



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, August 21, 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 7:05 PM. Gail Riddle called the roll. Present were Commissioners Moore, Kelly, and Nee. Commissioners Jacobsen and Kincaid were absent.

2. **Approval of the Minutes of the August 7, 2013 Meeting**

Commissioner Moore moved and Commissioner Kelly seconded a motion to approve the August 7, 2013 minutes. The minutes were approved (4-0).

3. **Planned Unit Development – Woodman’s – 1877 Madison Road**

Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the property located at 1877 Madison Road

Drew Pennington summarized the staff report and recommendation.

Chairperson Faragher opened the public hearing.

Gary Fox, Building Systems General, 5972 Executive Drive, Madison, WI, was present for questions. Mr. Fox commented that the main reason they were doing this is because City code only allows for one retail operation on the same site.

Chairperson Faragher asked Mr. Fox if there were going to be any concerns with the new public/private sidewalk recommendation. Mr. Fox answered that there will be some grade issues in order to keep it ADA compliant and that they will have to work with the City on that.

Mike Zoril, 1756 Carlyle Road, Beloit, was present and encouraged the Plan Commission to vote in favor of the PUD with the exception of staff’s recommended condition #6, as he feels that requiring a bike rack and sidewalk will eliminate or prevent jobs in the City. Chairperson Faragher reminded Mr. Zoril that the applicant had already agreed to install a bike rack and sidewalks. Chairperson Faragher asked Mr. Zoril if he truly feels that bike racks and sidewalks affect job creation. Mr. Zoril stated “yes” and that businesses should make that decision.

Chairperson Faragher closed the Public Hearing.

Commissioner Moore moved to approve the Conditional Use Permit, subject to staff's recommended conditions, and Commissioner Kelly seconded the motion. The motion carried (4-0).

4. **Certified Survey Map – 2157 Schuster Drive**

Review and consideration of a two-lot Certified Survey Map for the property located at 2157 Schuster Drive

Mr. Pennington summarized the staff report and recommendation.

Commissioner Nee moved to approve the Certified Survey Map, subject to staff's recommended conditions. Commissioner Moore seconded the motion. The motion carried (4-0).

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

Mr. Pennington stated that the Conditional Use Permit for the assisted living facility was approved with recommended conditions.

In addition, the Conditional Use Permit for the Qdoba and retail development was approved subject to recommended conditions, plus an additional condition restricting the sale of alcoholic beverages through the drive-thru.

Finally, the Conditional Use Permit for 946 Wisconsin Avenue was approved as recommended.

6. **Adjournment**

The meeting adjourned at 7:20 PM.