

**MINUTES
PLAN COMMISSION**

City Hall Forum - 100 State Street, Beloit, WI 53511

7:00 PM

Wednesday, May 7, 2025

1. CALL TO ORDER AND ROLL CALL

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

2. ELECTION OF OFFICERS

2.a. Election of Chairperson

Commissioner Anderson nominated Commissioner Ramsden to be Chairperson. Commissioner Winkelmann seconded the nomination. The nomination was approved, voice vote (5-0).

2.b. Election of Vice-Chairperson

Chairperson Ramsden nominated Commissioner Anderson to be Vice-Chairperson. Commissioner Winkelmann seconded the nomination. The nomination was approved, voice vote (5-0).

3. MINUTES

3.a. Consideration of the minutes of the April 23, 2025 Plan Commission meeting

Vice-Chairperson Anderson made a motion to approve the Minutes, seconded by Commissioner Jacobsen. Motion carried, voice vote (5-0).

4. PUBLIC HEARING

4.a. Consideration of Ordinance No. 3877 amending the Zoning District Map of the City of Beloit for the property located at 229 W Grand Avenue

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

Commissioner Jacobsen asked if they have to get a permit each time that they want to have liquor sales. Julie Christensen explained that liquor sales is currently not allowed at all in C-1, Office. The applicant would like to have retail sales including alcohol and food truck, which is currently not allowed.

Chairperson Ramsden opened the public hearing.

The applicant, Marco Chavez, indicated that he had purchased the building at 229 W Grand Avenue, and that he would like to have his food trucks there and eventually open a restaurant.

Chairperson Ramsden closed the public hearing.

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

4.b. **Consideration of Ordinance No. 3878 amending the Zoning District Map for the City of Beloit for the property located at 1520 Emerson Street**

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

Vice-Chairperson Anderson mentioned that one of the public comments indicated that they could operate a bed and breakfast in the current zoning. Ms. Christensen clarified that they could operate a bed and breakfast, but not the number of rooms that they are requesting.

Chairperson Ramsden asked if the Plan Commission's vote was advisory and what meeting that would be. Ms. Christensen indicated that the zoning action would be decided by City Council, but the Plan Commission would have the final decision on the conditional use permit. The City Council date would likely be June 2.

Chairperson Ramsden indicated that the Commission had received the public comments and had a chance to look them over. He then opened the public hearing.

Joan Murphy, neighborhood resident, indicated that she is opposed to the rezoning of the property. She feels that it could open up the property to a lot of different potential uses that would not be in keeping with the zoning of the existing neighborhood as well as the character and historic nature of the neighborhood. It's not the bed and breakfast she is opposed to, it is the zoning to R-2.

Rick McGrath, neighborhood resident, indicated that he lives two doors down from the existing bed and breakfast, and it is not the bed and breakfast he opposed to, but the rezoning. He has seen the property change hands several times in the last 20 years, and he is concerned about what happens when it sells to a new owner. He is wary of the rezoning to R-2.

Gretchen Kingsley, neighborhood resident, provided an overview of the history of the neighborhood and remarked how special the neighborhood is. She indicated that some people have lived in this neighborhood for generations. She indicated that she is opposed to the rezoning, not the bed and breakfast itself.

Bob Bauer, neighborhood resident, indicated that he has lived in the neighborhood since 190. He went over the history of the house included when it was constructed and the use as a Beloit Corporation guest house. I am concerned that the zoning could open up the property to a lot of different things.

Tony Bonasera, neighborhood resident and owner of the bed and breakfast at 1810 Emerson Street, indicated that there were not opposed to the bed and breakfast part of it. He outlined their experience running a bed and breakfast. He mentioned that he had concern about the rezoning, as in the future, you could have multiple units there and traffic would increase.

Bob Bauer, neighborhood resident, added to his prior comments. He was concerned with the lack of details in the public notice. He wondered if they planned to build a large building on the site, as the property goes all the way down to the stadium.

Dan Boutelle, applicant, indicated that there would always be one unit occupied by one of the owners. All of the rooms are on one level and have a bathroom. We are only applying for the rezoning as that was what staff recommended. He indicated that their intent it to run a bed and breakfast, prepare breakfast on-site with the owner that's living there and looking to honor the spirit of the Beloit Corporation Guest House. We're hoping that it's a business retreat destination. He indicated that the property needs a lot of work, and they are willing to meet with the neighbors on-site.

Nick Dimassis, neighborhood resident, spoke in favor of the bed and breakfast.

Chairperson Ramsden closed the public hearing.

Motion was made by Commissioner Flesch, seconded by Commissioner Winkelmann to lay over the item so that the applicant could meet with the residents.

Commissioner Flesch indicated that the applicant indicated that he would meet with the residents. He also asked if that extra room is going to make or break the deal. Without the sixth room, the application could be approved with a rezoning.

Vice-Chairperson Anderson said that it is a good idea but he hesitates to lay it over, as it is Plan Commission's job as an advisory board to the City Council to make a decision.

Commissioner Jacobsen said that she is happy to see the residents coming out and that she does not agree with laying it over. She thinks it is appropriate, as it is consistent with the Comprehensive Plan and that it is Plan Commission's job to vote on the application submitted.

Commissioner Winkelmann said that by laying it over, the plan could change. They may decide that the zoning isn't needed, just the conditional use piece.

Chairperson Ramsden indicated that he was against rezoning the property to R-2. He feels that when an entire neighborhood is zoned single family, it should stay single family. Residents should have an expectation that if they are living in a single-family

neighborhood, it's going to stay single-family. That is one of the benefits of living in an established neighborhood.

Motion to lay it over failed, roll call vote (2-3).

Motion was made by Commissioner Flesch, seconded by Vice-Chairperson Ramsden to deny Ordinance No. 3878.

Commissioner Jacobsen indicated that she does not agree to deny. She indicated that they brought forth a plan that meets the needs of the Comprehensive Plan. To do what they want to do, they need R-2 zoning.

Commissioner Anderson indicated that he supported the plan, as submitted. Commissioner Winkelmann indicated that he did not support the rezoning.

Motion to deny carried, roll call vote (3-2).

4.c. **Consideration of Resolution 2025-16 approving a Conditional Use Permit to allow a bed and breakfast inn at 1520 Emerson Street**

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

Chairperson Ramsden opened the public hearing.

Dan Boutelle, the applicant, asked if he was to amend his application to reduce the room count to five, maybe that would get rid of most of the worries. Ms. Christensen indicated that you can't really amend the application at this point, but Plan Commission could approve fewer rooms as part of the conditional use permit.

Matt Finnegan, one of the partners in the bed and breakfast, indicated that one of main reasons they went forward with six rooms is it would be a little bit more money. He explained that they want to run a high-end establishment. We could drop it down to five rooms if people would go along with that.

Tony Bonasera, neighborhood resident, said that he hoped that whatever stipulations were put on him would be put on this bed and breakfast.

Tom Morgan, one of the partners in the bed and breakfast, indicated that he would live at 1520 Emerson and if the zoning is the issue, we can forget about that. Anyone is welcome to come and take a look at what they are doing.

Rick McGrath, neighborhood resident, expressed concern about what would happen to the property in future years if the property was not maintained.

Brad Trewyn, Beloit resident, asked if the conditional use permit would stay with the property. Ms. Christensen explained that the conditional use permit stays with the property as long as the use does not lapse.

Gretchen Kingsley, neighborhood resident, asked how do we keep the neighborhood safe. She has a child with special needs. They are an adoptive and foster family, so they have kids that are nonverbal. She wanted to know if there would be any requirements for what can happen on the property, as it runs all the way down to the stadium. She wants to make sure the fence stays intact.

Beth Bonasera, neighborhood resident, said that in defense of bed and breakfast owners, generally they work very hard to keep their property nice because they're having guests, so she wouldn't be concerned about the property being kept up.

Frank McKearn, one of the partners in the bed and breakfast, said that he appreciated all of the comments tonight.

Chairperson Ramsden closed the public hearing.

Motion was made by Chairperson Jacobsen, seconded by Vice-Chairperson Anderson to approve Resolution 2025-16 with the amendment to change the approved use from a Bed and Breakfast Inn to Bed and Breakfast Lodging. Motion carried, voice vote (5-0).

4.d. Consideration of Planned Unit Development Master Land Use Plan for the property located at 1806 Sutler Avenue

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

Commissioner Anderson asked whether the bypass lane would be required for the drive-through use. Ms. Christensen answered that it would.

Chairperson Ramsden opened the public hearing.

Kevin Rucker, representative for the applicant, summarized the application. He indicated that the driveway on Sutler Avenue was adjusted due to the size of the building, but he will work through that issue with Engineering. He indicated that since they will have different hours, there should not be a conflict.

Commissioner Anderson asked about the signage being proposed. He questioned whether both businesses were going to have signs on each side of the building. Ms. Christensen explained that since you may not be able to see both businesses when you are coming from different directions, they want to advertise both businesses on each side of the building.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch wanted to ensure that the Landscape Ordinance would still be followed in regards to landscape strips. Ms. Christensen explained that it would.

Motion was made by Commissioner Winkelmann, seconded by Commission Jacobsen to recommend approval of the Planned Unit Development Master Land Use Plan for the property located at 1806 Sutler Avenue. 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 future Plan Commission meetings.

7. **ADJOURNMENT**

Motion was made by Commissioner Flesch, seconded by Vice-Chairperson Anderson to adjourn the meeting. Motion carried, voice vote (5-0). Meeting was adjourned at 8:36 PM.



Mike Ramsden, Chairperson