

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, November 22, 2022**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of November 9, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (6-0).

3. REPORTS

3.a. Consideration of an Extraterritorial One-Lot Certified Survey Map in the Town of Beloit for the property located on the 1000 block of West Street

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

Commissioner Janke moved to approve the Resolution approving the Extraterritorial One-lot Certified Survey Map for the property located on the 1000 block of West Street, seconded by Commission Anderson. Motion prevails, voice vote (6-0).

3.b. Consideration of a Permanent Water Easement over the western 20 feet of 1475 Office Park Lane and 2525 Kennedy Drive

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

Chairperson Weeden asked if there were buildings on the lots currently. Ms. Christensen said that there were not, that the owner bought the lots in 2013 but never constructed anything on the lots. The owner has submitted plans before but nothing has been constructed.

Commissioner Flesch moved to approve the permanent water easement over the western 20 feet of 1475 Office Park Lane and 2525 Kennedy Drive, seconded by Commission Ramsden. Motion prevails, voice vote (6-0).

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 Neighborhood Commercial for the property located at 1118 Garfield Avenue**

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

Commissioner Ramsden asked Ms. Christensen what aesthetic improvements would be made that will improve the neighborhood. Ms. Christensen said the owner plans to construct a new building which would improve the look of the neighborhood. Parking spaces would also be added. It would stay the same use but with a better building than they have now. Commissioner Ramsden asked if the neighbors to the north on Garfield Avenue were notified. Ms. Christensen said that they did not get notified but will be notified for the PUD and Zoning Map Amendment.

Commissioner Ramsden said that he is uncomfortable approving the amendment without the neighbors to the north being notified. Ms. Christensen explained that the neighbors would be notified for the PUD and Zoning Map Amendment. Chairperson Weeden stated that if Plan Commission approves this tonight, they would be changing the Future Land Use Map of the Comprehensive Plan permanently, regardless what happens with the PUD. Ms. Christensen agreed.

Commissioner Jacobsen asked if when they approved the changes for 1112 Garfield Ave, if the neighbors were noticed. Ms. Christensen said they were noticed because they filed a Comprehensive Plan amendment at the same time as the rezoning. Commissioner Jacobsen asked if the neighboring houses were owner-occupied or rental. Chairperson Weeden said that he went up to the house at 1112 Garfield Ave to ask if they cared about the zoning change that took place last year, and they said they just rent the house and do not care.

Commissioner Anderson stated that the owner of this property just constructed the Marathon gas station on Prairie Avenue, and he did a great job with it. Commissioner Anderson said if the owner were to rebuild this building, he thinks it will be a huge improvement to the neighborhood. Commissioner Flesch asked if Plan Commission does not change the future Land Use Plan of the City's Comprehensive Plan, would anyone be able to park there or make improvements to the parking area. Ms. Christensen mentioned that Plan Commission can lay the item over so the owner can be there to answer questions. This is the same meeting that the PUD and rezoning would be considered.

Chairperson Weeden opened and closed the public hearing.

Commissioner Flesch moved to lay over the item until the second meeting in December, seconded by Commissioner Janke. Motion prevails, voice vote (6-0).

4.b. **Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan from Parks and Open Spaces to Two-Family/Townhouse Residential for the property located at 113 Bluff Street**

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

Commissioner Ramsden asked how the city acquires land to add to parks and open spaces. Ms. Christensen said that the City can do a voluntary purchase if there are funds budgeted, and the City can apply for funds through a grant program to acquire parks and open spaces. Chairperson Weeden asked what kind of functionality does the open space have as a park. Ms. Christensen said it would just an open space area.

Chairperson Weeden opened the public hearing.

Mary Molique, 2349 Riverside Drive, indicated that she is surprised to hear that the land could be considered a green space. The property has been in her family for 70 years, and she grew up there. Ms. Molique was hoping that the property would attract more interest if the home was rezoned as a duplex, like it has been in the past. Chairperson Weeden asked if Ms. Molique was aware of the period of vacancy, and that the affidavit that was signed would eliminate the possibility that it could ever be used as a two-family residence again.

Ms. Molique said that she had gotten notices in the mail before, but was unaware that it could not be reversed back to a two-family home. Ms. Molique was wondering if the City would want to purchase the home. Chairperson Weeden asked Ms. Molique if the structure would be marketable if it were a single-family home. Ms. Molique said she believes there would be more interest in the property if it were to be sold as a duplex. Chairperson Weeden asked if the home could be changed back from a two-family to a single-family home.

Ms. Molique said she thinks it would be very hard to convert it back. Chairperson Weeden asked what type of work was done to remodel the home. Ms. Molique said there was painting and new fixtures. Chairperson Weeden said the City has a policy that encourages single-family residential housing rather than rental housing, and it has been a long-standing policy of the Council.

Commissioner Jacobsen said Ms. Molique was notified, and it is clear that the property lost its nonconforming status if the other side was not rented out. Commissioner Anderson said his concern would be if the City would acquire the land and there would be new development on that space, he would not feel right to let someone else come in to build because it is not valued as a duplex property anymore. Commissioner Flesch said that the set backs on the property would preclude any development from occurring because of the steep hill that goes down to the river, so if there would be a fire it would be hard to rebuild on that location and he thinks green space would be a wise move.

Chairperson Weeden asked Commissioner Janke what Ms. Moliqie could do if she wanted to explore the possibility of selling the property to the City. Commissioner Janke said he does not work for the City anymore, but the challenge is that the long-term vision for the property is to be open space but that there is currently no budget for purchasing this property. Ms. Christensen said she thinks Ms. Moliqie could reach out to Bill Frisbee at the Public Works Department to see if the City would want to purchase the property.

Chairperson Weeden closed the public hearing.

Commissioner Janke moved to deny the amendment to the Future Land Use Map of the Comprehensive Plan from Parks and Open Spaces to Two-Family/ Townhouse Residential for the property located at 113 Bluff Street, seconded by Commissioner Flesch. Motion prevails, voice vote (6-0).

4.c. **Consideration of an Ordinance amending the Zoning District Map from R-1B, Single-Family Residential District to R-2, Two-Family Residential District for the property located at 113 Bluff Street**

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

Chairperson Weeden opened and closed the public hearing.

Commissioner Flesch moved to deny the Zoning District Map from R-1B, Single-Family Residential District to R-2, Two-Family Residential District for 113 Bluff Street, seconded by Commissioner Anderson. 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. Ms. Christensen said the next Plan Commission meeting is scheduled for December 7, 2022.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Jacobsen moved to adjourn the meeting, seconded by Commissioner Anderson at 8:05 PM. Motion carried, voice vote (6-0).



Tim Weeden, Chairperson