



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, November 20, 2013
The Forum, Beloit City Hall
100 State Street, Beloit**

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Kelly, Moore, Ruster, and Kincaid. Commissioner Nee was absent.

2. **Approval of the Minutes of the November 6, 2013 Meeting**

Commissioner Jacobsen moved and Commissioner Ruster seconded a motion to approve the Minutes of the November 6, 2013 Meeting. The minutes were approved (5-0).

3. **Referral from Public Bodies - Locating a Historic Marker in Riverside Park**

Review and consideration of a Request to Install a Historic Marker about Roy Chapman Andrews in Riverside Park

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Moore moved to approve the Referral and Commissioner Jacobsen seconded the motion. The motion carried (5-0).

4. **Referral from Public Bodies - Natural Gas Easement for Wisconsin Power and Light**

Review and consideration of an easement to Wisconsin Power and Light from the City of Beloit for natural gas infrastructure on lands located along the Fifth Street bike path adjacent to the Railroad Bridge

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked Ms. Christensen for clarity on Item #7 in the easement agreement.

Commissioner Kelly moved and Commissioner Ruster seconded approval of the easement. The motion carried (5-0).

5. **Petition of Attachment to the City – 9817 and 9847 S. Turtle Townhall Road**

Review and consideration of a Petition for Attachment for the properties located at 9817 and 9847 S. Turtle Townhall Road from the Town of Turtle to the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Brad Austin of Corporate Contractors Inc. was present and reviewed drawings of the building he is proposing to construct on the land once it is attached to the City of Beloit.

Commissioner Ruster moved and Commissioner Kelly seconded a motion to approve the Petition of Attachment to the City. The motion carried (6-0).

6. **Planned Unit Development Master Land Use Plan – 1907 and 2000 Aspen Drive and 1907, 2000 and 2001 Dell Drive**

Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive

Ms. Christensen summarized the Staff Report and Staff recommendation.

Commissioner Ruster asked if there were any statistics to prove or disapprove devaluation of existing properties in that area. Ms. Christensen answered that we do not have statistics one way or the other.

Commissioner Jacobsen asked about no blasting of the limestone base and Ms. Christensen stated that condition has been included.

Commissioner Ruster asked what is different now from the last time this went before the Commission. Ms. Christensen commented that last time it was senior housing and this time it is family housing, otherwise, it is the same.

Vice Chairperson Faragher opened the Public Hearing.

Kristi Morgan, Mirus Partners, 7447 University Avenue, Middleton, WI, was present and stated that the proposed project will consist of 72 single story units, with separate entrances and separate garages. Ms. Morgan added that the general occupancy will be both family and senior.

Commissioner Kelly asked Ms. Morgan if she would be the manager for the units and Ms. Morgan committed that the management company will be Oakbrook Corporation out of Madison Wisconsin and there will be an on-site manager living there. There will also be a key person on-site.

Commissioner Jacobsen asked if this would be low-income housing and Ms. Morgan answered that it would be work-force housing. She indicated that the marketing study

being prepared for this development shows that there is currently a five percent vacancy rate in these types of developments.

Commissioner Moore asked if about the 5 percent vacancy rate was for the City of Beloit and Ms. Morgan stated that is for the City of Beloit, and it is actually less than 5 percent, with these figures coming from a third party marketing study. However, this vacancy rate refers to similar types of projects, not rental property city-wide.

Ms. Christensen added that we have had pretty good luck with tax credit projects.

Commissioner Ruster asked if there was a big turnover rate and Ms. Morgan stated that there is some turnover, about average, but they are full all the time.

Commissioner Kincaid asked Ms. Christensen if there would be providing a playground, and she answered that she did not know as they did not discuss playgrounds. The applicant indicated that they would be providing a playground on-site.

Heidi Johns, 1961 Meridith Dr., Beloit stated that she opposes this development. Ms. Johns reviewed some history of the land. Ms. Johns feels this land is continually becoming a target for low-income and public housing. Ms. Johns stated that she has an issue with tax credits being used. She said that she struggles with the fact that a high percentage of Beloit's population is low income. Ms. Johns stated that with all the warehouse additions and apartment development in the area, it is starting to feel more like an industrial park instead of a residential neighborhood. Ms. Johns commented that she would ask that if this is approved that we would ask fair market value for the land.

Roger Allen, 2128 Staborn Drive, Beloit, wanted to know why we would put low income families on the very northwest side of town instead of putting them close to where they could get jobs and other services. Mr. Allen also commented he did not believe that the picture was to scale, that the buildings look much closer than 30 feet from the lot line.

Joel Steinke, 2027 Meridith Drive, remarked about the sidewalk gaps on Burton Street and that the population density keeps going up.

Rosalyn Ackley, 1920 Frederick, Beloit, commented that they already have three apartments surrounding them now and does not think that they need anymore. Ms. Ackley asked how long the apartment manager would be employed there and why the low income housing was not dispersed throughout city. Ms. Christensen stated that low income housing is dispersed throughout the city. Kristi Morgan indicated that the apartment manager would live on-site.

Eunice Steinke, 2027 Meridith Drive, Beloit, commented that she is proud of the neighborhood and hopes there is some kind of program to encourage renters to become owners.

Michael Quinn, 1910 Frederick, Beloit, commented that he and his wife have lived in Beloit for over 50 years. Mr. Quinn stated that there is widespread opposition to the project and they want no part of it.

Matt Finnegan, 2212 Knollview, Beloit, stated that the amount of rental properties in Beloit is not out of sync compared to most cities, but the problem is the type of rental property Beloit has. Mr. Finnegan commented that what concerns him is how many rental single family homes are in our neighborhoods because of unavailability of what he considers affordable housing. He commented that speculators are coming in from out of town and buying up homes and turning those into rentals. Mr. Finnegan stated that he thinks that is a worse situation. Mr. Finnegan commented that he is not necessarily in favor of this but he would prefer to see this project than to see continued investment in the single-family homes with investors. Mr. Finnegan added that his company now is to trying to work with people to become homeowners. He commented that it is all about property management.

Monty Kenny, 1930 Frederick Street, commented that he does believe that there needs to be a place for low-income people. Mr. Kenny commented that if you look at the concentration of low income housing in this area, there is nowhere else in the City of Beloit that you will find this kind of concentration. Mr. Kenny commented that he also owns several properties in Rockford and he understands that it comes down to good property management. Mr. Kenny said that if this project goes through there will be another house up for sale.

Chairperson Faragher closed the Public Hearing.

Commissioner Jacobsen asked Ms. Christensen to review what the Commissioners job is for this agenda item. Ms. Christensen said that the commissioners are to review the plan to see if this is an appropriate use of this piece of land and Council will make the final decision.

Commissioner Jacobsen asked if the City owns the property and Ms. Christensen said yes.

Commissioner Faragher commented that his concern revolves around the tax credit availability. He added that he can understand them wanting to put this forward but he is a little skeptical about the use of the time for both of them based on his understanding.

Commissioner Jacobsen stated that she feels it is an appropriate use for the land. Part of their role is to look at the big picture for the City and what they need to do.

Commissioner Jacobsen moved to approve the Planned Unit Development with the conditions recommended by Staff. Commissioner Kelly seconded the motion. Commissioners Jacobsen and Kelly voted in favor of the PUD and Commissioners Moore, Ruster, and Faragher voted in opposition. The PUD was denied (3-2).

7. **Zoning Map Amendment – 1907 and 2000 Aspen Drive and 1907, 2000, and 2001 Dell Drive**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1A-Single-Family Residential District, to Planned Unit Development District, for the properties located at 1907 & 2000 Aspen Drive and 1907, 2000, & 2001 Dell Drive

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved to approve the Zoning Map Amendment and Commissioner Kelly seconded the motion. Commissioners Moore, Ruster, and Faragher voted in opposition. The ZMA was denied (3-2).

8. **Status Report on Prior Plan Commission Items**

The re-zoning for the Woodman's gas station/carwash was approved. The site plan is currently being reviewed.

The Conditional Use for 443 E. Grand Avenue, Rivals Bar & Grill was approved with a change in the condition to restrict the music to 10:00 PM.

The Council also reviewed and approved the Comprehensive Plan Amendment and rezoning for 903 and 911 E. Grand Avneue.

9. **Adjournment**

The meeting adjourned at 8:28 PM.