



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, November 6, 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 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Nee, and Ruster. Commissioners Kelly and Kincaid arrived at 7:04 PM and 7:05 PM respectively.

2. **Approval of the Minutes of the October 23, 2013 Meeting**

Commissioner Moore moved and Commissioner Nee seconded a motion to approve the October 23, 2013 minutes. The minutes were approved (5-0).

3. **Zoning Map Amendment – 1877 Madison Road – Woodman’s**

Public hearing, review and consideration of Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD Planned Unit Development, for the property located at 1877 Madison Road.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Moore seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

4. **Conditional Use Permit – 443 E Grand Avenue – Rival’s Bar & Grill**

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, and consumption of alcohol in a CBD-1, Central Business District-Core, for the property located at 443 E. Grand Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kincaid asked if the tenants from the neighboring property had been notified about the Conditional Use Permit. Ms. Christensen explained that the property owner had been notified.

Commissioner Kincaid inquired about the loudness of the music in the outdoor seating area. Brad McCaslin, the owner of Rivals, indicated that the live bands are in the front of the bar and that the music piped through speakers into the outdoor seating area. He commented that the music was not really an issue, that it is not very loud. He also indicated that since they opened in February, they have not had any complaints.

Ms. Christensen indicated that the City has limited the timeframe music is able to be played in outdoor seating areas for some of the conditional use permits and offered to provide that information to the City Council when they took action on the application.

Commissioner Moore moved to approve the Conditional Use Permit with the Staff recommendation and Commissioner Jacobsen seconded the motion. The motion carried (6-0).

5. **Comprehensive Plan Amendment – 1556 Forest Avenue – Gaston School**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Single-Family Residential-Urban to Institutional and Community Services for the property located at 1556 Forest Avenue.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kelly asked if there were any plans to acquire the other houses on Grand Avenue, and Janelle Marotz, representing the Beloit School District, stated that there are no plans to acquire any additional houses at this time. Ms. Marotz stated that the School District is putting up an 11,000 square foot addition to allow for ten more classrooms, so they needed to purchase the houses so that they would be able to provide green space.

Commissioner Nee moved to approve the Comprehensive Plan Amendment. Commissioner Kelly seconded the motion. The motion carried (6-0).

6. **Zoning Map Amendment – 1556 Forest Avenue – Gaston School**

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 and Institutions District, for the property located at 1556 Forest Avenue.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee moved to approve the Zoning map Amendment and Commissioner Kelly seconded the motion. The motion carried (6-0).

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

Ms. Christensen commented that she has started researching Sign Ordinances, and she will be preparing a complete re-write of the ordinance. She indicated that she was trying to find a less complicated model ordinance to use as a starting point.

8. **Adjournment**

The meeting adjourned at 7:37 PM.