



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, October 4, 2023

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:01 PM. Commissioners Ramsden, Abarca, Flesch, Jacobsen, Janke, Anderson, and Councilor Day were present. Commissioner Elliott was absent.

2. MINUTES

2.a. **Consideration of the minutes of the September 20, 2023 Plan Commission meeting**
Commissioner Jacobsen moved to approve the minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. **Consideration of a Planned Unit Development Master Land Use Plan for the property located at 625 Third St**

Julie Christensen, Community Development Director, presented the staff report and recommendation for items 3a and 3b.

Commissioner Flesch asked what the significance of the second diagram for parking is. Ms. Christensen said it shows how many stalls are used by each business. Commissioner Anderson asked if the modifications are to the exact size, and if Plan Commission is touching the signs. Ms. Christensen said they are adding an indoor pickle ball court that will be part of Dorrbaker's. Ms. Christensen explained that they do want to be open to having food trucks, so that is also included in this approval. Commissioner Janke asked if the four rooms east of the pickle ball courts are gathering spaces. Ms. Christensen said yes.

Chairperson Ramsden opened the public hearing.

Joe Stadelman, 555 S River Street, Janesville, Wisconsin, stated that the gray areas in the pickle ball are not walls that are separating them.

Chairperson Ramsden asked if they will offer membership for off hours. Ms. Christensen said that they talked about that in the beginning, but that it is no longer part of the plan. Chairperson Ramsden asked when the start date was, and how long construction will be. Mr. Stadelman said the start date has been delayed until March 2024, and there is a ten-month construction schedule once it is started.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approved the PUD for 625 Third St, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

3.b. **Consideration of Ordinance No. 3812 amending the Zoning District Map for the City of Beloit for the property located at 625 Third St**

Chairperson Ramsden opened and closed the public hearing.

Commissioner Abarca moved to approve the Zoning District Map amendment for 625 Third Street, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

3.c. **Consideration of an Ordinance No. 3813 amending the Zoning District Map of the City of Beloit for the property located at 1031 William Street**

Julie Christensen, Community Development Director, presented the staff report and recommendation for items 3c and 4a.

Commissioner Anderson asked about the street vacation. Ms. Christensen said they would leave a portion off Liberty, and the land on both sides of the street will be hooked into one big parcel. Commissioner Anderson expressed concern about landlocking parcels that could be developed in the future.

Commissioner Abarca asked if when the street is vacated, do the adjoining land owners get the land for free. Ms. Christensen said once vacated, each property owner gets their half of the right-of-way at no cost.

Chairperson Ramsden asked about the property to the North, and if it is a multifamily. Ms. Christensen said that all the properties there are zoned C-2. Chairperson Ramsden asked if they rezoned from Commercial to Residential, could they build a parking lot. Ms. Christensen said no she does not believe so.

Chairperson Ramsden opened the public hearing.

Linda Ward, representing WB Kennedy Lodge, said it would be important to rezone to allow parking for community organizations that are meeting there. Ms. Ward said they offer a venue for those that cannot afford a funeral, and after they do a luncheon. Ms. Ward said that they do ask for a donation, and having the parking lot would help them.

Chairperson Ramsden closed the public hearing.

Commissioner Jacobsen moved to approved the Zoning District Map Amendment for 1031 William St, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

4. **REPORTS**

4.a. **Consideration of Resolution 2023-038 recommending approval of an amendment to the City of Beloit Comprehensive Plan**

Commissioner Jacobsen moved to approve Resolution 2023-038 recommending an amendment to the City of Beloit Comprehensive Plan, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

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

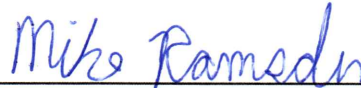
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for October 18, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Abarca at 7:34 PM. Motion carried, voice vote (6-0).



Mike Ramsden, Chairperson