



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

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the May 17, 2023 Plan Commission meeting

Commissioner Anderson move to approve the minutes seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of a request from Wisconsin Power and Light for a ten-foot Natural Gas Line and Underground Communication Line Facilities Easement through City-owned property located at 1611 Hackett Street

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

Commissioner Flesch moved to the easement, seconded by Commissioner Anderson. Motion approved, voice vote (5-0).

3.b. Consideration of Resolution No. 2023-027 approving a one-lot Extraterritorial Certified Survey Map for the property located at 4611 E Ryan Parkway in the Town of Turtle

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

Commissioner Jacobsen moved to approve the resolution approving a one-lot Extraterritorial Certified Survey Map, seconded by Commissioner Anderson. Motion approved, voice vote (5-0).

3.c. Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan for the property located at 1006 Park Avenue

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

Commissioner Flesch asked how it will be screened and thought it would not be appealing for the residential neighborhood. Ms. Christensen said if it was outside

storage, they require it to be screened. Commissioner Anderson asked if it will help for future development in that area. Ms. Christensen said the college is trying to expand and open up the campus to the neighborhood, so they wanted to find another location for the maintenance building.

Joe Stadelman, Angus Young Associates, indicated that the smaller orange box on the map is college-owned vacant land. Mr. Stadelman said that the college is putting together a campus plan master wide use plan, and Woodward Street is something that they talked about closing off.

Chairperson Ramsden said he preferred to delay the item until the public hearing for 4a was held. Chairperson Ramsden asked if the garage could be relocated with a conditional use permit or Planned Unit Development instead of a zoning change to PLI. Ms. Christensen said she has not looked into that, but guessed that it would need to be zoned C-3 or Industrial. Ms. Christensen said it is not appropriate to use as a PUD. Commissioner Ramsden asked why that was, and Ms. Christensen explained that the PUD is to be used for multiple principal buildings on a zoning lot or if the development needed greater flexibility than was allowed under the traditional zoning.

Chairperson Ramsden asked if the Comprehensive Plan Amendment and Zoning Map Amendment are approved, would the redevelopment of the property be subject to review. Ms. Christensen explained that Plan Commission would not review it, but Site Plan review is required. Chairperson Ramsden asked if Architectural Review has the ability to say can they get rid of some concrete and plant more trees. Ms. Christensen said yes as part of site plan review, planting would be required in order to comply with the landscape code.

Chairperson Ramsden asked if all the concrete is staying. Ms. Christensen said there is some additional landscaping. Chairperson Ramsden asked if other projects would be rejected in a C-1 that would be accepted in this new zoning. Ms. Christensen said that this is being approved as a College use, and put on the monitors the permitted uses under the PLI zoning. Chairperson Ramsden asked if they could put in a classroom building or dormitory. Ms. Christensen said that college uses would be allowed.

Commissioner Flesch asked if the support building would not be considered public use. Ms. Christensen said it is considered a part of the college.

The Commission delayed action of this item until after the Zoning Map Amendment for the same property (Item 4a).

4. REPORTS

- 4.a. Consideration of Ordinance No. 3794 amending the Zoning District Map of the City of Beloit for the property located at 1006 Park Avenue**

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

Chairperson Ramsden opened the public hearing.

Joe Stadelman, Angus Young Associates, 2431 E Ridge Rd, said that is important to look at where the building is today. The maintenance operations currently occur in the neighborhood, and he thinks it is better if this type of building is located at this location on Park Avenue. Mr. Stadelman said there is an existing fence on the West and North and they will be screening a fence in the East and South, they will be visible from the street. Mr. Stadelman said that the property will appear more orderly and defined.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve the Zoning Map Amendment, seconded by Commissioner Flesch. Motion approved, roll call vote (5-0).

Commissioner Flesch made a motion to approve the Comprehensive Plan Amendment from Item 3c, seconded by Commissioner Jacobson. Motion approved, roll call vote (5-0)

4.b. **Consideration of Resolution 2023-024 authorizing a Conditional Use Permit for the property located at 555 Willowbrook Road**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch moved to layover, seconded by Commissioner Jacobsen. Motion approved, voice vote (5-0).

4.c. **Consideration of Ordinance No. 3793 amending the Zoning District Map of the City of Beloit for the property located at 2000 Gateway Boulevard**

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

Commissioner Abarca moved to approve the Zoning District Map, seconded by Commissioner Flesch. Motion approved, voice vote (5-0).

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

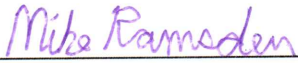
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for June 21, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Ramsden moved to adjourn the meeting, seconded by Commissioner Jacobsen at 7:45 PM. Motion carried, voice vote (5-0).



Mike Ramsden, Chairperson