

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 6, 2022

1. CALL TO ORDER AND ROLL CALL

Commissioner Weeden introduced Andrew Janke, the new commissioner. Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Finnegan, Jacobsen, Janke, Ramsden, Toral, and Councilor Preuschl were present. Commissioner Anderson was absent.

2. MINUTES

2.a. Consideration of the minutes of March 23, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the minutes. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1800 Gateway Boulevard to allow multiple offices and production facilities on one parcel

Commissioner Weeden said this is a great project for the City, but he is concerned that future buildings could have different materials, roof lines, and facades. Commissioner Weeden asked if there is a mechanism in the PUD to make sure that it does not happen. Ms. Christensen said that the City has an Architectural Review process where the City ensures that the buildings in the same complex are using similar materials and constructed in similar styles.

Commissioner Weeden asked if the City is able to make sure that the buildings look like a single unified design with a single theme such as the building height, building, and material. Ms. Christensen said if he is worried about that he can make it a condition of approval. Counselor Preuschl asked about the two story height limit. Ms. Christensen explained that the City Council is required under the PUD to establish a maximum height.

Commissioner Ramsden said if the Plan Commission wants to add a condition incorporating what Chairperson Weeden had said can that be done when they make a motion to approve. Ms. Christensen responded that they could and then when it is presented to City Council that would be included in the conditions in the resolution.

Chairperson Weeden opened the public hearing.

John Schneider, 1800 Gateway Boulevard, representing North Star, is here to represent North Star and answer any questions. Chairperson Weeden asked if he had any objections or concerns to the amendment. Mr. Schneider said no, and that he encourages it. Mr. Schneider said that their intention is to use similar architectural materials on all their buildings, and having that in the PUD just reinforces that and he does not see it as a problem.

Commissioner Toral asked if he considered installing solar panels on their roofs. Mr. Schneider said that he thinks solar panels would be a good use in the future. Commissioner Toral said there would be tax breaks that he could get and subsidies. Mr. Schneider said that he is trying to work that direction, and they are borrowing money currently. Commissioner Toral said considering how far away from the creek they are, and wondered if they considered having a rain garden where the water that collects from the parking lots and roofs can drive into the ground naturally.

Mr. Schneider said that would be a question for CCI, and there is a retention pond on site.

Chairperson Weeden closed the public hearing.

Commissioner Ramsden made a motion to approve the PUD subject to the development being constructed with uniform building design which would include building materials, designs and rooflines, seconded by Commissioner Finnegan. Motion prevails, voice vote (6-0).

Commissioner Ramsden moved to approve with the amendment, seconded by Commissioner Finnegan. Motion prevails, voice vote (6-0).

3.b. **Consideration of a Zoning Map Amendment from M-1, Limited Manufacturing, to PUD, Planned Unit Development, for the property located at 1800 Gateway Boulevard**

Chairperson Weeden opened and closed the public hearing.

Commissioner Janke moved to approve the Zoning Map Amendment, seconded Jacobsen. Motion prevails, voice vote (6-0).

4. **REPORTS**

4.a. **Consideration of a Perpetual Sidewalk and Traffic Signal Easement over Beloit College land located at 1026 Church St**

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

Commissioner Ramsden asked if Beloit College had any comments. Ms. Christensen said they were fine with it, and staff had already worked out the details with them.

Commissioner Finnegan moved to approve the Perpetual Sidewalk and Traffic Signal Easement over Beloit College land, seconded by Commission Jacobsen. Motion carried, roll call vote (5-0). Commissioner Toral abstained from voting on the item, as he works for Beloit College.

4.b. Consideration of a Resolution approving Plan Commission initiatives

Chairperson Weeden asked if any Commissioners had any thoughts on the Plan Commission initiatives. Chairperson Weeden asked Ms. Christensen if in the Staff discussions if there was any reaction positive or negative to any of the initiatives. Ms. Christensen said that she sent the City Manager and the City Council President a copy of the Minutes. She indicated that the Planning staff was no opposed to Plan Commission approving Conditional Use Permits (CUP), but that there are concerns about the time and extra staff reports that would have to be created if Plan Commission approves Architectural Review Certificates.

Councilor Preuschl said he talked with City Manager about the CUP, and she thought it was fine. Chairperson Weeden said he did some research on City websites across the State of Wisconsin to see how they handle Architectural Review and see how Plan Commissions are involved. Chairperson Weeden said that he thought it was interesting that there were a wide variety of ways on how communities handle the reviews. Chairperson Weeden submitted a list of communities and indicated that the communities he had listed have a public process that allows Plan Commission and members of public to review and comment on Architectural Review.

Chairperson Weeden said there is an opportunity for Plan Commission to be involved with the Architectural Review process of some buildings. Chairperson Weeden said it may only be on Commercial or Industrial buildings, maybe a certain dollar amount, new construction, or 50 percent increase in assessed value of property. Councilor Preuschl asked if the Downtown Beloit Association (DBA) does Architectural Review. Ms. Christensen said that DBA has a design committee that looks at the developments, but City staff does the Architectural Review.

Chairperson Weeden said that in Lacrosse, City staff does the reviews, but all their meetings are public. Chairperson Weeden said that Stevens Point, Oak Creek, West Bend, and Middleton have Plan Commission do all their design reviews. Commissioner Finnegan stated that one concern he had would be if someone were to put an offer to purchase something without having specifications to live up to, and there would have to be a general specification list.

Chairperson Weeden said that they would still have the building specification and landscape requirements. Commissioner Finnegan said that there should be a general specification list put together. Ms. Christensen said that they already have

Architectural Review, but it just is not happening in a public meeting and the ordinance requires it for multifamily and other non-residential uses.

Chairperson Weeden said that Ms. Christensen included it in the attachment, and If Plan Commission agrees to pass and approve tonight as part of the three initiatives they could work through the details. Commissioner Janke said that it would be helpful if Plan Commission had an insight on the staff's Architectural Review process, specifically a checklist, if one is used. Commissioner Janke said Plan Commission should be knowledgeable about this process and the way it works.

Chairperson Weeden said he wanted to see how much interest Plan Commission had in asking for more information about the checklist and how many Architectural Reviews come through. Chairperson Weeden said that item two on the attachment was correct in the item that was identified, and they are looking at something broader than that. Ms. Christensen said that she did not have enough time to delve into it, but there is a variety of other strategies in the Comp Plan. Ms. Christensen said that she thought that Plan Commission wanted to have a subcommittee or Plan Commission to work through implementing a part of the plan.

Ms. Christensen said she could pull certain sections of the Comp Plan to figure out what Plan Commission wants to move forward with. Chairperson Weeden said that the corridor or neighborhood Commercial Districts that are scattered throughout the community that may need some work might be another area to get creative on. Chairperson Weeden said that we could use the talent from Plan Commission to tackle through.

Commissioner Jacobsen said that could they have a subcommittee or the full Commission work on implementing a portion of the City's adopted Comprehensive Plan, and strike the rest of the wording in the attachment related to neighborhood naming. Commissioner Ramsden said that in terms of moving this forward, would they flesh out the Architectural Review first. Chairperson Weeden asked Commissioners if they want to vote or wait for the next meeting, and have a more detailed discussion. Ms. Christensen said should she pull some items from the Comp Plan to discuss at the next meeting. Chairperson Weeden said yes that is what he thinks the Commissioners want.

Ms. Christensen said that she could put together the list of projects that were reviewed for Architectural Review Certificates for the next meeting. Chairperson Weeden said that he made some notes of what kind of projects they would get involved with such as dollar value and zoning, and he would send it to Ms. Christensen.

Commissioner Finnegan asked if they could review things based on what people see, and people pay more attention to areas where they view the City. Councilor Preuschl

asked if they needed to act on this resolution. Ms. Christensen said they could act on it, or take no action.

Chairperson Weeden stated that no action was taken on the item.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

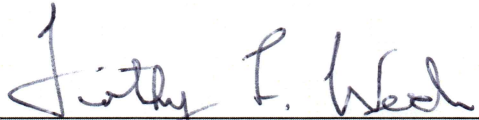
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for April 20, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Finnegan moved to adjourn the meeting, seconded by Commission Ramsden at 7:56 PM. Motion carried, voice vote (6-0).



Timothy Weeden, Chairperson