



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, June 3, 2015 at 7:00 PM
The Forum
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm.

Commissioners Tinder, Finnegan, Ruster, Faragher, Mathis, and Councilman Kincaid were present. Commissioner Johnson was absent. Commissioner Moore arrived at 7:02pm.

2. Approval of the Minutes of the May 6, 2015 Meeting

Commissioner Ruster moved to approve the minutes from the May 6, 2015 meeting. Commissioner Finnegan seconded the motion. The motion passed unanimously (6-0).

3. Certified Survey Map – 1750 Gateway Boulevard

Review and consideration of two-lot Certified Survey Map for property located at 1750 Gateway Boulevard in the City of Beloit.

Julie Christensen presented the staff report and recommendation.

The applicant, Tom Larson, with Hawk's Ridge, requested additional time for the construction of the driveway, similar to the first project. He stated they would be breaking ground next year in the spring, after securing financing this year. They requested that the driveway installation be contingent upon completion of the buildings (which can take between 8-12 months). Councilman Kincaid inquired into whether or not this was typical procedure.

City Engineer Mike Flesch stated that constructing the driveways after the buildings are completed is normal. He'd be comfortable if the motion stated the driveway needed to be built before occupancy, especially given the fact that the existing buildings would still be accessible through the existing driveway.

Commissioner Mathis asked if there were construction project plans available.

Mr. Larson stated that they plan to continue with the PUD that was approved. He stated that the only thing that would be changing is the CSM which divide the property into two lots.

Councilman Kincaid asked if the new buildings will be the same as the existing buildings and if the ownership will remain the same. The applicant stated that they

intended to have the same buildings and the same distance between buildings. Mr. Larson confirmed that the ownership would be remaining the same.

Commissioner Tinder moved to approve the motion with the contingency that the driveway is built before occupancy. Commissioner Ruster seconded the motion. The motion passed unanimously (6-0).

4. **Preliminary Plat – Deerfield Estates Second Addition – 2222 Canterbury Drive**

Review and consideration of 15-lot Preliminary Plat for property located at 2222 Canterbury Drive in the City of Beloit

Julie Christensen presented the staff report and recommendation.

Councilman Kincaid inquired about specific details concerning the proposed project, specifically regarding existing trees and the grade of the road. Mr. McKearn and Mr. Flesch spoke to those inquiries. Mr. Flesch stated that the lots would be more buildable with the right-of-way going straight through instead of curving around the oak tree. He also mentioned that once development was complete, new trees would be planted in the area.

Chairperson Faragher inquired into the agreement of exchanging land between the city and the developer. Ms. Christensen stated that this will be dependent upon what the City Council and the new City Manager desire. She also stated that, after speaking to the Parks staff, there is plenty of land in Freeman Park to meet the area parkland needs.

Commissioner Finnegan moved to approve the motion. Commissioner Tinder seconded the motion. The motion passed unanimously (6-0).

5. **Conditional Use Permit – 1180 Madison Road – The Alibi Bar & Grill**

Public hearing, review and consideration of Conditional Use Permit to allow a temporary outdoor seating area and temporary outdoor sales, possession, and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 1180 Madison Road.

Julie Christensen presented the staff report and recommendation.

Councilman Kincaid asked if this were a new event. Ms. Christensen explained the history of the Conditional Use Permit and that there were new owners of the Alibi. Councilman Kincaid also inquired into the parking situation, and Ms. Christensen assured him that there was adequate parking.

Councilman Kincaid asked what the opposing letters from the neighbors stated. Ms. Christensen summarized the letters.

Commissioner Mathis asked about the current occupancy limit. Chairperson Faragher stated that the inside occupancy limit is 44 people.

Commissioner Ruster asked if the school being addressed in the letter is associated with the Church. Ms. Christensen stated that it is and explained the process of approving alcohol sales less than 300 feet from a school.

Commissioner Mathis asked the applicants what the expected attendance would be. Dan and Wendy Drake, the current owners, stated that they didn't have a definite approximation; however, they do expect their regular customers and hopefully a few of the neighbors.

Commissioner Mathis asked about the available parking spaces. Mr. Drake stated that there will be approximately 6 spaces at the Alibi, between 40-50 cars available at Schultz, and on-street parking (which they are intending to avoid if possible).

Commissioner Mathis asked the Drakes what time they expected the band to stop playing. Mr. Drake stated that he hoped to shut the band down before 10pm.

Commissioner Ruster asked about any interaction with the opposing neighbors. Mr. Drake explained that they actually have a business relationship with the owner of the church and that they haven't heard anything from the other neighbors.

Commissioner Moore asked Ms. Christensen if there were any police calls on record. Ms. Christensen stated that she will try to find out if there have been any police calls since the Drakes became the owners.

Commissioner Moore inquired as to whether or not the Alcohol Committee has seen this proposal. Ms. Christensen stated that they have not seen it yet, but it is on their agenda for June 9th.

Commissioner Finnegan asked if they could add a condition that future events could be prohibited if there are issues at the events. Ms. Christensen explained that each year there is a review by City Council as well as the Alcohol Committee at which time they can either deny or approve the alcohol permit.

Chairperson Faragher spoke on the improved conditions of the Alibi and supported the fact that it would bring entertainment to the west side of Beloit.

Commissioner Mathis moved to approve the motion. Commissioner Tinder seconded the motion. The motion passed unanimously (6-0).

6. Status Report on Prior Plan Commission Items

There is nothing to report on prior Plan Commission Items. However, Walnut Grove and Hawks Ridge are moving forward with building residential buildings. Buffalo Wild Wings is getting closer to completion.

7. Adjournment

The meeting adjourned at 7:40pm.