



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES  
BELOIT CITY PLAN COMMISSION  
Wednesday, December 17, 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 Ruster, Finnegan, Tinder, Johnson, and Mathis. Commissioners Moore and Kincaid were absent.

2. **Approval of the Minutes of the December 3, 2014 Meeting**

Commissioner Tinder moved and Commissioner Finnegan seconded a motion to approve the December 3, 2014 minutes. The minutes were approved. (6-0)

3. **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 10 units

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher resumed the Public Hearing held open from the December 3 meeting.

Applicant Scott Schadel commented that they planned to start the project as soon as possible, probably around May 1, 2015. Chairperson Faragher asked Mr. Schadel if they were comfortable with the conditions set forth by the staff. Mr. Schadel answered that they were and had no problems with the recommendations.

Commissioner Johnson asked if there was any type of buffer between their property and the adjacent properties such as a fence. Mr. Schadel stated that they did not plan to put up a fence and but they do not have a total landscaping plan in place yet.

Ms. Christensen commented that a landscape buffer was indicated on the plan and in the conditions of approval.

Chairperson Faragher closed the Public Hearing.

Commissioner Finnegan moved to approve the Amendment to the PUD and Commissioner Johnson seconded the motion. The motion carried. (6-0)

4. **Conditional Use Permit – Day Care Use – 819 Clary Street**

Public hearing, review and consideration of a Conditional Use Permit to allow a day care use in an R-3, Low-Density Multifamily Residential District, for property located at 819 Clary Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Joe Stadelman, Angus Young & Associates, 555 S. River Street, Janesville, was present for questions.

Commissioner Johnson asked Mr. Stadelman if there were any issues with conditions in the staff report, and Mr. Stadelman commented that there were none that he could see at this time.

Sabrina Krejci, 811 Clary Street, commented that she lives next door to the proposed day care and that she has no problem with this project.

Chairperson Faragher closed the Public Hearing.

Commissioner Johnson moved to approve the Conditional Use Permit and Commissioner Ruster seconded the motion. The motion approved. (6-0)

5. **Expansion of a Bike Path in Stateline Restoration Prairie Park**

Review and consideration of a request by the Engineering Division to construct a bike path in the Stateline Restoration Prairie Park to connect the existing path system to the Wheeler Bridge in the City of South Beloit

Ms. Christensen summarized the Staff Report and Recommendation.

Mike Flesch, City Engineer, clarified that this path would connect to the Turtle Creek path that runs east/west from State Street to Turtle Park and that it is a transportation facility, not a recreation facility. It will be a bike pedestrian path and will be closing a link between the two cities. He explained that this path will not directly connect to the existing bike/pedestrian path system in the park.

Commissioner Mathis asked who would be maintaining this, and Mr. Flesch answered that we will maintain to the Stateline and South Beloit will maintain their side of the Stateline.

Commissioner Tinder made a motion to approve the Expansion of a Bike Path. Commissioner Johnson seconded the motion. The motion carried (6-0).

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

The Certified Survey Map and Rezoning for the proposed McNeel Intermediate School parking lot site was approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:42 PM.