



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 5, 2025

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Winkelmann, Anderson, Jacobsen, and Councilor Day were present. Commissioners Elliott, Abarca, and Flesch were absent.

2. MINUTES

2.a. Consideration of the minutes of the January 22, 2025 Plan Commission meetings

Commissioner Jacobsen made a motion to approve the Minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (4-0).

3. PUBLIC HEARINGS

3.a. Consideration of Ordinance No. 3863 amending the Zoning District Map of the City of Beloit for the property located at 1990 E Bradley Street

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Anderson made a motion for approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (4-0).

3.b. Consideration of Ordinance No. 3861 amending the Zoning District Map of the City of Beloit for the properties located at 717 and 725 Chapin Street

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

Chairperson Ramsden opened the public hearing.

Dan Schooff, 1955 Pebble Dr explained that the property located at 725 Chapin Street is under contract with a local family from just outside the City of Beloit, who are eagerly awaiting ownership. Additionally, both 722 Chapin and the Bushnell house are under contract. Four properties remain to be sold, with two currently on the market and two yet to be listed.

Chairperson Ramsden closed the public hearing.

Commissioner Jacobsen made a motion for approval, seconded by Commissioner Anderson. Motion carried, voice vote (4-0).

3.c. **Consideration of Ordinance No. 3862 amending the Zoning District Map for the City of Beloit for the property located at 113 Bluff Street**

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

Commissioner Anderson noted that the only reason the Zoning District Map was denied last time was that it did not align with the Comprehensive Plan. Ms. Christensen explained that the Comprehensive Plan designated the area as Parks and Open Space, and at the time, rezoning this property to R-2 did not make sense. However, the new Comprehensive Plan includes a goal to allow buildings originally built as a duplex to be used as a duplex. We will be updating the Zoning Ordinance to reflect this. While the zoning ordinance is being revised, we will be supporting rezoning such as this one. However, we do not intend to recommend additional units beyond what was originally built.

Chairperson Ramsden opened the public hearing.

Jaron Bertelsen, speaking on behalf of Mary Molique, indicated that both sides of the property have been vacant since 2018. In 2022, Mary applied for R-2 zoning, and at that time, the Comprehensive Plan and Land Use Map indicated a proposed park. Currently, the unit is designated for single-family use, but it was originally built and designed as a two-family residence in 1945. The property is under contract, and if the zoning is approved, an investment would be made to update the interior. While the exterior appears in good condition, approximately \$50,000 is needed for renovations to make it suitable for rental and align with market rates.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson made a motion for approval, seconded by Commissioner Jacobsen. Motion carried, voice vote (4-0).

4. **REPORTS**

There are no reports to consider.

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

Julie Christensen provided an update on items previously reviewed by the Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for February 19, 2025.

7. **ADJOURNMENT**

Commissioner Winkelman made a motion to adjourn the meeting, seconded by Commissioner Anderson at 7:14PM. Motion carried, voice vote (4-0).



Mike Ramsden, Chairperson

