



**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, January 19, 2022**

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

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

**2. MINUTES**

**2.a. Consideration of the minutes of December 22, 2021 and January 5, 2022 Plan Commission meetings**

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (5-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of Ordinance No. 3741 amending the Zoning District Map of the City of Beloit from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the properties located at 10 and 30 Park Avenue and from PLI, Public Lands and Institutions District, to M-1, Limited Manufacturing District, for the western half of the proposed-to-be vacated Prospect Street**

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

Commissioner Ramsden asked how it works if he is in favor of the rezoning two of the properties but not the third, the proposed to be vacated land on Prospect. Ms. Christensen said that he can make a motion to only rezone 10 and 30 Park Avenue, and that would be the recommendation that would go to Council. Commissioner Weeden asked what 10 and 30 Park Avenue are.

Ms. Christensen showed the Commissioners where 10 and 30 Park Avenue were on the map and explained that the zoning goes to the middle of the street, so half of the right-of-way is already zoned M-1 and the other half is zoned PLI. Ms. Christensen said if the Commissioners did not want to rezone half of the vacated right-of-way, then the recommendation could be just rezone 10 and 30 Park Avenue. Commissioner Ramsden asked if there could be two votes, so the Commissioners could all vote on the two Park Avenue properties and then vote on the vacated right-of-way. Ms. Christensen showed the Commissioners two maps, one prepared by

Councilor Preuschl which shows a yellow triangle carved out on the westside of the right-of-way and a map from Winnebago County which identifies the land on the north side of the creek, which is located in Illinois.

Commissioner Weeden opened the public hearing.

Joe Stadelman, 2431 East Ridge Rd, Angus Young Associates Architects, stated that he does not have a formal presentation but he is happy to answer any questions that the Commissioners may have. Councilor Preuschl stated that he has concerns about the access from the bridge to the bike trail and that he would like to keep a portion of the right-of-way to ensure access to the creek in the future. If a pedestrian connection is made in the future over the creek, he wants to make sure we would have an access point.

Mr. Stadelman discussed a map that came from the Winnebago County GIS which shows that there is 44 feet from the stateline to the creek that could be used for a pedestrian connection if one was developed in the future. Mr. Stadelman went on to explain that the City of Beloit's own bike path plan does not show a bike path in this location, but instead the connection is on a lane on Park Ave.

Commissioner Weeden asked whether you can connect into the City park from the northern part of the bridge without going through the right-of-way. Mr. Stadelman said that it is possible, and there is plenty of room to do that. Mr. Stadelman said they do not want to limit the ability of the owner to use that corner, as they are interested in using it for their large trucks to turn around in the back of the building. Ms. Christensen said that from the City staff's perspective since the Prairie Park goes over the state line, it is possible to get to the existing bridge without using the right-of-way. Therefore, staff supports the vacation.

Commissioner Weeden asked Mr. Stadelman if they were going to make that connection how wide would the corridor have to be. Mr. Stadelman explained that Frank McKearn, Batterman's engineer, had indicated that if they were going to develop a new pedestrian bridge, it would likely not have the same alignment as the existing bridge, but a typical federal highway transportation bike path would be an eight foot wide path with two feet safety on each side looking at twelve feet overall.

Commissioner Toral stated that he is happy and congratulates the owner for reusing that building, and encourages the owner to keep in mind the proximity to the creek, look at the erosion issues.

Commissioner Weeden closed the public hearing.

Commissioner Finnegan moved to approve the amendment of the Zoning Map Amendment, seconded by Commission Jacobsen.

Commissioner Ramsden said that he will be voting no for the vacation of the right-of-way off Prospect St and agrees with what Councilor Preuschl said about looking into the future for a potential bike path. Commissioner Jacobsen asked if the land that is in the yellow triangle is part of the land the owners own. Councilor Preuschl said it is the land that is in the Prospect Street right-of-way.

Commissioner Jacobsen said she wants to be clear on the ordinance that she seconded, that the land would only be rezoned if the street was vacated. Ms. Christensen said that it would only be rezoned if it is vacated. Commissioner Jacobsen said then her vote is for the rezoning of 10 and 30 Park to manufacturing because it is currently commercial. Ms. Christensen said that it would also include half of the right-of-way, if it was vacated by City Council. Commissioner Weeden asked if there would be a separate vote for the vacation of the Prospect Street right-of-way. Ms. Christensen said yes.

Commissioner Toral stated that there are a few reasons why he would support was is in front of Plan Commission. He indicated that there is already a grant proposal submitted to connect to the trail on Dorr Rd, and if it gets approved it will go through the flood plain.

Commissioner Finnegan asked if they were not to vacate the road, then the City would have to maintain the road. Ms. Christensen said that if the City didn't vacate the road, they would have to maintain it.

Chairman Weeden called for the vote. Motion prevails (4-1), roll call vote.

#### 4. **REPORTS**

##### 4.a. **Consideration of the vacation of the portion of Prospect Street right-of-way located between Colby Street and the Wisconsin-Illinois border**

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

Commissioner Finnegan moved to approve the vacation of the portion of Prospect Street south of Colby Street, seconded by Commissioner Jacobsen. Motion prevails, roll call vote (4-1).

Commissioner Ramsden stated that he voted no for the same reasons he expressed in the earlier item.

##### 4.b. **Consideration of a one-lot Certified Survey Map for the properties located at 10, 20, and 30 Park Avenue**

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

Commissioner Jacobsen moved to approve the CSM, seconded by Commissioner Finnegan. Motion prevailed, roll call vote (5-0).

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

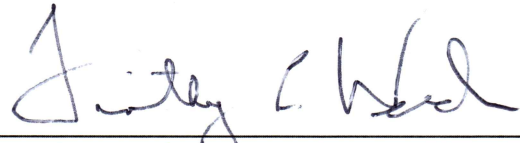
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for February 9th, 2022.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items and noted that at this point, we did not have any applications for the next meeting. Chairperson Weeden asked if any of the future agenda items might be ready for the next meeting. Ms. Christensen explained that there was an extra Monday before our next meeting, so it was possible.

7. **ADJOURNMENT**

Commissioner Ramsden moved to adjourn the meeting, seconded by Commission Finnegan at 7:40 PM.

A handwritten signature in blue ink, appearing to read "Timothy C. Weeden", written over a horizontal line.

Timothy Weeden, Chairman