stated that as part of the PUD process, the City Council establishes what uses can be allowed on the site. Ms. Christensen stated that another option would be to do the rezoning to C-2 and C-3 and Beloit Health System can do a PUD for rezoning in case they want to put add the assisting living facility. Mr. McKeveatt stated that their preference would be to go with the original C-1 and give Beloit Health System the right to expand both assisted living and medical facilities.

Motion was made by Commissioner Ramsden, seconded by Commissioner Robson to the lay over the item. Motion carried, roll call vote (7-0).

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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for November 17, 2021.

6. **ADJOURNMENT**

Commissioners adjourned into a workshop at 8:00 PM. The workshop adjourned at 8:35 PM.

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Timothy Weeden, Chairman