



**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, December 8, 2021**

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

Meeting was called to order at 7:03 PM. Chairman Weeden, Commissioners Toral, Ramsden, Robson, Jacobsen, Finnegan, and Councilor Preuschl were present. Commissioner Anderson was absent.

**2. MINUTES**

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

Motion was made by Commissioner Jacobsen, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (6-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of an amendment to the Future Land Map of the Comprehensive Plan for the properties located at 214-226 Beach Avenue and 1540 Shore Drive**

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

Commissioner Weeden asked Ms. Christensen what a PUD is, what the process is, and advantages for going forward. Ms. Christensen stated that a PUD is used for flexibility in site design and when the development includes more than one principal building. Ms. Christensen stated that the first step is submittal of a PUD master land use plan; the second step is a rezoning to PUD; and the third step is site plan review.

Ms. Christensen stated that it benefits the neighborhood because the neighborhood knows exactly what the development will be and gives the City the ability to require that the site look attractive to the neighborhood.

Commissioner Robson asked if any notice was given to the neighbors that live on Beach Avenue. Ms. Christensen stated that state law just requires notification to the governmental entities during the Comprehensive Plan process, and the neighbors are notified when the Plan Commission and City Council reviews the PUD and zoning.

Chairperson Weeden opened the public hearing.

Joe Stadelman, 2431 East Ridge Road, Angus Young Associates Architects, representing Beloit Meals on Wheels, stated that he does not have a formal presentation but is there to answer any questions the Commissioners have for him.

Commissioner Robson asked Mr. Stadelman if there is any intent to make the building green with solar panels. Mr. Stadelman stated that every project has a certain level of sustainability included in it, and the site design is meeting the site sustainability criteria. Mr. Stadelman stated they are under a tight budget and are not building anything more than they need to. Commissioner Robson stated that it is disappointing.

Commissioner Weeden stated that it looks like on the site plan that there will be some sort of buffer between the trees and landscaping on Maple, and was wondering how large the buffer is going to be. Mr. Stadelman stated that it looks it is over twenty-four feet, and the lot is L shaped with two vacant lots. Mr. Stadelman stated that one of the things they want to include on the PUD is that there are sometimes summer events for donations that they end up using the two vacant lots.

Chairperson Weeden closed the public hearing.

Commissioner Robson moved to approve the amendment to the Future Land Use Map of the Comprehensive Plan, seconded by Commission Ramsden. Motion carried, roll call vote (6-0).

#### 4. **REPORTS**

##### 4.a. **Consideration of a Resolution approving an extraterritorial two-lot Certified Survey Map for the property located on the 5900 block of State Highway 67 in the Town of Turtle**

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

Commissioner Finnegan moved to approve the two-lot Certified Survey Map, seconded by Commissioner Robson. Motion carried, roll call vote (6-0).

##### 4.b. **Consideration of a water main easement from the Greater Beloit Economic Development Corporation over the property located at 1505 Gateway Boulevard**

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

Commissioner Robson asked if Tubbs Drive was named after Charlie Tubbs. Ms. Christensen stated that the City received a request to name a street after him, so the City chose to name this one after them when the Gateway Business Park was platted.

Commissioner Robson moved to approve the water main easement, seconded by Commissioner Ramsden. Motion carried, roll call vote (6-0).

4.c. **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.

Tim McKeveitt, Beloit Health System, stated that he appreciates the City Staff and Commissioners time in working on this ordinance, and he met with the Morgan school neighbors and discussed future plans for that site. Mr. McKeveitt stated that he supports the ordinance that is on the agenda.

Commissioner Robson stated that one of the proposals is to up zone which means that Beloit Health System would be able to build by right. If they were to go back to the current proposal which is to allow medical facilities to be built on all of these C-1 and CBD-1 properties, they would have the ability to do it by right. Commissioner Robson stated that there could be a competitor that could come, and Beloit Health System would not have a voice in the approval of that use.

Mr. McKeveitt asked what up zoning is since he has not heard of that term before. Commissioner Robson stated that they are zoned C-1 and the proposal would be to rezone to C-2 and C-3.

Ms. Christensen stated that assisted living is not allowed in the C-2 and C-3 districts. Ms. Christensen said that Mr. McKeveitt's concern is that the assisted living is prohibited in C-2 and C-3, so it limits his options for assisted living on those sites where there is available land.

Commissioner Robson said that Beloit Health System could build anything else but assisted living. Mr. McKeveitt said he is against the original Medical Facility Ordinance, but that is done at this point. He would like the Plan Commission to go back to what was allowed in the Zoning Ordinance before the latest medical facility ordinance.

Commissioner Ramsden said he would be in favor of going back to the option of rezoning for the properties at 2911 Prairie Ave, 1905 Huebbe Pkwy from C-1 to C-2, and 1670 Lee Lane and 1650 Lee lane from C-1 to C-3. Ms. Christensen said that her plan is to do an ordinance revision for assisted living, and at that time, the Commission can decide where to allow assisted living.

Commissioner Weeden said that the plan is to get back to the original amendment that City staff is recommending, and the only problem would be that the additional

properties would fall under the Permitted Use rather than Conditional Use. Commissioner Finnegan said that all these properties are small, and a medical facility would not be fitting on these properties so it should not hurt anything. Commissioner Jacobsen said that she agrees and supports the Staff recommendation for C-1 and CBD-1 properties.

Motion was made by Commissioner Jacobsen to approve Ordinance number 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, seconded by Commissioner Finnegan. Motion fails, roll call vote, with Ramsden, Robson and Toral voting against (3, 3).

Commissioner Ramsden made a motion to change the zoning for 1905 Huebbe Parkway and 2911 Prairie Ave from C-1 to C-2 zoning, seconded by Commissioner Robson. Tim McKeveitt said that he did not support the rezoning. Motion was withdrawn by Commissioner Ramsden and the second was withdrawn by Commissioner Robson.

Commissioner Weeden said that these properties would be zoned from C-1 to C-2 and C-3, but assisted living would not be allowed on those four building sites. Ms. Christensen said that is correct.

Commissioner Ramsden made a motion to reconsider the motion to approve Ordinance number 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. Motion was seconded by Commissioner Robson. Motion prevails, voice vote (6-0).

#### **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 December 21, 2021. Julie agreed to send the Plan Commissioners the issues raised by the entire group, following the workshop.

#### **6. ADJOURNMENT**

Commissioner Finnegan moved to adjourn the meeting, seconded by Commission Jacobsen at 8:05 PM.

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Timothy Weeden, Chairman