

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, March 22, 2023**

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

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

**2. MINUTES**

There were no minutes to be considered.

**3. PUBLIC HEARINGS**

**3.a. Consideration of an amendment to the Planned Unit Development Master Land Use Plan for 1800 Gateway Boulevard**

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

Commissioner Janke asked what the number 19 is on the map. Commissioner Anderson said it is storm water quality structure that is labeled. Chairperson Ramsden asked if the signage that the applicant is asking for exceeds the limits that the ordinance allows. Ms. Christensen said that there are no requirements for the PUD, it is determined as part of the PUD process.

Chairperson Ramsden asked about the 30-foot setback from the lot lines if it has restrictions for paved access roads. Ms. Christensen said that it is a 30-foot building setback, and the plan is to have gated access on the property.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Anderson made a motion to approve the amendment to the PUD Master Land Use Plan, seconded by Commissioner Flesch. Motion approved, voice vote (6-0).

**3.b. Consideration of an Ordinance amending the Zoning District Map from M-1, Limited Manufacturing District, to PUD, Planned Unit Development District, for a portion of the property located at 1800 Gateway Boulevard**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Jacobsen moved to approve the amendment to the Zoning District Map from M-1 to PUD, seconded by Commissioner Anderson. Motion approved, voice vote (6-0).

3.c. **Consideration of Resolution 2023-14 approving a Conditional Use Permit (CUP) to allow entertainment-oriented retail sales including liquor sales on portions of the property located 701 Third Street**

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

Commissioner Anderson asked if they have an event that serves alcohol, how do they maintain all the exits. Ms. Christensen said when they have an event, they will work with the fire department to ensure that they will have the appropriate fire lanes. Chairperson Ramsden if the applicant will need to change paperwork when Henry Dorrbaker's becomes operational. Ms. Christensen said that she thinks they will do something with the licensing for alcohol.

Commissioner Jacobsen asked if Plan Commission approves the CUP tonight, will this then go to the alcohol committee, and then it goes to City Council to be approved. Ms. Christensen said yes it does. Commissioner Flesch asked how they will maintain Spine Road with public access. Ms. Christensen said that they will have to maintain public access and a fire lane.

Chairperson Ramsden opened public hearing.

Jamie Thompson, Hendricks Commercial Properties, the person who oversees insurance and compliance for Geronimo and Hendricks was available for questions. Chairperson Ramsden asked about the five events that had taken place on Spine Road, how they worked out. Ms. Thompson said she is not the main person coordinating the events, so she has a lack of knowledge on the events. The goal was to have five events, but she is only aware of the Deviate event, which went off great. It was fully staffed, and there was a comment that one of the exits that were not monitored. However, she verified that it was monitored.

Chairperson Ramsden asked what they had in mind to utilize the outdoor space. Ms. Thompson said it changes on a daily basis, and there has been discussion on events in the yard area. Ms. Thompson said there will be a handful of events, but there were not discussed with her yet.

Councilor Dunkin asked what the name of the last event was. Ms. Thompson said it was Deviate with live art held there last October.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approve Resolution 2023-14, seconded by Commissioner Flesch. Motion approved, voice vote (6-0).

#### 4. REPORTS

4.a. **Consideration of vacation of an unnamed right-of-way located immediately south of 1800 Gateway Boulevard**

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

Commissioner Flesch moved to approve the vacation of the unnamed right-of-way, seconded by Commissioner Anderson. Motion approved, voice vote (6-0).

4.b. **Consideration of Resolution 2023-013 approving a one-lot Certified Survey Map for the property located at 1800 Gateway Boulevard**

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

Commissioner Flesch moved to approve Resolution 2023-013, seconded by Commissioner Janke. Motion approved, roll call vote (6-0).

4.c. **Consideration of a Final Plat called Eagles Ridge Plat No. 5 for property located at 1500 Hawks Pass**

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

Jeff Linkenheld, Arc Design Resources, working as the Engineer on the project, said that the outlot has been purchased from the farmer, and if they need to modify the pond they can. Ms. Christensen said that these things can be resolved before the final plat is signed by the City. Mr. Linkenheld said this a temporary storm water basin, and the rest of the subdivision can be built and the rest will be turned into lots. Ms. Christensen said that Scot Prindiville wants to be sure that the pond is appropriate. It needs to be designed as if it will be there permanently.

Mr. Linkenheld said he has a question about the right-of-way, and he thinks that they can accommodate a 66-foot right-of-way going West on Night Hawk. Mr. Linkenheld asked if the Commission would be opposed if they reduced the setback. Ms. Christensen said that Plan Commission cannot reduce the setback and indicated that we can work out the right-of-way widths with the City Engineer.

Commissioner Flesch moved to approve a Final Plat called Eagles Ridge Plat No. 5, seconded by Commissioner Janke. Motion approved, roll call vote (6-0).

4.d. **Consideration of an Extraterritorial Final Plat called Riverstone Plat 1 located on land bounded by Millar Drive, Pow Wow Trail, and Kelsey Road in the Town of Beloit**

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

Commissioner Janke moved approve the Extraterritorial Final Plat called Riverstone Plat 1, seconded by Commissioner Flesch. Motion approved, roll call 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 April 5, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Anderson moved to adjourn the meeting, seconded by Commissioner Jacobsen at 7:55PM. Motion carried, voice vote (6-0).



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Mike Ramsden, Chairperson