

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, July 17, 2024**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the Minutes of the June 19, 2024 meeting

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

3. PUBLIC HEARINGS

3.a. Consideration of a Planned Unit Development Master Land Use Plan for the properties located at 2524 Colley Road, 2602 Colley Road, 2702 Colley Road, and 601 Willowbrook Road

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

Commissioner Flesch asked if the requirement would be whichever sign regulation is more restrictive, and if the sign image must be solid for 5 seconds and not be a video playing. Ms. Christensen said yes.

Commissioner Abarca said that it was hard to decipher what the difference was between what was being proposed and what Plan Commission is asked to approve. Ms. Christensen said that some of the signs that are being proposed are not allowed by code. However, the Sign Ordinance allows for the PUD to outline what signs can be allowed.

Ms. Christensen explained that sign exceptions are often granted for hotels, as the Sign Ordinance does not allow for larger signage needed by them. Therefore, if not for the PUD, the Plan Commission would have received an exception for the hotel. Ms. Christensen said that the EVM signs are way larger than the city would approve. The site is further away from the public streets, so you would often allow larger signage and larger buildings. When city staff looked at the signage request, they were not concerned with the size of the signs.

Commissioner Winkelmann asked for more information on the mesh lighting.

Vice-Chairperson Anderson opened the public hearing.

Rob Jurbergs, Principal of HBG Design, explained the lighting and indicated that the lights do not have a flashing or strobing effect, more of a changing que and color with points of light. Mr. Jurbergs said that the lighting will not be used to create words, that that would be accomplished with the electronic sign on the garage sign.

Commissioner Flesch asked if it has dark sky capabilities. Mr. Jurbergs said that the lighting is designed to purposely aim it down toward the buildings and site. They do not want it to be lighting up into the sky.

Vice-Chairperson Anderson asked if there were any feedback or concerns from the airports nearby. Commissioner Flesch asked if they needed FAA clearance or lighting related to the Beloit Airport. Commissioner Anderson said that most of the buildings out there have the rim lighting on top of the buildings.

Deidre Brady, HBG Design, stated that they are working through the process to get FAA approval. They anticipate they will need beacons.

Mr. Jurbergs explained that the rooftop bar is not an actual on a rooftop, that it will be under a sheltered portion of the roof overhang where most of the restaurant is in glass doors. Commissioner Winkelmann asked which way the rooftop bar faces. Mr. Jurbergs said that it is facing south towards I-90.

Vice-Chairperson Anderson closed the public hearing.

Commissioner Winkelmann asked about the approval process. Ms. Christensen said Plan Commission makes a recommendation on the PUD Master Land Use Plan and rezoning to PUD, and then it goes to Council for action. If approved, the applicant will submit more detailed site plans and engineering plans to be approved by staff. Ms. Christensen said that all of the conditions have to be met with the PUD final plans and then the development agreement will address roles and responsibilities related to water and sewer mains. They were hoping to be in the ground September 2024 and it will take 18-24 months for construction. Start date will depend on how long site plan and development approval take.

Commissioner Winkelmann asked if there are a lot of other PUDS out there. Ms. Christensen said that there are a lot actually. Any newer multifamily developments are PUDS along with developments like NorthStar and Dorraker's. Commissioner Winkelmann asked if that allows the PUD to be more flexible. Ms. Christensen said that it allows flexibility for the developer, but also provides certainty for Plan Commission and Council, since they approving exactly what can be constructed.

Vice-Chairperson Anderson asked if there is any development proposed on the westside of the site, the side that is not in trust. Ms. Christensen said that the plan shows nothing on it, and it is a part of the PUD area, so it would come back as an amendment to the PUD if they want to develop it.

Commissioner Winkelmann made a motion to approve Resolution 2024-021, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

3.b. **Consideration of Ordinance No. 3846 amending the Zoning District Map of the City of Beloit for the property located at 2524 Colley Road, 2602 Colley Road, 2702 Colley Road, and 601 Willowbrook Road**

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

Vice-Chairperson Anderson opened the public hearing.

A resident of 2601 Colley Road asked what was going to happen to the homes nearby the casino, if they were going to be staying or offered to be bought out. Ms. Christensen said that they own the land needed for the development, and she does not think any other land will be purchased.

Vice-Chairperson Anderson closed the public hearing.

Commissioner Jacobsen made a motion to approve Ordinance No. 3846 amending the Zoning District Map, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of a one-lot Certified Survey Map for the property located at 2036 and 2046 Townhall Road**

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

Commissioner Winkelmann made a motion to approve the Certified Survey Map, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

4.b. **Consideration of Resolution 2024-020 approving a one-lot Certified Survey Map for the properties located at 815 and 821 Portland Ave in the City of Beloit**

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

Commissioner Abarca made a motion to approve Resolution 2024-020, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

- 4.c. **Consideration of Resolution 2024-019 approving a one-lot Extraterritorial Certified Survey Map for the property located at 615 E Cranston Road in the Town of Beloit**
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Winkelmann made a motion to approve Resolution 2024-019, seconded by Commissioner Jacobsen. Motion carried, voice vote (5-0).

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

There was no report.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for August 7, 2024.

7. **ADJOURNMENT**

Commissioner Abarca made a motion to adjourn the meeting, seconded by Commissioner Winkelmann at 7:49PM. Motion carried, voice vote (5-0).



Brian Anderson, Vice-Chairperson