



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, March 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 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Kelly, Ruster, and Kincaid.

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

Commissioner Kelly moved and Commissioner Jacobsen seconded a motion to approve the Minutes of the March 5, 2014 Meeting. The minutes were approved (4-0).

3. **Certified Survey Map - 2157 Schuster Drive - Cherry Tree Development**

Review and consideration of a two-lot Certified Survey Map for the properties located at 2157 Schuster Drive in the City of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Moore arrived at the meeting (7:03 p.m.) Chairman Faragher asked if the developer had all their state approvals for the project. Ms. Christensen responded that they did.

Commissioner Kincaid asked if any changes had been made to the site plan. Ms. Christensen responded that the site plan was the same. However, some minor building changes were made related to additional windows.

Commissioner Kincaid asked if the developer would be purchasing the house as well, and Ms. Christensen said that they would be.

Commissioner Ruster moved to approve the Certified Survey Map and Commissioner Kelly seconded the motion. The motion carried (5-0).

4. **Conditional Use Permit - 2100 Newark Road - 3 Franks Services, LLC**

Public hearing, review and consideration of a Conditional Use Permit to allow contractor office and storage yard uses in a DH, Development Holding District, for the property located at 2100 Newark Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked if any additional access would be granted to the site. Ms. Christensen responded that access would remain as it is.

Chairperson Faragher opened the Public Hearing.

Steve and Zach Franks, the applicants, indicated that they were available for any questions the Commission had.

Chairman Faragher asked if the conditions and deadlines recommended were acceptable to them. Steve Franks responded that they had already contracted with a company to remove trash, and since they are a paving company, it will not be a problem to pave the driveway and parking areas. Zach Franks indicated that they would like to plant additional trees as well.

Commissioner Kincaid asked the applicant if they would be getting their asphalt off-site. Steve Frank responded that they obtain their asphalt from existing asphalt plants. For Rock County projects, for example, they get their asphalt from Rock Road.

Chairperson Faragher closed the public hearing.

Commissioner Jacobsen moved and Commissioner Moore seconded a motion to approve Conditional Use Permit. The motion carried (5-0).

5. **Display Public Art on Various City-Owned Properties**

Review and consideration of a request to display public works of art on various City-owned properties during Visit Beloit's "Come and Knock on our Doors" campaign

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Ms. Christensen indicated that Monica Krysztopa and Ruth Carlson were available to answer any questions. Commissioner Kelly asked if they were only doing this in the summer months. Monica Krysztopa, Visit Beloit, responded that for the first year, it will be June through August. The campaign will include a marketing element to get people excited about it.

Commissioner Kelly asked if they would be selling the doors at the end of the campaign. Ms. Krysztopa indicated that they intended to keep the doors for three years for a different event each year. Next year, the Symphony would be using them.

Commissioner Kelly asked how many doors they would be using. Ms. Krysztopa indicated that they had 50 doors, and at this point, they have 20 artists signed up. The plan is to give the artists some flexibility related to what they will paint on the doors. However, the City and Visit Beloit will be approving all of the paintings.

Commissioner Moore responded that she thought this was a very creative idea.

Commissioner Faragher asked how they came up with the idea. Nicki Meyer, Friends of the Riverfront, said it was her idea. She thought that Beloit needed something like this, to encourage tourism. She said, "Come and knock on our doors. Beloit is waiting for you."

Commissioner Ruster moved and Commissioner Moore seconded a motion to approve the request. The motion carried (5-0).

6. **Zoning Map Amendment – 319 and 333 Bluff Street**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential, to PLI, Public Lands and Institutions District, for the properties located at 319 and 333 Bluff Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly asked about the owners. She thought that the new owners were individuals who would live in the house. Ms. Christensen said that it is owned by an LLC. However, the owners are planning to live in the house.

Commissioner Jacobsen asked if the zoning would affect the taxes. Ms. Christensen explained that it should not because it is undevelopable no matter what the zoning is.

Commissioner Kincaid asked if there was the possibility of a donation to the City. Ms. Christensen indicated that her understanding was that the owners wanted to retain ownership of the property.

Commissioner Faragher asked if the City mows the lot. Ms. Christensen indicated that Parks has mowed it along with the parkland adjacent to the property.

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

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

Ms. Christensen stated that the vacation of excess S. Turtle Townhall right-of-way for the CCI development was approved by the City Council. City Council also approved the Zoning Map Amendment for St. Paul's Lutheran Church at 1000 Bluff Street, the indoor batting cages at Telfer Park, and the Zoning Text Amendment to allow contractor's office and storage yards as a Conditional Use Permit in the Development Holding Zoning District.

8. **Adjournment**

The meeting adjourned at 7:33 PM.