



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, July 9, 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 Moore, Ruster, Finnegan, and Tinder. Commissioner Kincaid arrived at 7:02 PM.

2. **Approval of the Minutes of the June 4, 2014 Meeting**

Commissioner Tinder moved and Commissioner Moore seconded a motion to approve the Minutes of the June 4, 2014 Meeting. The motion carried (5-0).

3. **Comprehensive Plan Amendment – 1715 Elmwood Avenue**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Planned Neighborhood to Mixed Residential for the property located at 1715 Elmwood Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster asked why the property next to the industrial business area was better suited to multi-family than two-family or single-family. Ms. Christensen commented that from a planning perspective you usually try to transition from industrial to residential or industrial to commercial to residential in an attempt to minimize the negative impact that industry can have next to single-family residential.

Chairperson Faragher opened the Public Hearing.

Linda Stapleford, 1774 Post Rd, Beloit, wanted to know where the road would go. Ms. Christensen answered that it would go all the way to Elmwood. Ms. Stapleford commented that it was zoned originally for R-1 and nothing happened, then R-2 and nothing happened, and now R-3. Stapleford added that they did certainly do not want multi-family housing because it decreases property value, and there is too much traffic.

Tom Wood, representative for Nikolay Lumber Company who is the owner of the Kadlec Drive Condominiums, commented that they were bringing their property back to the city and trying to convert the condominiums into multi-family housing. Mr. Wood stated that one of the main reasons it was denied before was because of the traffic issue, adding that the extension of Kadlec Drive all the way to Elmwood would

help alleviate the traffic concerns and give them the opportunity to come back to the City with the conversion that they are hoping to get. They are in full support of Mr. Myers requests.

Ms. Stapleford asked for a definition of 'low density' and if it could become Section 8. Ms. Christensen answered that it could be up to 25 units per acre and that any rental housing could be Section 8 unless the landlord does not want to accept the vouchers.

Commissioner Tinder asked Mr. **Frank McKearn** if he believes it is Mr. Myers intentions to put the road through to Elmwood if this is approved. Mr. **McKearn** answered that he believes the intention with the re-zoning is to start a development agreement with the City to plat the single-family on the east side and enter into an agreement to have the road constructed. Mr. **McKearn** added that Mr. Myers has not been specific with him but he believes those are his intentions.

Commissioner Finnegan commented that his concern is that it becomes contiguous for the other one which they tried for before and that makes it that more of a problem for others in the neighborhood to go back and do the same thing.

Chairperson Faragher closed the Public Hearing.

Commissioner Finnegan made a motion to approve the Comprehensive Plan Amendment and Commissioner Moore seconded the motion. The request for a Comprehensive Plan Amendment for 1715 Elmwood Avenue was denied (5-0).

4. **Zoning Map Amendment – 1715 Elmwood Avenue**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-2, Two-Family Residential District, to R-3, Low-Density, Multi-Family Residential District, for the property located at 1715 Elmwood Avenue

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Ruster made a motion to approve the Zoning Map Amendment and Commissioner Finnegan seconded the motion. Commissioners Faragher, Moore, Ruster, Finnegan and Tinder all voted for denial of the Zoning Map Amendment. The request for the Zoning Map Amendment for 1715 Elmwood Avenue was denied (5-0).

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

City Council approved the Boat Dock by CVS as well as the easement for Butitta Bros.

6. **Adjournment**

The meeting adjourned at 7:30 PM.