



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, February 19, 2014**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:01 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelly, Ruster, Nee, and Kincaid.

2. **Approval of the Minutes of the February 5, 2014 Meeting**

Commissioner Ruster moved and Commissioner Kelly seconded a motion to approve the Minutes of the February 5, 2014 Meeting. The minutes were approved (6-0).

3. **Certified Survey Map - 2508, 2554, 2570, & 2600 Milwaukee Road**

Review and consideration of a one-lot Certified Survey Map for the properties located at 2508, 2554, 2570 & 2600 Milwaukee Road in the City of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

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

4. **Conditional Use Permit - 430 E. Grand Avenue - Office Uses in CBD-1**

Public hearing, review and consideration of a Conditional Use Permit to allow office uses on the ground floor in the CBD-1, Central Business District-Core, for the property located at 430 East Grand Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher asked if the Downtown Beloit Association (DBA) was okay with this and Ms. Christensen answered that they were.

Commissioner Ruster asked if this would limit parking, and Ms. Christensen commented that the decrease would not be by much.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee commented that it seems like we never say no to any of the proposed office uses on the ground floor and suggested that staff meet with the DBA to

discuss what the appropriate proportion of office to retail on the ground floor of the downtown would be.

Commissioner Moore moved and Commissioner Ruster seconded a motion to approve Conditional Use Permit. The motion carried (6-0).

5. **Sign Ordinance Exception – 1982 Cranston Road – Advia Credit Union**

Public hearing, review and consideration of an exception to Section 30.40(2) of the Outdoor Sign Ordinance to allow a secondary, on-premises wall sign to exceed 30 square feet in area in a C-2, Neighborhood Commercial District for the property located at 1982 Cranston Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster asked what the size was of the existing sign and Ms. Christensen commented that it is similar in size but the last sign had channel letters instead of a wall sign.

Chairperson Faragher opened the Public Hearing.

Tim Prusansky, 5410 S. Shady Lane, Janesville, was present for questions. Mr. Prusansky commented that the new sign is basically the same size and covers the same amount of space as the old, but the new sign is encased instead of just the letters.

Commissioner Ruster commented that her concern is why the City has Ordinances in place if exceptions are granted all the time. Ms. Christensen commented that a comprehensive re-write of the Sign Ordinance is needed, but is not prepared yet.

Chairperson Faragher closed the Public Hearing.

Following more discussion followed over the size of the sign, Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the Sign Ordinance Exception. Commissioners Faragher, Jacobsen, Moore, Nee, and Kelly voted in favor of the Sign Ordinance Exception and Commissioner Ruster voted for denial of the request. The vote carried (5-1).

6. **Zoning Text Amendment Modifying the List of Official Floodplain Maps**

Public hearing, review and consideration of a Zoning Text Amendment to Section 5-408 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Designated Floodplain Maps

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee asked if engineering had reviewed this, and Ms. Christensen answered they had.

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

7. **Zoning Text Amendment Related to Contractor Offices and Storage Yards in the DH, Development Holding, District**

Public hearing, review and consideration of an Ordinance to Create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Contractor Offices and Storage Yards in the DH Development Holding District

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee commented that he had concerns about this type of use in this district.

After discussion among board members about concerns over the type of use, it was decided that this Zoning Text Amendment would be laid over until more information is received.

Commissioner Nee moved and Commissioner Kelly seconded a motion to lay the Zoning Text Amendment over. The motion carried (6-0)

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

Ms. Christensen stated that the Zoning Amendment for 2508 Milwaukee was approved.

The Conditional Use Permit for 1420 Division Street was approved as submitted by Plan Commission.

9. **Adjournment**

The meeting adjourned at 8:13 PM.