



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Wednesday, November 4, 2015 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Faragher, Johnson, Finnegan, Tinder, Moore, and Councilor Kincaid were present. Commissioners Mathis and Ruster were absent.

**2. Approval of the Minutes of the October 21, 2015 Meeting**

Commissioner Tinder moved to approve the minutes. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

**3. Comprehensive Plan Amendment – 20 Park Avenue – James Athens**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Community Commercial to General Industrial for the property located at 20 Park Avenue (former Cub Foods building)

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Councilor Kincaid inquired into whether or not there was a tenant lined up. Ms. Christensen responded that we are not aware of a tenant or buyer for this property. He also asked when it would be available for lease or sale and whether there was heating and air conditioning present. Ms. Christensen stated that she was unaware of when it would be available and that the building was an open space that could be rehabbed for a future tenant or buyer.

Chairperson Faragher asked about any retention needed on site. The Commission informed him that retention was already provided.

Commissioner Johnson moved to approve the motion. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**4. Zoning Map Amendment – 20 Park Avenue – James Athens**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue (former Cub Foods building)

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Tinder moved to approve the motion. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

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

The application for the Conditional Use Permit for 1503 St. Lawrence has been withdrawn by the owner. Commonwealth Development's applications for the multifamily development at 1633 Keeler Avenue will be on the next City Council agenda.

6. **Adjournment**

The meeting adjourned at 7:10pm.

Minutes respectfully submitted by Ashley Rosenbaum