



**PUBLIC NOTICE & AGENDA  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
7:00 PM  
Wednesday, August 07, 2019**

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

Chairman Faragher called the meeting to order at 7:01 PM. All commissioners and City Councilor Preuschl were present.

**2. MINUTES**

**2.a. Consideration of the minutes of the July 3, 2019 Plan Commission meeting**

Commissioner Weeden made a motion to approve the minutes as presented, seconded by Commissioner Robson. Motion passed, voice vote.

**3. PUBLIC HEARINGS**

**3.a. Consideration of amendments to Map 9 of the Comprehensive Plan, Future Land Use and Improvements - Downtown Beloit**

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

Chairperson Faragher opened the public hearing.

Celestino Ruffini, 2366 Hyacinth Ct, Executive Director of Visit Beloit, indicated that he was at the meeting to answer any questions and talk about the process. He explained that the City still owns the building, but Visit Beloit's proposal for the redevelopment of the former Angel Museum building was selected. He is currently working with his board to prepare design plans and obtain financing; he currently has board approval to move forward. Visit Beloit wants to breathe new life into the site. The development will be phased. The church will become a community space that can be used by the public. They have a plan for the entire site including an addition to the south side of the building. The entire project is about \$3 million to be broken up into phases. The first phase is a remodel of the church, with few exterior changes. However, they will be renovating the inside. The lower level will be used for Visit Beloit offices in the first phase. The first floor will be an entertainment venue for banquets, theater events, or other private events. Second phase is projected to occur in 2021 and will include the addition on the south side. It will be used as office space and conference space. Next steps are a workshop with City Council, followed by applying for a Certificate of Appropriateness from Landmarks Commission and a Zoning Map Amendment from the Plan Commission and City Council. There will also be a purchase agreement and a development agreement. He indicated that he looks forward to working with City staff and the various boards.

Commissioner Robson asked when Phase 1 would be completed. Celestino explained that they can bid the project during the approval processes with the City. The first phase should take 3-4 months. He hopes to be completed in the winter.

Commissioner Ruster indicated that people are concerned about sustaining the history of the building. She asked if when the addition is put on, will it look similar to the building. Celestino said that they purposely tried to keep the existing structure as it is, and then the addition will be complementary to the building but will look different, as the Landmarks Ordinance requires. The plan is to retain the stained glass and have windows that are complementary. Where the addition is put on, you will see the existing wall inside the building. For the west wall, a ten to twelve foot glass wall will be installed. It will allow visibility of the Ironworks Campus. The commissioners discussed the wall and the impact modifying it to glass would have. Celestino indicated that they are trying to activate the riverfront. Commissioner Ruster expressed concerns about modifying the back of the building.

Commissioner Robson asked if there would be access to a kitchen for the meeting space. Celestino indicated that they would be making modifications to the kitchen on the lower level. Long term, they would like it to be renovated into a commercial kitchen. They will keep the chairlift to keep the building handicapped accessible, but eventually, they will be adding an elevator.

Commissioner Johnson asked if this property would be added to the tax base. Celestino indicated that they are tax-exempt. Commissioner Johnson expressed concern about the use of building for a tax-exempt purpose that will only benefit the commercial businesses at the same time that tax dollars would be paying for the improvements to the building.

Celestino explained that Visit Beloit's budget is financed through the hotel tax, not the tax levy, and they will be obtaining financing for the project from First National Bank.

Councilor Preuschl explained how the hotel tax can be used.

Commissioner Johnson expressed concern about having so many public uses on the river and thought we should have more private investment on the river. He indicated that he thought that some of the other proposals that were submitted would have been better for the City.

Councilor Preuschl indicated that he thought Visit Beloit had a good proposal. The proposal he didn't care for was the Hendricks proposal.

Commissioner Ruster asked about the use of the first floor. Celestino explained how it would be developed.

Commissioner Robson commented that the City has a lot of hotels. Celestino said that they have seen a lot of changes. It's a good time to be in Beloit.

Commissioner Ruster asked if there was any chance that the Chamber will come back in the space with Visit Beloit. Celestino indicated that they are building four custom office suites that can be leased. It is possible that Chamber could move back into this building, if they want to. Commissioner Ruster indicated that she thought this space would be better for the Chamber.

Councilor Preuschl said that he is just glad to see them move out of the Eclipse Center.

Commissioner Johnson asked if we update the map to remove the reference of a grocery store where the former Cub Food site is and asked if in the future, we could plan for the future use of the Beloit Daily News building, since they are no longer printing from that location.

Chairperson Faragher closed the public hearing.

Motion was made by Commissioner Haynes, seconded by Commissioner Johnson to approve the proposed Comprehensive Plan amendment. Motion carried, voice vote.

#### 4. **REPORTS**

##### 4.a. **Consideration of a three-lot Certified Survey Map for the properties located at 2956 Milwaukee Road, 2955 Wyetta Drive, and 1875 Branigan Road**

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

Motion was made by Commissioner Haynes, seconded by Commissioner Ruster to approve the proposed CSM. Motion carried, voice vote.

##### 4.b. **Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 6402 E Buss Road in the Town of Turtle**

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

Commissioner Weeden asked for clarification on the two different types of Agricultural zoning. Ron Combs, Combs and Associates, explained the difference between Exclusive Agricultural and General Agricultural zoning.

Motion was made by Commissioner Johnson, seconded by Commissioner Weeden to approve the proposed CSM. Motion carried, voice vote.

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

Ms. Christensen explained that the Zoning Text Amendment related to the number of buildings on zoning lots was approved by City Council as was the Final Plat for the Oaks.

#### 6. **ADJOURNMENT**

A motion was made by Commissioner Ruster, seconded by Commissioner Johnson to adjourn the meeting. The motion passed, voice vote.

Meeting adjourned at 7:30 PM.

Minutes respectfully submitted by Julie Christensen