



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, December 3, 2014
The Forum, Beloit City Hall
100 State Street, Beloit

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

Commissioner Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present was Commissioners Moore, Ruster, Finnegan, Tinder, Johnson, and Mathis. Commissioner Kincaid arrived at 7:08 PM.

2. **Approval of the Minutes of the November 19, 2014 Meeting**

Commissioner Moore moved and Commissioner Ruster seconded a motion to approve the November 19, 2014 minutes. The minutes were approved. (7-0)

3. **Extraterritorial Certified Survey Map – 5410 Spring Creek Road**

Review and consideration of a one-lot Certified Survey Map for the property located at 5410 Spring Creek Road in the Town of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Finnegan moved to approve the Extraterritorial Certified Survey Map and Commissioner Ruster seconded the motion. The motion carried. (7-0)

4. **Certified Survey Map – 1400 and 1524 Frederick Street – Beloit School District**

Review and consideration of a two-lot Certified Survey Map for the property located at 1400 and 1524 Frederick Street in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Johnson moved to approve the Certified Survey Map and Commissioner Tinder seconded the motion. The motion approved. (7-0)

5. **Zoning Map Amendment – 1400 Frederick Street – Beloit School District**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1A, Single Family Residential District, to PLI, Public Lands and Institutions District, for the northernmost five acres of the property located at 1400 Frederick Street

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Johnson made a motion to approve the Zoning Map Amendment. Commissioner Tinder seconded the motion. The motion carried (7-0).

6. **Amendment to a Planned Unit Development Master Land Use Plan - 2250 West Hart Road**

Public hearing, review and consideration of an amendment to the Planned Unit Development Master Land Use Plan for the property located at 2250 West Hart Road to replace 56 approved multi-family units with an assisted living facility with up to 100 units

Ms. Christensen indicated that a new site plan had been submitted late and did not make it into the packet. Since it was a change from the original proposal, staff sent it out to the City's review agents. Ms. Christensen requested the Commission continue the public hearing and lay over the item until the next meeting. She also indicated that the applicants were in the audience, so if anyone has any questions about the proposal, feel free to ask your questions.

Chairperson Faragher opened the Public Hearing.

Scott Schadel was present for questions.

Commissioner Mathis asked Mr. Schadel what the timeframe for the build out would be, and Mr. Schadel answered that he did not have a clear answer for that and that it depended on what the demand was.

Commissioner Moore asked if there had been any opposition from neighbors. Ms. Christensen commented that one neighbor had called Mr. Pennington stating that they were opposed to any development on the site. Mr. Schadel stated that letters were sent out to all City of Beloit neighbors that are adjacent to the property with no replies from any of them.

Commissioner Tinder made a motion to lay this item over and Commissioner Ruster seconded the motion. The motion carried (7-0).

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

Ms. Christensen commented that the Conditional Use Permit for the ATM for Blackhawk Community Credit Union was approved by the City Council.

8. **Adjournment**

The meeting adjourned at 7:21 PM.