



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, April 17, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Ramsden called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Faragher, Seifarth, Moore, Kelley, and Kincaid. Commissioner Smith was absent.

2. **Approval of the Minutes of the April 3, 2013 Meeting**

Commissioner Faragher moved and Commissioner Seifarth seconded a motion to approve the April 3, 2013 minutes. The minutes were approved. (6-0)

3. **Zoning Map Amendment – 1500 and 1505 Gateway Boulevard**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-3, Low-Density Multi-family Residential District, to M-1, Limited Manufacturing District, for the properties located at 1500 and 1505 Gateway Boulevard

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Ramsden opened the Public Hearing.

Andrew Janke, Economic Development Director for the City of Beloit, was present and reviewed history of the park.

Commissioner Seifarth commented that there is no interest in the land right now and wanted to know why we expect there to be interest if it was changed to M-1. Mr. Janke answered that the Gateway has built out significantly. He added that the more diverse the inventory is, the more opportunities they can offer. Mr. Janke stated that they think the industrial market has the most potential and they get the most requests for industrial development.

Mr. Kincaid commented that this was a part of the City's marketing strategy, but he hopes that the multi-family market opens up in the future, but in the meantime we should sell what we can in the Gateway.

Chairperson Ramsden closed the Public Hearing.

Commissioner Seifarth moved to approve the Zoning Map Amendment and Commissioner Faragher seconded the motion. The motion carried. (6-0)

4. **Certified Survey Map – 2220 Liberty Avenue**

Review and consideration of a two-lot Certified Survey Map for the property located at 2220 Liberty Avenue in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Faragher moved to approve the Certified Survey Map and Commissioner Kelly seconded the motion. The motion approved. (6-0)

5. **Extraterritorial Certified Survey Map – 2655 W. Finley Road**

Review and consideration of a one-lot Certified Survey Map for the property located on 2655 W. Finley Road in the Town of Beloit

Ms. Christensen summarized the Staff Report and Recommendation.

Commissioner Kincaid asked if the property was suitable for septic fields. Ms. Christensen answered that she did not know but they would have to go to the county for that.

Commissioner Seifarth moved to approve the Extraterritorial Certified Survey Map and Commissioner Moore seconded the motion. The motion carried. (6-0)

6. **Zoning Map Amendment – 1533 W. Grand Avenue and 1528 and 1532 Forest Avenue**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1B, Single-Family Residential District, to PLI, Public Lands & Institutions District, for the properties located at 1533 W. Grand Avenue and 1528 and 1532 Forest Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Ramsden opened the Public Hearing.

Jason Schoville, 1547 W. Grand Avenue, was present and commented that he heard there were rumors to expand more to the west. Ms. Christensen commented that they had received a Comprehensive Plan Amendment for two more properties on W. Grand Avenue but have not received plans for how they would be used.

Chairperson Ramsden closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Seifarth seconded a motion to approve the Zoning Map Amendment. The motion carried. (6-0)

7. **Status Report on Prior Plan Commission Items**

The Zoning Map Amendment for Hackett School was approved as well as the Zoning and the Conditional Use for 501 Prospect. Permanent Zoning for 1035 and 1041 Udell was also approved by City Council.

Commissioner Charles Ramsden was presented with a certificate in recognition of his six years of service with the Plan Commission.

8. **Adjournment**

The meeting adjourned at 7:17 PM.