



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, August 7, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

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

Chairperson Faragher called the meeting to order at 7:04 PM. Gail Riddle called the roll. Present were Commissioners Kelly, Moore, and Nee. Commissioners Jacobsen and Kincaid were absent.

2. **Approval of the Minutes of the July 17, 2013 Meeting**

Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the July 17, 2013 minutes. The minutes were approved. (4-0)

3. **Conditional Use Permit – La Fuente Restaurante – 946 Wisconsin Avenue**

Public hearing, review and consideration of a Conditional Use Permit to allow the indoor sales, possession, and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 946 Wisconsin Avenue

Julie Christensen summarized the Staff Report and Staff Recommendation. Ms. Christensen shared that a neighbor called after the staff report was mailed indicating that they were concerned about the proximity of alcohol sales to the school and the potential for additional traffic in the neighborhood.

Commissioner Nee asked if there is still a minimum distance between the old school and this property that it must meet to allow alcohol sales. Ms. Christensen answered that the City Clerk indicated that the distance requirement only applied to full liquor licenses. The Class B beer license is for alcohol consumption onsite with a restaurant, and the applicant would have the ability to sell packaged beer. The wine license only allows for consumption of wine onsite.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore asked if there were any concerns from the neighbors, and Ms. Christensen answered that there was the concern from the business community that they did not want the sale of alcohol added to their neighborhood.

Commissioner Nee moved to approve the Conditional Use Permit with Staff recommendations and Commissioner Kelly seconded the motion. The motion carried. (4-0)

4. **Conditional Use Permit – New Restaurant/Retail Development – 2777 Milwaukee Road**

Public hearing, review and consideration of a Conditional Use Permit to allow a drive-in use, an outdoor seating area, and the sales, possession and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located 2777 Milwaukee Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee asked if the curb and gutter had been installed, and Ms. Christensen stated that they will be required to install the additional curb and gutter.

Chairperson Faragher opened the Public Hearing.

Mr. Jerry Mortier, W228 N745 Westmound Drive, Waukesha, was present to answer questions. Mr. Mortier commented that the seating capacity for the outdoor seating area is proposed to be 20.

Chairperson Faragher closed the Public Hearing

Commissioner Nee moved to approve the Conditional Use Permit with Condition #5 changed to allow alcoholic beverages in the outdoor seating area and an exit-only gate to the sidewalk. Commissioner Kelly seconded the motion. The motion was approved. (4-0)

5. **Conditional Use Permit – Residential Care Apartment Complex – 2157 Schuster Drive**

Public hearing, review and consideration of a Conditional Use Permit to allow a Residential Care Apartment Complex in a C-1, Office District, for the property located at 2157 Schuster Drive

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore moved to approve the Conditional Use Permit with Staff recommendations and Commissioner Kelly seconded the motion. The motion carried. (4-0)

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

Ms. Christensen commented that the Comprehensive Plan Amendment and Re-zoning for the two parcels on Grand Avenue and the parcel on Forest Avenue by Gaston School were approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:36 PM.