

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, March 19, 2025**

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

Vice-Chairperson Anderson called the meeting to order at 7:00 PM. Commissioners Winkelmann, Anderson, Abarca (at 7:01 PM), Jacobsen and Flesch were present. Chairperson Ramsden and Councilor Day were absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the February 26, 2025 Plan Commission meeting**

Commissioner Winkelman made a motion to approve the Minutes, seconded by Commissioner Flesch. Motion carried, voice vote (4-0).

**3. PUBLIC HEARING**

**3.a. Consideration of an amendment to the Planned Unit Development Master Land Use Plan for the property located at 1223 Park Avenue**

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

Vice-Chairperson Anderson asked if a Planned Unit Development (PUD) is not fully developed, when does it stop being a PUD. Ms. Christensen explained that if a PUD Master Land Use Plan isn't developed at all, we will zone it back to the original zoning. However, when only a portion of the plan is developed, we normally leave it as PUD.

Vice-Chairperson Anderson opened the public hearing.

Timothy Riley, Milton, Wisconsin, indicated that he was Dollar Tree's and Hendricks' representative and that it will use the entire building. He indicated that they support the signage plan proposed for Dollar Tree.

Ms. Christensen asked if they would be closing either of the existing stores in Beloit. He indicated that he did not know.

Vice-Chairperson Anderson closed the public hearing.

Motion to approve the PUD Amendment was made by Commissioner Jacobsen, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

3.b. **Consideration of Resolution 2025-011 recommending approval/denial of an amendment to the City of Beloit Comprehensive Plan for a portion of the property located at 2001 Gateway Boulevard**

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

Vice-Chairperson Anderson open and closed the public hearing.

Commissioner Winkelmann asked how often we change the Comprehensive Plan. Ms. Christensen explained that we do our best to identify what the future land uses should be city-wide. Sometimes the market will show that a different use is more appropriate or as appropriate as what was originally proposed. In this case, Blackhawk Transport looked at sites in three communities and selected the Beloit site. We are happy to see them expand here.

Commissioner Anderson asked when looking at the map, what is owned by the City. Ms. Christensen explained that we own the entire site and the land to the south that is colored purple. The area that is outlined in red is what Blackhawk Transport is proposing to purchase from the City. The remaining land would remain with the City for future development.

Motion was made by Commissioner Flesch to approve Resolution 2025-11 recommending approval of the Comprehensive Plan Amendment, seconded by Commissioner Jacobsen. Motion carried, voice vote (5-0).

3.c. **Consideration of a Planned Unit Development Master Land Use Plan for a portion of the property located at 2001 Gateway Boulevard**

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

Vice-Chairperson Anderson asked how many of the standards included in the PUD are already in the code and how many are exceptions to those standards. Ms. Christensen explained that the PUD standards for items a through i in the PUD attachment are required by City Ordinance to be established by City Council for any PUD. The second of standards are being proposed by staff. Very few items are exceptions from code. The parking proposed may be a little bit less than what's required by code.

Commissioner Winkelmann asked about the blue shown on the plan and asked whether there is a concern with how close cars and trucks would be parked to the pond. Ms. Christensen explained that the blue were stormwater ponds and wasn't sure what would be required by Engineering during the PUD Final Plan process.

Vice-Chairperson Anderson opened the public hearing.

Michael Gard, Combs and Associates, said that he could answer the civil engineering questions. He explained that the pond would be a wet pond, and that with a wet pond, you are allowed to do some things with oils and other types of manufacturing facilities because they don't leak into the groundwater. They can have an outlet structure that prevents oil from leaving the site.

Commissioner Flesch asked about sidewalk connections between the buildings and parking lots, specifically the maintenance building. Also, there are no connections between the two parking lots. Mr. Gard explained that the topography makes it very difficult to connect the two parking lots but that they can work on improving the sidewalk connections.

Mark Hartwig, CCI, handed out renderings of the buildings. He explained that the building includes a lot of glass, masonry, and different architectural metal panels.

Motion was made by Commissioner Flesch, seconded by Commissioner Jacobsen to approve the Planned Unit Development Master Land Use Plan. Motion carried, voice vote (5-0).

**3.d. Consideration of Ordinance No. 3865 amending the Zoning District Map of the City of Beloit for a portion of the property located at 2001 Gateway Boulevard**

Julie Christensen explained that the property is proposed to be rezoned from C-3 to PUD.

Vice-Chairperson Anderson opened and closed the public hearing.

Motion was made by Commissioner Winkelmann, seconded by Commissioner Flesch to approve the Ordinance. Motion carried, voice vote (5-0).

**3.e. Consideration of Resolution 2025-09 approving the Written Decision for exceptions to the Outdoor Sign Regulations for the property located at 1969 W Hart Road**

**3.f. Consideration of Resolution 2025-10 approving the Written Decision for exceptions to the Outdoor Sign Regulations for the property located at 1905 Huebbe Parkway**  
Items 3e and 3f were tabled at the request of the applicants.

**4. REPORTS**

**4.a. Consideration of a request to annex 2016 E Bradley Street from the Town of Turtle into the City of Beloit**

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

Motion was made by Commissioner Abarca, seconded by Commissioner Jacobsen to approve the annexation request. Motion carried, voice vote (5-0).

4.b. **Consideration of Resolution 2025-12 approving a two-lot Certified Survey Map for the property located at 2001 Gateway Boulevard**

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

Commissioner Flesch asked why the PUD had access restrictions that are not shown on the Certified Survey Map. Jeff Gard, Combs and Associates, indicated that the CSM was prepared using record information. Now that he has received the title work, which includes the Transportation Plat, he will include the access restriction and other information from that plat.

Motion was made by Commissioner Flesch, seconded by Commissioner Abarca to approve Resolution 2025-12. Motion carried, voice vote (5-0).

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

Julie Christensen gave an update on prior Plan Commission items.

6. **FUTURE AGENDA ITEMS**

Community Development Director Julie Christensen provided a summary of the items scheduled for the April 9, 2025 Plan Commission meeting. The tabled items from this meeting are not expected to come back to Plan Commission until May.

7. **ADJOURNMENT**

Motion was made by Commissioner Winkelmann, seconded by Commissioner Abarca to adjourn the meeting. Motion carried, voice vote (5-0). Meeting was adjourned at 7:42 PM.



---

Mike Ramsden, Chairperson