

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

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

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

**2. MINUTES**

**2.a. Consideration of the minutes of the November 8, 2023 Plan Commission meeting**

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

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1865 Riverside Drive**

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

Chairperson Ramsden asked Ms. Christensen if City staff has addressed any of the concerns that were submitted to the City. Ms. Christensen said she just received the concerns tonight, so she was not sure. Chairperson Ramsden said that one of their concerns was Newfield Drive being extended, and whether additional access points would be added besides Bayliss and Riverside. Chairperson Ramsden asked if something like that would happen, if it would be a major change and would need to come back to Plan Commission.

Ms. Christensen said that extending the streets would require the building to be moved, which would require Plan Commission review since it is a Planned Unit Development. If the street was ever dedicated to go through the site, it would require a public process. Therefore, any plan to extend this street would require Plan Commission review. From staff's perspective, it didn't appear logical to extend Newfield onto this site.

Chairperson Ramsden asked about the comment where they asked if their properties were included on the site because they are planned for acquisition by the developer to expand the development in the future, with the possibility for acquisition by eminent domain.

Ms. Christensen explained the developer cannot use eminent domain because that process is used when the acquisition of land is for a public purpose. Those properties are likely included on the plan just to show where the site is located. The proposed PUD includes 1865 Riverside Drive only.

Chairperson Ramsden asked if there was any attempt made by City staff to meet with the residents and explain what the project entailed. Ms. Christensen said that community meetings are initiated by the developer. Staff will attend those meetings, if they are held. The Zoning Ordinance requires a written notice to be mailed to owners within 150 feet of the project site, and those were mailed. When the developers come in, we do encourage them to hold community meetings, which is what happen with the development you reviewed at the last meeting. It is not required of the developer, and in my experience, it is not a common for a developer to hold a community meeting. Sometimes the timeline just does not allow for those meetings.

Chairperson Ramsden opened the public hearing.

Matt Tills, architect for the project, provided an overview of the project. He said that they are looking at roughly 50 percent green space on this project site. Mr. Tills said that the unit mix includes a number of three-bedroom units in a townhouse style geared for families. There are a fair number of balconies and outdoor access points from the building. The materials used for the development were selected based on their quality and durability. They are trying to minimize the amount of land grading that they need to do. Landscape plan is preliminary, but the final plan will be in compliance with the City's landscape ordinance.

Mr. Tills explained that due to the topography, the units are three-story on the east side facing the neighborhood, and then four-story on the side facing Riverside Drive. It is roughly ten feet from one side to the other, so they would have terraced landscaping and structured landscaping walls that would facilitate the stepping down.

Commissioner Abarca asked if there was another way to add an opening to Newfield Drive. Mr. Tills said that they do not plan to connect to Newfield Drive.

Commissioner Jacobsen asked if the first floor will have exterior entrances, but the second, third, and fourth floor units will have interior hallways. Mr. Tills said that there would be some units that will be a townhouse style with exterior entrances which would have interior stair cases, and then a number of units in a variety of styles. There are a mix of unit types.

Councilor Day asked what happens with the rest of the site if phase 2 gets delayed. Mr. Tills said stormwater management will need to be installed in phase one for the build-out, and the portion that is undeveloped needs to be landscaped and stabilized. We

also need to do an inventory of the trees and keep as many of the mature trees as possible.

Commissioner Flesch said that he does not see any pedestrian connectivity down to Riverside internally to Riverside Drive or over to Bayliss, and do they plan to put any onsite play areas. Mr. Tills said that the site plan was in an accelerated manner, so they haven't provided everything onsite. He believes that accommodating any pedestrian access could be considered, but how that manifests itself, he's not sure and that they would have to explore that further. Ms. Christensen explained that we can't provide sidewalks on Bayliss due to topography and encroachments in the right-of-way. However, we did require a condition for a pedestrian connection to the Newfield sidewalk. We will be looking at the on-side pedestrian connectivity during the Final Site Plan review. Mr. Tills referred the playground question to Hayden Frank.

Chairperson Ramsden asked Mr. Tills if he had spoken to the neighbors. He said that they had not. He explained that he is the architect, and he introduced Hayden Frank, the developer, and the civil engineer for the project.

Anita Akre, 621 Newfield Drive, said that after hearing that this won't be a retirement community, some of the items she included in her hand-out don't apply. She expressed concern about the number of neighborhood residents that were notified, why only six. Now that she knows it is a low-income development, she is concerned about privacy, drugs, crime, traffic, and property values. She said that there was a lot of graffiti and drugs going on while the YMCA was vacant. Ms. Akre expressed concern about the size of the building, as people on the upper floors will be able to see over any privacy fence. Ms. Akre said that history has shown that these developments bring the worse elements to the surrounding areas. She believes that alarms could go off for people going out the wrong doors. She believes that this looks like a nice facility, so it will increase the neighbor's property values. On Newfield Drive, she has concerns that the street will be opened up, but even without that, there will be increased traffic in the area and increased parking on Newfield. She believes that a traffic light should be installed at Henry and Glen because of the increased traffic. There is also something needed at Glen and Newfield, as people drive very fast through that intersection. There is also something needed at Glen and Bayliss.

Anita Akre also noted that there was a project going on north of this site and believes it may be related to this development. She can see plumbing issues in their future. Even though it was explained that their properties were on the plans to identify the location of the site, she wanted to know if there is any plan to expand onto their properties. Ms. Christensen explained that the plan is to build the two buildings shown on the plan and not to expand onto another site. The developer confirmed this.

On an up note, the development is close to the Eclipse Center where there are community services for the residents. On a personal note, she wishes Hendricks would

focus on the Eclipse Center, as it could have a positive impact on the existing community as well as this proposed development. The area should be developed with restaurants and shops so that residents don't have to go to Walmart.

Heather Hammett, 615 Newfield Drive, said when the YMCA was there it was horrible with nonstop problems. Ms. Hammett asked where is her privacy with the building being 3-4 stories high. She does not want her house next to another parking lot again. Ms. Hammett said her dog was poisoned from people throwing garbage and stuff over the fence, cars broken into, and traffic all throughout the night. Ms. Hammett said that she was fine with it when it was elderly, even the privacy, but with it being low to medium income, it is just a matter of time before it becomes all low income. Her property values will go down and issues in the neighborhood will increase. She is worried about the street opening up and pedestrian traffic coming through again.

Ms. Hammett said people were blocking her driveways with the drug deals going up and down the road. She was constantly calling the police. Ms. Hammett said that she doesn't want to lose her privacy. She said that there are going to be so many people coming through. She is sure people will be parking on the street. She doesn't think it will be a positive thing. Ms. Hammett said that if they put up the fence along the back property line, then she might be okay with it. She said that there is going to be a lot of noise. She also expressed concern about what happens if Phase 2 never happens. She wishes that they had more notice of the development and had an opportunity to have a community meeting.

Jeffery Korleski, 600 Bayliss Avenue, said he moved in to his home in 2004. He explained that it is located immediately adjacent to this site along Bayliss Avenue. Mr. Korleski said living near the YMCA was an asset when it was there. Mr. Korleski said that when the YMCA was closed there was always people breaking in and homeless people there. He said that he wants to see something done with the property, wants to see progress. He expressed concern that if it is zoned PUD, he would also get zoned PUD. He explained that is what he was told in the past. Mr. Korleski said that if it is developed as proposed with a four-unit building next to his property, he is concerned that he will lose his privacy. He is concerned about how it affects his property value and his utilities. He has his own well and septic, and he wants to keep it that way. He was okay when he thought it was a retirement community, but this proposed development does cause him concern.

Heather Hammett asked if when they put in the sewer system, will something be put in to ensure that it won't back-up on her property, as they had that issue in the past, in the 80s. The two houses next to the property on Newfield had issues in the early 1980s whenever the YMCA would empty the pool until the YMCA installed something to stop that. Matt Tills, representing the developer, explained that it would all be designed to ensure that would not occur. Heather Hammett expressed concern about the access for fire trucks because when there was a fire there in July, they had a difficult

time accessing the site. Has the Fire Department looked at this development? Ms. Christensen explained that they have reviewed at this plan, and they will be requiring the parking lots to be connected and additional hydrant locations. They did not indicate a need to use Newfield. She then asked whether the street had to be opened for foot traffic, and Ms. Christensen explained that it was up to Plan Commission, as there was a condition for that pedestrian connection. She is already losing her privacy, as the residents on the upper floors can look into her yard. Her grandchildren come over and swim, and people will be able to watch them. Ms. Hammett also asked about sex offenders and how they would get weeded out. She's not saying that all low-income people are sex offenders, but is there going to be a vetting process for residents.

Chairperson Ramsden said that he isn't an expert on sex offenders, but his understanding is that they have to register and report when they move. Therefore, you can go on the web and find what sex offenders live in your neighborhood. She asked if background checks would be done on proposed residents. Hayden Frank, Alternative Continuum of Care, indicated that there are background checks, credit checks, and references. Their partner is Lutheran Social Services who would be handling this, and they have extensive experience doing this.

Chairperson Ramsden asked if the developer could come up and respond as to whether they could limit foot traffic to the east. Ms. Christensen explained that it was Planning staff that was requiring that pedestrian connection. It is one of the conditions of approval. If the Commission wasn't to remove that condition, it is within your authority to do so. Commissioner Flesch said that if you don't make it a requirement, people will still walk through the site and will form their own path. He believes it is better to put the path in and have it be used less frequently rather than having a "goat path" across the site which could look unattractive. He agrees to limiting vehicle traffic to Newfield, but not pedestrian traffic.

Anita Akre spoke again and asked if they could put a fence up along the east property line and remove the pedestrian connection. It should be as tall as possible, 12-14 foot fence. People already come from the parking lot to the south; there are already break ins and homeless people. They find syringes in driveways. This development won't stop the homeless people, they will find a place to stay.

Heather Hammett asked if they could put up fencing along the east property line. During the demolition of the building, there was fencing up and the problems like trash being dumped disappeared.

Jeffery Korleski asked if they could put trees in front of the fence and reposition the building to run east-west, as far as possible from his property.

Chairperson Ramsden closed the public hearing.

Commissioner Jacobsen moved to approve the PUD Master Land Use Plan, seconded by Commissioner Flesch with the conditions listed by City Staff.

Chairperson Ramsden asked if the Commissioners could support an amendment to remove Condition #7 and require a fence along the east property line. Commissioner Flesch expressed concern about removing the pedestrian connection and believes that this development will be well-lit and will be a positive addition to this area. Commissioner Jacobsen said she could not support that amendment.

Chairperson Ramsden stated the action before them. There is a motion and second to approve the PUD Master Land Use Plan. Motion prevailed, roll call vote (5-0).

**3.b. Consideration of Ordinance No. 3817 amending the Zoning District Map for the City of Beloit for the property located at 1865 Riverside Drive**

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

Chairperson Ramsden opened and closed the public hearing. No public comments were made.

Commissioner Janke moved to approve the Zoning District Map amendment from PLI to PUD, seconded by Commissioner Abarca. Motion prevailed, roll call vote (5-0).

**3.c. Consideration of Resolution 2023-046 approving a Conditional Use Permit to allow industrial services at 1552 Summit Avenue**

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

Commissioner Flesch asked if they store stuff outside the building will they lose their ability to use the property under the Conditional Use Permit (CUP). Ms. Christensen said that they would get a notice of violation. Commissioner Flesch asked what if it gets persistent, will they be in violation of their CUP. Ms. Christensen said that they would be in violation of their CUP. He asked if they would lose their CUP at that point. Ms. Christensen explained that there is a process for rescinding the CUP.

Chairperson Ramsden asked Ms. Christensen if there are any violations on the property right now. Ms. Christensen looked up the information in Munis at that point and said that there was a violation in 2021 with solid waste; one citation was written, but it appears that it was brought into compliance.

Chairperson Ramsden opened the public hearing.

Dennis Johnson, owner of Gearhead Garage and Automotive Repair and Gearhead Garage Towing and Recovery, is the applicant and indicated that he is looking to lease a portion of the property. He said that there are four levels of scraping and that what he wants to do is level 4, which is a scavenger's permit. It involves removing the wheels and clip the caps off the wheels. The remainder of the car needs to remain intact. Mr. Johnson said that there would be a maximum of 10 cars a week. He said he will not be messing with anything else on the cars besides clipping the caps off the wheels. He will not be draining any of the fluids. Mr. Johnson said that there will be no cars stored on the street or outside. The tow truck will not be parked there. Mr. McKillips is giving him one bay and lift to use and a small office space. He wants to be able to remove the items of value, aluminum wheels and catalytic converters and then he will scrape the rest of the car.

Chairperson Ramsden asked if he owned the property. Mr. Johnson indicated that he does not own the property and doesn't plan to do so. Chairperson Ramsden asked if he has been doing any work on the property yet. Mr. Johnson said that he wanted to get the permits first.

Nora Navarro, owner of 1546 Summit Ave adjacent to the shop, said that the people who were running the business before was having junk all over the property and the last people destroyed her fence. Ms. Navarro said that she was the person who filed a complaint which resulted in the Notice of Violation. She is concerned that there will be trash and items stored outside like before. She also expressed concern about the traffic on Summit Avenue. She also has concerns that when cars are dropped off that they will block off the street. Ms. Navarro asked who will be inspecting the shops. Ms. Christensen said that the Fire Inspector would. Ms. Navarro said that the Fire Inspector only comes once a year. She asked about the hours of operation. Mr. Johnson indicated that it will be 8:00 AM – 5:00 PM, Monday through Friday. Ms. Navarro asked what the remainder of the building would be used for, and the applicant indicated that he did not know what the owner was doing with the remainder of the building.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approve the Conditional Use Permit, seconded by Commissioner Flesch. Chairperson Ramsden responded to the concerns raised and indicated that he didn't think the applicant should be penalized for the actions of the owner. If it is a nuisance, please contact the City as you have in the past. Motion prevailed, roll call vote (5-0).

#### 4. REPORTS

- 4.a. **Consideration of Resolution 2023-044 approving a three-lot Extraterritorial Certified Survey Map for the property located at 3307 S Riverside Drive in the Town of Beloit**  
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Flesch moved to approve the three-lot Extraterritorial Certified Survey Map, seconded by Commissioner Abarca. Motion prevailed, voice vote (5-0).

4.b. **Consideration of Resolution 2023-045 approving a one-lot Extraterritorial Certified Survey Map for the property located on Bartells Drive in the Town of Beloit**

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

Commissioner Jacobsen moved to approve a one-lot Extraterritorial Certified Survey Map, seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

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

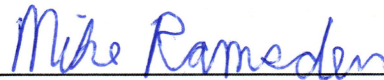
Ms. Christensen updated the Plan Commission on actions taken by City Council related to an item previously reviewed by Plan Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Janke made a motion to adjourn the meeting, seconded by Commissioner Abarca at 8:44 PM. Motion carried, voice vote (5-0).



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Mike Ramsden, Chairperson