



**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, October 7, 2020**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Ruster, Toral, Finnegan, Ramsden and Councilor Preuschl were present. Commissioner Haynes was absent.

2. MINUTES

2.a. Consideration of the minutes of the September 23, 2020 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

3. REPORTS

3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1870 Post Road

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

Commissioner Weeden opened the public hearing.

Ms. Christensen stated Bill Pickett was opposed to rezoning the property and read the letter submitted by Mr. Pickett.

Commissioner Weeden asked if the property is currently zoned for residential use and what kind of businesses would be allowed in a C-2 district. Ms. Christensen stated that there can be retail and office uses and alcohol sales with a Conditional Use Permit. Commissioner Weeden asked if someone could build a house in a C-2 district. Ms. Christensen stated that she thought that they would need to get a Conditional Use Permit for a residential use.

Commissioner Robson asked what is behind the parcel and if any of the houses face Post Road. Ms. Christensen stated that it is a vacant lot and some houses do face Post Road.

Commissioner Ramsden stated that the block has a residential feel even though there is a business on the block. Commissioner Robson asked if a berm or landscape buffer with trees could be installed. The applicants, Mr. and Mrs. Thiele, stated that the President of the Iva Court Condo Association told them to take down the box elder trees because they are not appealing, and their daughter is landscaping the property to make it look nice. Commissioner Weeden asked Mr. and Mrs. Thiele if they agree to all of the conditions, except the condition related to the existing trees. They said that they did.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the PUD. Motion carried, roll call vote. Commissioner Ramsden voted against the motion.

3.b. Consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 1870 Post Road

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the Zoning Map Amendment to PUD. Motion carried, roll call vote. Commissioner Ramsden voted against the motion.

3.c. Consideration of a PUD Master Land Use Plan for the property located at 2000 Madison Road

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

Commissioner Weeden opened the public hearing.

Ms. Christensen read the e-mail sent by Laura Williams who was opposed to the PUD.

Frank McKearn, R.H Batterman's, 2857 Bartells Drive, asked Ms. Christensen if the required parking was two stalls for every four units and if a metal building would be allowed. Ms. Christensen explained that the Zoning Ordinance requires one stall per four units, and in order to allow a metal building, an architectural review exception would need to be granted by the Plan Commission.

Councilor Preuschl expressed concern about the buildings being so close to Madison Road. This is an entrance to the City, and he is not thrilled about storage buildings

being located there. Frank explained that the buildings are set back the amount required by code, and that the buildings are not that crowded. It was being designed so that people could look down the aisles from a safety standpoint.

Chairperson Weeden asked if the units would be visible from Madison Road. Frank said that they would.

Commissioner Toral asked if they could move some of the units to preserve some of the trees that are the habitat for the bald eagles that Ms. Williams is concerned about. Mr. McKearn stated they would be willing to work with City staff and the neighbor to try to accommodate that. This is planned to be constructed in phases, it would not all be constructed at once.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Ramsden, seconded by Commissioner Weeden to approve the PUD.

Commissioner Robson thought that the resident brought up a good point. She thinks that the e-mail they received requires the Plan Commission to be more thoughtful before moving ahead. She expressed concern about all the negative impacts on the habitat during construction and after the units are constructed. Also, this is an entry to Beloit, and we will have another set of storage units in the City of Beloit. She said that she would be very unlikely to support this motion.

Commissioner Ramsden mentioned the plethora of storage units. He asked if this is something Plan Commission should look at or not. Ms. Christensen explained that there is no specific standard for the appropriate number of these units but that there is definitely a market for these units in this area. Commissioner Ramsden mentioned that the Endangered Species Act only really applies if you harm the nest, so he's not really worried about that.

Chairperson Weeden indicated that this property is zoned single family residential, and we are rezoning the property from a residential use to a commercial use. He outlined the variety of land uses in the area, which are mostly rural. He does not think this is a good fit for that site.

Frank explained that his office has looked at a variety of proposals for this site. The reality is that the cost of infrastructure is so high based on City standards that he does not think that this site can be developed as residential. Unless costs go down or there are new ways of developing, this won't develop as residential.

Commissioner Finnegan agreed with Frank's comments about the costs of infrastructure. The only way to do a residential development is with a large lot

country-style development, which isn't allowed because of the proximity to sewer and water. He also mentioned that the bald eagle isn't really endangered anymore.

Motion to approve the PUD failed, roll call vote. Commissioners Weeden, Robson, Ruster, and Toral voted against the motion.

3.d. Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to PUD, Planned Unit Development District, for the property located at 2000 Madison Road

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion failed, roll call vote. Commissioners Weeden, Robson, Ruster, and Toral voted against the motion.

3.e. Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to R-1B, Single Family Residential District, for the properties located at 2640, 2660 and 2680 Jerry Thomas Parkway

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Robson, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion carried, roll call vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that the City Council approved the easements for the Eagles Ridge Subdivision, the street vacation on Laundale, and the rezoning to PUD for the Boys & Girls Club. October 21, 2020 at 7pm is the next Plan Commission meeting. We will have one item for that meeting.

5. ADJOURNMENT

Motion made by Commissioner Robson, and seconded by Commissioner Ruster. Motion carried, roll call vote. Meeting adjourned at 7:46 PM.