



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 21, 2023

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the June 7, 2023 Plan Commission meeting

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

3. PUBLIC HEARINGS

3.a. Consideration of Ordinance No. 2797 amending the Zoning District Map of the City of Beloit for the property located at 2231 Trevino Court

Julie Christensen, Community Development Director, presented the staff report and recommendation. She noted that there was an e-mail from a neighbor expressing opposition to the rezoning.

Chairperson Ramsden asked Ms. Christensen if there was any other input from the neighbors. Ms. Christensen said there was not. Chairperson Ramsden asked about the area in yellow when it was changed from R1-A to R1-B. Ms. Christensen said it happened in 2018.

Chairperson Ramsden opened the public hearing.

Matt Finnegan, 2212 Knoll View Drive, said he wanted to build a duplex that is two-bedroom side by side, and the market will take that. Mr. Finnegan stated it is a larger lot. He explained that he was constructing one of the units for his daughter and planned to sell the other unit.

Chairperson Ramsden asked Mr. Finnegan if he has built any other duplexes. Mr. Finnegan stated that he has not. Chairperson Ramsden asked if he could build a single-family home. Mr. Finnegan said that it does not work with the numbers, and would have to do a PUD to be less than 1000 square feet. Commissioner Anderson asked if it would face Fir Drive. Mr. Finnegan said that the only road constructed is Trevino Court.

Chairperson Ramsden closed the public hearing.

Chairperson Ramsden indicated that he could not support the rezoning because there are not other attached dwellings in this neighborhood, reducing green space because of the increased density could have a negative impact on property values, and residents have an expectation that the zoning of nearby properties will not change.

Commissioner Janke moved to the Zoning District Map, seconded by Commissioner Flesch. Motion approved, roll call vote (4-1), with Chairperson Ramsden voting no.

3.b. **Consideration of Resolution No. 2023-030 approving a Conditional Use Permit (CUP) to allow retail sales and service (entertainment-oriented) uses liquor sales for the property located at 601-625 Third Street**

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

Chairperson Ramsden asked Ms. Christensen if the CUP is approved does it supersede the other ones. Ms. Christensen said yes.

Chairperson Ramsden opened the public hearing.

Ms. Christensen asked Annie Kerns how many events were going to take place this year, and how many took place last year.

Annie Kerns, 525 Third Street, stated that they had just one event last year, and just one planned this year. Ms. Kerns stated that they will be utilizing all the events that are approved with the CUP next year.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch moved to approve Resolution 2023-030, seconded by Commissioner Anderson. Motion approved, voice vote (5-0).

3.c. **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 asked Ms. Christensen about the 75-foot silo height if it is for aesthetics. Ms. Christensen said that they just put in a height requirement in all districts, and at the time they guessed how tall buildings were in Beloit and in the future, they will have to revisit height requirements. Commissioner Anderson asked if he was on Willowbrook Road, would he be able to see the silo or is it going to be hidden enough from the trees. Ms. Christensen indicated that you would be able to see the silo since it is proposed to be 84 feet tall.

Chairperson Ramsden opened the public hearing.

Councilor Day asked if the silo has already been purchased. Bill Frisbee, Public Works Director, stated the estimated delivery date is September 15, 2023, and it'll take a few weeks to get here.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve Resolution 2023-024, seconded by Commissioner Jacobsen. Motion approved, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of Resolution 2023-028 approving a one-lot Extraterritorial Certified Survey Map (CSM) for the property located at 1957 S McKinley Avenue in the Town of Beloit**

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

Commissioner Janke made a motion to approve Resolution 2023-028, seconded by Commissioner Flesch. Motion approved, voice vote (5-0)

4.b. **Consideration of Resolution 2023-029 approving a two-lot Extraterritorial Certified Survey Map (CSM) for the property located at 1947 S Paddock Road in the Town of Beloit**

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

Commissioner Flesch moved to approve Resolution 2023-029, seconded by Commissioner Anderson. 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 July 5, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Jacobsen moved to adjourn the meeting, seconded by Commissioner Flesch at 7:33 PM. Motion carried, voice vote (5-0).

Mike Ramsden
Mike Ramsden, Chairperson