

**MINUTES  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, July 20, 2022**

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

Chairperson Weeden called the meeting to order at 7:00 PM. Chairperson Weeden, Commissioners Ramsden, Jacobsen, Finnegan, and Anderson were present. Commissioner Toral, Commissioner Janke, and Councilor Dunkin were absent.

**2. MINUTES**

**2.a. Consideration of the minutes of July 6, 2022 Plan Commission meeting**

Motion was made by Commissioner Jacobsen seconded by Commissioner Ramsden to approve the minutes. Motion prevailed, voice vote (5-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Resolution approving an Extraterritorial Preliminary Plat of Blackhawk Reserve in the Town of Beloit**

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

Chairperson Weeden was wondering if the final plat would come back to Plan Commission. Ms. Christensen said that the final plat will come back to Plan Commission as they are the recommending authority. The Final Plat is approved by City Council. Chairperson Weeden asked if the staff recommendations could be communicated to the Town of Beloit. Ms. Christensen said that Drew Pennington, Director of Planning and Building Services, will communicate this back to the surveyor, and they will communicate it to the Town of Beloit.

Chairperson Weeden opened and closed the Public hearing.

Commissioner Anderson moved to approve the Resolution for an Extraterritorial Preliminary Plat, seconded by Commissioner Jacobsen. Motion prevails, voice vote (5-0).

**3.b. Consideration of a Resolution approving an Extraterritorial Preliminary Plat of Riverstone in the Town of Beloit**

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

Commissioner Anderson announced that he would be abstaining and left the room.

Chairperson Weeden asked if the reason why there has not been any development in the past was because of the bedrock issue preventing public sewer. Ms. Christensen said when they did the sewer and water project in the Town of Beloit in the last few years, water and sewer were installed to serve this area.

Chairperson Weeden opened and closed the public hearing.

Commissioner Ramsden move to approve the Resolution for an Extraterritorial Preliminary Plat, seconded by Commissioner Finnegan. Motion prevails, voice vote (4-0).

3.c. **Consideration of a Conditional Use Permit to allow an outdoor seating area in a CBD-1, Central Business District-Core District, on the property located at 530 East Grand Avenue**

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

Chairperson Weeden asked if the Fire Department's issues have been addressed. Ms. Christensen said that they will ensure that their comments are addressed as it is developed, if it is approved. Chairperson Weeden asked if the Architectural Review Code requires the gravel surface to be paved. Ms. Christensen said it is not required to be paved. Commissioner Anderson asked whether the area was required to be handicapped accessibility. Ms. Christensen said that on the outdoor seating area does not have to be handicapped accessible as long as the main part of the business is handicapped accessible, although their plan does indicate that it is accessible for wheelchairs.

Chairperson Weeden opened the public hearing.

Levi Anderson, 530 E Grand Ave, stated that the incline takes about 8 feet and it is about a foot up, and there is only seating up there and there is not restaurant service. He explained that he tested it, and a wheelchair is able to navigate the incline.

Commissioner Ramsden asked the applicant if he owns the building. Mr. Anderson, the applicant, said that he is leasing the building to own it, and will own it in three years. Commissioner Ramsden asked if the applicant if he owned the second floor where there is residential area. Mr. Anderson said it will be a part of the entire purchase, and he currently lives on that floor by himself. Commissioner Ramsden asked if there were any rental units up there. Mr. Anderson, the applicant, said there is not, but in the future, he would like to have some. Commissioner Ramsden asked if there would be people up there that would be bothered by the noise. Mr. Anderson, the applicant, said that there will not be.

Chairperson Weeden asked if the applicant if he read, understood, and agreed to the conditions. Mr. Anderson said yes he does.

Chairperson Weeden closed the public hearing.

Commissioner Finnegan move to approve the Conditional Use Permit, seconded by Commissioner Jacobsen. Motion prevails, voice vote (5-0).

- 3.d. **Consideration of a Conditional Use Permit to allow a drive-through use in a C-2, Neighborhood Commercial District, for the property located at 2680 Cranston Road** Julie Christensen, Community Development Director, presented the staff report and recommendation. Ms. Christensen said that the Applebee's representative could not attend the meeting, but was available for a call, if needed.

Commissioner Anderson expressed a concern about approving this Conditional Use Permit, based on the fact that it is Applebee's. If Plan Commission approves the Conditional Use Permit and another restaurant came in and occupied the property, Plan Commission would not have another look at the drive-through. He was concerned that is a higher-intensity user like Burger King came in, the drive-through as proposed could be problematic. Ms. Christensen explained that if the applicant changed the approved Conditional Use Permit, it would need to come back to Plan Commission if it is a major change. For example, if an order box was added, that would change the drive-through requirements.

Commissioner Anderson asked if maybe angle parking would help elevate the parking issue, so no one backs into anyone in the drive-through.

Chairperson Weeden opened and closed the public hearing.

Commissioner Ramsden made a motion to approve the Conditional Use Permit with findings of fact as recommended and that angled parking be considered to alleviate the potential of someone backing into someone else in the drive-through, seconded by Commissioner Anderson. Motion prevails, voice vote (5-0).

- 3.e. **Consideration of an Ordinance to amend Section 6.2.11(b)(4) and (6) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances and Section 12.08(4) of the Subdivision Ordinance, Chapter 12 of the General Ordinances of the City of Beloit pertaining to minimum dwelling standards and lot sizes** Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

Commissioner Ramsden asked Mr. Pennington what price the tiny homes would be sold at. Mr. Pennington said the 800-1,000 foot range, and that range of homes is what is really needed in Beloit. Commissioner Ramsden asked what price the houses would

sell for. Mr. Pennington said it would depend on the details and design features. Commissioner Ramsden asked if he knew of any other communities that has this ordinance. Mr. Pennington said that there are other communities that have, and some have made them a Permitted Use with a large Comprehensive Ordinance. Commissioner Ramsden asked if there are any studies done on the effective property values in those neighborhoods. Mr. Pennington said he is unaware of any, but City staff could look into that.

Commissioner Anderson asked if the ordinance prohibits people from adding another housing unit on their property. Mr. Pennington said that if it met all the setbacks and off-street parking and rental standards, it is possible the applicant could build an additional structure. Commissioner Anderson asked if it would need to be a part of PUD, and go through the Plan Commission. Mr. Pennington said that is correct and will not permit any new uses. Ms. Christensen said each neighborhood is different, and there are some single-story neighborhoods with houses less than 1,000 square feet, such as the old Beloit mall. Those houses are non-conforming at this time due to their size.

Chairperson Weeden asked how that PUD process would work with the infill type of residential neighborhoods that Ms. Christensen mentioned. Mr. Pennington said that if there is a vacant lot in that area, they could submit a PUD application and would have to submit plans. Chairperson Weeden asked if it could be a small single lot. Mr. Pennington said it could be a single lot or 15 acres.

Commissioner Finnegan said that there are many single lots that are not up to code. Commissioner Jacobsen asked if there would be a minimum standard size lot before the applicant can build on it, and would they just have to meet setback standards. Mr. Pennington said that it would be up to Plan Commission and City Council. Chairperson Weeden asked when Mr. Pennington was drafting the Tiny Homes Ordinance who was he targeting. Mr. Pennington said the average sales price for a single family home is \$136,000, and the minimum square footage multiplied by the cost is \$175,000, so essentially a new home is tough to buy under \$300,000.

Chairperson Weeden said if you go online and google tiny homes a lot of the uses come up targeting homeless folks, and would that be precluded or up to Plan Commission and City Council for the PUD process. Mr. Pennington said if someone wanted to do a tiny home village they would have to come up with a request for a PUD, and present it to the Plan Commission for consideration.

Chairperson Weeden opened the public hearing.

Ann Sitrick Joyce, 1701 E Williams Drive, representing Beloit Area Taskforce for Homelessness, said she supports this item and in the community, there are over 800

people on waiting list, waiting for a place to live and 60 percent are employed and do not have the adequate income to be able to rent in some of the apartments or homes.

Chairperson Weeden closed the public hearing.

Plan Commission laid the item over until the next meeting on August 3rd, 2022.

**4. REPORTS**

**4.a Consideration of a request for an underground electric and communication easement over the City-owned property located at 534 Fourth Street**

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

Commissioner Finnegan moved to approve the easement, seconded by Commissioner Jacobsen. Motion prevails, voice vote (5-0).

**4.a. Consideration of a request for an access and utility easement over City-owned property located in the back Street right-of-way and on a small portion of 534 Fourth Street**

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

Commissioner Ramsden moved to approve the utility easement, seconded by Commissioner Anderson. Motion prevails, voice vote (5-0).

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

No updates were provided.

**6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

**7. ADJOURNMENT**

Commissioner Anderson moved to adjourn the meeting, seconded by Commissioner Finnegan at 8:25 PM. Motion carried, voice vote (5-0).



---

Tim Weeden, Chairperson