

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

1. CALL TO ORDER AND ROLL CALL

Chairperson Weeden called the meeting to order at 7:00 PM. Chairperson Weeden, Commissioners Ramsden, Jacobsen, Flesch, Anderson, and Councilor Dunkin were present. Commissioners Janke and Toral were absent.

2. MINUTES

2.a. Consideration of the minutes of September 21, 2022 Plan Commission meeting

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

3. REPORTS

3.a. Consideration of an Extraterritorial Two-Lot Certified Survey Map located on W Marilyn Parkway in the Town of Beloit

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

Commissioner Flesch moved to approve the Extraterritorial Two-lot Certified Survey Map located on W Marilyn Parkway, seconded by Commission Anderson. Motion prevails, voice vote (5-0).

4. PUBLIC HEARINGS

4.a. Consideration of an amendment to the future Land Use Plan of the City's Comprehensive Plan from Single Family Residential – Urban to Planned Mixed Use for the Property located at 825 Liberty Ave

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

Chairperson Weeden asked if there were any changes to the scope of the services that would be provided by the owner would that need to come back to Plan Commission or Council. Ms. Christensen said that any changes to the uses listed would require approval, so if a for-profit landlord would buy the property and would decide they are only doing housing and not daycare then it would need to come back for approval.

Commissioner Jacobson asked Ms. Christensen to elaborate on the PUD process if it is to stay with the property and not the owner. Ms. Christensen said that they would need to come back to the City if anything in the PUD Master Land Use Plan changes.

Commissioner Flesch asked if the City is requiring annual inspections of the units, and asked about exterior maintenance and upkeep. Ms. Christensen said that exterior conditions are covered by the property maintenance code now, but the City cannot do annual rental inspections anymore.

Commissioner Anderson asked what would happen if the City finds something wrong at the annual rental inspection. Ms. Christensen said the City would issue the owner a violation notice, with time to correct the issue. Commissioner Anderson asked if there is a process during the annual inspection where the neighbors have a complaint that could end up in the City sending a notice of violation.

Ms. Christensen said that the complaint has to be from someone living in the unit, and that the neighbors cannot file a complaint unless they saw something on the inside. Ms. Christensen said that they could always call on exterior issues, and if a tenant has a complaint on the inside conditions, then the inspection can take place.

Councilor Dunkin was concerned about the signage and lighting for this location, and how it would work for the residents. Ms. Christensen said that there cannot be an electronic message sign at that property, so they are looking at a normal sign that is not flashing. Ms. Christensen said that the lighting is required to light up the parking lot only and cannot shine onto the neighboring properties.

Councilor Dunkin asked if this property can impact neighboring properties taxes. Ms. Christensen said she is not sure since that is with the Assessor's department, but typically if there are improvements in the neighborhood, property values typically go up.

Chairperson Weeden opened the public hearing.

Joe Stadelman, Angus Young Associates, 555 S River St, Janesville, Wisconsin, said this project is funded by a couple of different organizations like Rock County and the City of Beloit. Mr. Stadelman said that one of the concerns raised by Rock County was the one-bedroom apartments since this project will be serving families. Mr. Stadelman said they have redesigned the space so that the apartments can have two bedrooms.

Mr. Stadelman stated that this does not change the size of the building just the size of the rooms. Mr. Stadelman said the brick will remain, a new roof, windows will be installed, and they are reducing the amount of pavement on the site with a turn lane and a drop off lane.

Robert Johnson, 844 Lincoln Ave, stated that he does not think that they got enough input from the neighborhood. Mr. Johnson said that putting a multi-family development in a small space is not a good use, and people deserve a better place. Mr. Johnson does not oppose the childcare and offices, and indicated that this was turned down once before. Mr. Johnson said that he thinks the project is being rushed.

John Pfleiderer, Executive Director of Family Services, 416 College Street, said that they have a plan for a living environment that treats families with respect, and provides a safe environment that will help them with the next step in their life. Mr. Pfleiderer wants to mention that as a resident that they should be concerned about foreclosures. Mr. Pfleiderer said that shelters that cause problems are the ones that allow residents to come in for the night and leave the next day. Mr. Pfleiderer said that they will be monitoring the site, and it is for them to be able to move onto the next chapter in their life.

Councilor Dunkin asked Mr. Pfleiderer what partnerships and services they will be offering that will help lead people to be in the right direction to be self-sufficient. Mr. Pfleiderer said they look at a self-sufficiency scale with people, and their goal is to help them move up the ladder. Mr. Pfleiderer stated that they will have a case managers, counselors, and financial counselors.

Chairperson Weeden asked if Mr. Pfleiderer can elaborate on on-site staff and security. Mr. Pfleiderer there will be staff at the facility ten hours a day and resources for the families. Chairperson Weeden mentioned that he was an overnight volunteer at the House of Mercy for many years, and mentions there was issues with security mostly with boyfriends or dads coming to the shelter during the day causing problems. Mr. Pfleiderer said resident's safety is important and if visitors will help improve their situation.

Mr. Pfleiderer said that being in a relationship is not a problem in the facility, and they should not be distracted by a visitor as long as they meet their goals to move forward in their life. Chairperson Weeden asked if the building will be secured. Mr. Pfleiderer said that there will be a key to enter.

Commissioner Anderson asked what success looks like with the proposed program, and how long would they stay. Mr. Pfleiderer said that they would stay at least two years, and they want people to be economically self-sufficient and want the children to thrive. Councilor Dunkin asked if a resident was to get an apartment, and things were not working out or they were not following protocol, will there be things in place that can help the residents or do you say this is not working.

Mr. Pfleiderer stated that responsibility is an adult attribute and part of being self-sufficient, and it is difficult to succeed in life if there is no responsibility. Mr. Pfleiderer said that having a team approach is great, and he does not have a concern as long as they are able to make sure they are providing support to the family.

Lisa Thompson, 1335 Jackson Street, stated that she was a former worker at Aramark when Royce was open, serving breakfast and lunch. Ms. Thompson said that the Transitional Living Program (TLP) program would be great for the people in the community, and it is a good location. Ms. Thompson said it will help the community and the kids, and it is better that they have childcare for the adults on site to help the families. Ms. Thompson said that

there is crime already there, with vandalism to the building, and with having the building occupied, it would help keep the crime down.

Kathy Pohl, 1202 Eleventh Street, wanted to say she supports the endeavor and loves the way the property will look and the improvement to the neighborhood. Ms. Pohl used to work for the school district and says this will help the children since a lot of them are homeless. Ms. Pohl asked about how the health concerns will be addressed.

Kelsey Hood Christiansen, Family Services Program Director, stated that as of September 19th, 2022 there were 96 families with children waiting for housing resources. Ms. Christiansen said that the average wait time for the families is 125 days to escape homelessness and provide stability to children. Ms. Christiansen said that they are at capacity and are consistently full, and this could solve a lot of problems and answer prayers for these families.

Ms. Christiansen the program is familiar with HUD standards and will adhere to those, and including how many people can reside in each bedroom and they will not cram a family of ten in a two-bedroom apartment. Ms. Christiansen said that all the alarms for security are attached to her phone, and she will be alarmed in case of emergency such as any glass shattering or of a fire. Ms. Christiansen said that in 2022 they have had a 68 percent increase in self-sufficiency for the families they are currently serving, 88 percent increase in employment, and 87 percent in community involvement.

Commissioner Ramsden asked what the current capacity of the existing shelters. Ms. Christiansen that for their emergency shelter they have ten bedrooms, so they house one family per bedroom. Ms. Christiansen went on to explain that the communal spaces would be office spaces or supportive services, and they would maintain and clean the spaces.

Chairperson Weeden asked if there would be fees charged for the child care services for residents or would it be open to public. Ms. Christiansen said that they intend to serve both tenants on site as well as the general public, and for the children from the general public, they will set a fee that will be affordable to the community members.

Dan Schultz, 1159 Ninth Street, said he appreciates the hard work they put toward homeless people and the children within the community. Mr. Schultz said that his concern is putting this development in his community, and this development will have an impact on the value of his home. Mr. Schultz explained his concern for the parking that is on the street, and in that parking lot. Mr. Schultz also expressed his concerns for families co-sleeping with their kids. Mr. Schultz said that he wants to see their business plan.

Steve Howland, 1617 Emerson Street, said that he serves on the Beloit Area Homeless Task Force. Mr. Howland said there is a need to address homelessness. Mr. Howland said that he thinks the plan includes to engage the community as much as possible. Mr. Howland

said that this will provide wrap-around services that are essential to help people get out of homelessness.

Chairperson Weeden closed the public hearing.

Commissioner Jacobsen moved to approve the amendment to the Future Land Use Plan of the City's Comprehensive Plan, seconded by Commissioner Anderson. Motion prevails, roll call vote (5-0).

4.b. **Consideration of a Planned Unit Development (PUD) Master Land Use Plan to allow a multi-family residential, a day care center, and community service uses on the property located at 825 Liberty Ave**

Chairperson Weeden opened and closed the public hearing.

Commissioner Anderson moved to approve the PUD Master Land Use Plan, seconded by Commissioner Flesch. Motion prevails, voice vote (5-0).

4.c. **Consideration of a Zoning Map Amendment from PLI, Public Lands and Institutions District, to PUD, Planned Unit Development District, for the property located at 825 Liberty Ave**

Chairperson Weeden opened and closed the public hearing.

Commissioner Jacobsen moved to approve the Zoning Map Amendment from PLI to PUD, seconded by Commissioner Anderson. Motion prevails, voice 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. Ms. Christensen said the next Plan Commission meeting is scheduled for November 22, 2022.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Jacobsen at 8:45 PM. Motion carried, voice vote (5-0).



Tim Weeden, Chairperson