

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 19, 2023

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of April 5, 2023 Plan Commission meeting

Commissioner Anderson moved to approve the Minutes, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

3. REPORTS

3.a. Appointment of Plan Commissioner(s) to Steering Committee for Comprehensive Plan

Chairperson Ramsden asked Ms. Christensen to elaborate on how big the Committee is and how often do they meet. Ms. Christensen said she does not know how big the Committee will be yet. This would likely include about 15-20 people like the Economic Development Director, Public Works Director, the general public, and the real estate industry. They will meet 4-5 times a year, plus public input sessions.

Chairperson Ramsden asked what time do they meet, and could the Plan Commissioners think about it and get back to her. Ms. Christensen said the meetings would likely take place at 5:30-6:00 PM. Commissioners Elliot, Ramsden, and Toral stated that he would be interested depending on the days and times.

Ms. Christensen said that she would send out the Comprehensive Plan proposal received by the consultant which outlines the public process and would add the item to the agenda on May 3.

4. PUBLIC HEARINGS

4.a. Consideration of Ordinance No 3788 amending the Zoning District Map for the City of Beloit for the property located at 2030 Porter Ave

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

Chairperson Ramsden asked what the zoning was before it was annexed. Ms. Christensen said she did not know, but that it was likely included in the annexation staff report. Chairperson Ramsden asked if all the annexed properties get temporary

zoning. Ms. Christensen said yes. Chairperson Ramsden asked if Plan Commission always weighs in on the permanent zoning. Ms. Christensen said yes.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Janke moved to approve the amendment to the Zoning District Map, seconded by Commissioner Anderson. Motion approved, voice vote (6-0).

4.b. Consideration of Resolution 2023-017 approving a Conditional Use Permit to allow a boarding/ rooming house for the property located at 1165 Madison Road

Commissioner Anderson left the meeting, as he would have to abstain due to a business relationship with the applicant.

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

Chairperson Ramsden asked if the standard for group living is a half space for a resident room, so if there are 4 rooms how did they get 3 parking spaces. Ms. Christensen said that maybe the extra parking space is for the office space. Chairperson Ramsden asked if Ms. Christensen could elaborate on some boarding and rooming houses. Ms. Christensen said there has been one called Project 1649 on Broad St. Originally, the owner was going to rent out rooms and then he leased it out to Project 1649. The living space was for girls 17 and older with someone on site, and there were case managers to help them become self-sufficient.

Chairperson Ramsden opened the public hearing.

Dan Drake, owner of the Alibi on Madison Road, said he has spoken to three other business owners on that road and they all agree with his concerns. Mr. Drake said that the people that are going to be staying there will be looking for cigarettes, money, or food, and coming up to people in the parking lots. This could cause his business to fail.

Chairperson Ramsden asked where his property was located. Mr. Drake described where his business is. Chairperson Ramsden asked if Mr. Drake can disclose who the other property owners were. Mr. Drake said that one business had issues from the hotel down the street for begging outside, and they do not want these issues with this project for the businesses to stay in business. He said that the business owner who said they could use his name was Tommy, the owner of the Mouse.

Commissioner Elliot asked if there is someone on site to supervise the residents, would that make them feel better about this project. Mr. Drake asked if there would be someone on site to address the issues. Councilor Dunkin asked if there were any concerns from the residents. Mr. Drake said they just got the notice, but it is not a good

fit for the businesses nearby. Mr. Drake said there is issues down the road at the hotel, housing downtown, and there were problems with another bar in town.

Commissioner Elliott stated that he disagrees with Mr. Drake, and it would be a positive thing. Mr. Drake asked what they should do if they start experiencing these issues after the business is up and running. Commissioner Elliott said that he can talk to the owner of the boarding house, Erick Williams.

Erick Williams, E. W Holding LLC, the owner of the property, stated that this program is for young adults who have aged out of the CPS system and have nowhere to go. He explained that he operates Derrick's House where they assist children who are in the CPS system through no fault of their own. Mr. Williams will assist young adults who need support and are 18-21 years old. They will have a job or be in school and be provided transportation. Mr. Williams said his staff is there daily, and he takes his business very seriously. Mr. Williams said the property is now in better condition than it was before he purchased it, and he will give his personal cell phone number for contact.

Chairperson Ramsden wants a better understanding as to how the process works. Mr. Williams said he has a contract with the State and Rock County, and they provide all the financial needs. He said that they take them to get a job, and make sure they are in school. Chairperson Ramsden asked if someone acts out if they get removed from the program. Mr. Williams said they will call their case worker, and the case worker will find them a new arrangement. Chairperson Ramsden said if someone is not doing what they are supposed to be doing, how quickly would they be removed. Mr. Williams said it would be a few days.

Chairperson Ramsden asked if someone is standing outside trying to get money or cigarettes, how would he handle the situation. Mr. Williams said that his staff will be there to deal with the situation. Chairperson Ramsden asked how many staff there were. Mr. Williams said there is one morning person and an afternoon staff. Chairperson Ramsden asked what he would do if someone were to be playing loud music that would disrupt the neighbors. Mr. Williams stated that he goes and meets all the neighbors, and if the situation occurs, they will deal with it.

Chairperson Ramsden asked if he has met the new neighbors yet. Mr. Williams said they just remodeled the building, but his property on Wisconsin he knows all the neighbors. Chairperson Ramsden wanted to make sure the neighborhood is going to be in good shape, and if there is something not right, he can fix it.

Councilor Dunkin asked how many young adults will they have there at a time. Mr. Williams said it will be no more than, but typically it will only be 2 or 3. Councilor Dunkin asked if they will have a mix of males and females. Mr. Williams said he will have all males. Commissioner Flesch said it sounds like a great program, and Mr.

Williams will have more control than the parents. Councilor Dunkin wanted to thank Mr. Williams for doing this program.

Chris Hornagold, 1134 McKinley Avenue, said she has been out of non-profit for a few years now, and the neighborhood has been scarred from another establishment around the corner. Ms. Hornagold stated that she feels better after hearing Mr. Williams speak on the boarding home. She said she is happy there is someone that they can contact if there are issues.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approve the resolution, seconded by Commissioner Flesch. Motion approved, 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. Ms. Christensen said the next Plan Commission meeting is scheduled for May 3, 2023.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Toral at 7:53 PM. Motion carried, voice vote (5-0).



Mike Ramsden, Chairperson