

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 5, 2023

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of March 8 and March 22, 2023 Plan Commission meeting

Commissioner Flesch moved to approve the Minutes, seconded by Commissioner Anderson. Motion prevails, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2023-16 Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 15

Drew Pennington, Economic Development Director, presented Greg Johnson, Ehlers, Inc., the City's financial consultant. Greg provided an overview of Tax Increment Financing (TIF) in general and summarized the City's proposed new TIF district.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch made a motion to approve the Resolution 2023-16, seconded by Commissioner Janke. Motion approved, voice vote (6-0).

3.b. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 2651 Fuller Drive

Julie Christensen, Community Development Director, presented the staff report and recommendation for both the PUD Master Land Use Plan and the Zoning Map Amendment to PUD. She indicated that one of the neighbors had submitted a list of questions and comments for the Commission's consideration.

Chairperson Ramsden asked if Plan Commission could make a motion to add a condition for the PUD stating that the development will have a barrier fence, spruce trees on the berm, and improvements made to Fuller Drive. Ms. Christensen said that Plan Commission can make a condition related to improvements to the developer's property, but cannot condition approval on improvements to Fuller Drive. Chairperson Ramsden asked if the developer has received that list. Ms. Christensen said that she

Commissioner Jacobsen asked if the city has done work with Legacy Turtle Creek LLC in the past. Ms. Christensen said that they have done other development in the City of Beloit.

Chairperson Ramsden opened the public hearing.

Jim Reseburg, 2975 Fuller Drive, stated that there are 30 condos in the Fuller Woods Condo Development with the first being constructed in 2003. Mr. Reseburg said the sanitary hook up is right outside his home, and he assumes this development will connect from there. They have had sewer back-ups in the past, and he is concerned that it will get worse if this is approved. Mr. Reseburg said Fuller Drive has become a waste dump, and they have to clean up the trash and call DPW close to every week to clean it up. Mr. Reseburg said they are asking for a fence on the development side because people cut through the condo association area. Mr. Reseburg stated his concerns about the condition of Fuller Road. He also asked if the buildings would be sprinklered and whether there would be a full-time manager.

Ms. Christensen explained that the buildings would be sprinklered, if required by code. If not, Gary Schenck would ensure that fire hydrants would be installed in the appropriate locations. Ms. Christensen also explained that many of the concerns listed on the sheet he handed out would be addressed through the site plan or Final Plan process.

Chairperson Ramsden said that Plan Commission does not have any say in repairing the road on Fuller Road. Mr. Reseburg said that he just wanted to put that on the record, and he will let City Council know as well.

Anthony Weirich, 2715 East Ridge Rd, indicated that he had similar concerns to Mr. Reseburg, but that he is also concerned about the wildlife in the area, as there are turkeys, deer, and coyotes that live in this area. He also expressed concern about the potential for increased traffic on Fuller Drive, as cars currently speed down this street.

Zachary Knutson, 430 East Grand, Suite 103, Next Generation Holdings, stated that he owns the property and can answer any questions. Mr. Knutson said they are capable of doing this project. He indicated that Beloit is his hometown, and he would really like to do a project in Beloit. Mr. Knutson bought the property with R-3 Zoning, and wants to decrease the density if it is approved. He said they will work along side the neighbors in their town.

Mr. Knutson said there is going to be an onsite property manager. He said that he is the owner of Next Generation Holdings, and he does 75 units a year all over the state of Wisconsin and Illinois.

Commissioner Flesch asked if the PUD approval would include the location and size of signage. Ms. Christensen indicated that the PUD does approve the signage. He indicated that he did not think the signage on the backside of the clubhouse was needed. Mr. Knutson said that he wants one on the front, and does not think that was the intent to put one on the back. Ms. Christensen said that there is condition about limiting the sign for the clubhouse to the entrance, and Mike Flesch responded that there are two entrances. Commissioner Flesch expressed concerns about pond in the tree area on the North Side of the property.

Councilor Dunkin wanted to thank the members of the Condo Association and said that it is important that the City and Developer work with partnership with the neighbors. Councilor Dunkin stated she understands the concerns about the traffic and trash.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve the PUD Master Land Use Plan, seconded by Commissioner Jacobsen. Motion approved, roll call vote (5-1).

3.c. **Consideration of an amendment to the Zoning District Map from R-3, Low-Density Multi-family Residential District, to PUD, Planned Unit Development District, for the property located at 2651 Fuller Drive**

Chairperson Ramsden opened and closed the public hearing.

Commissioner Janke moved to approve the Zoning District Map amendment, seconded by Commissioner Flesch. Motion approved, roll call vote (5-1).

4. **REPORTS**

4.a. **Consideration of an Extraterritorial Final Subdivision Plat of Carroll Woods in the Town of Beloit**

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

Commissioner Flesch moved to approve the Extraterritorial Final Subdivision Plat of Carroll Woods, seconded by Commissioner Anderson. Motion approved, voice vote (6-0).

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 19, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Janke moved to adjourn the meeting, seconded by Commissioner Flesch at 8:27 PM. Motion carried, voice vote (6-0).

Mike Ramsden

Mike Ramsden, Chairperson