



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, February 3, 2016 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 Tinder, Finnegan, Ruster, Faragher, Johnson, and Councilor Kincaid were present. Commissioner Moore and Mathis were absent.

2. Approval of the Minutes of the January 20, 2016 Meeting

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

3. Zoning Map Amendment – 736 Oak Street

Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to R-2, Two-Family Residential District, for the property located at 736 Oak Street

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation. She also distributed an anonymous letter that had been delivered on February 3, 2016. Councilor Kincaid asked if the letter that was delivered was signed. Ms. Christensen stated that it was not.

Beverly Krueger, Evansville, Wisconsin, spoke to the Commission. Mrs. Krueger stated that the house had originally been constructed as a two unit. She also provided background information regarding the neighborhood structure in terms of the number of rentals. Ms. Krueger also provided background information regarding herself and her history of being a landlord.

Katherine Swain, 737 Elm Street, stated that she and her husband are against the rezoning of 736 Oak Street. She also stated that they did not know that the property had lost its non-conforming status due to continuous renting. Mrs. Swain mentioned that the majority of the surrounding neighborhoods are rentals. She was concerned with the quality of life with increased rentals in the neighborhood. Finally, Mrs. Swain stated that her property value had not increased despite doing an expensive renovation.

Kathy Vickerman, 722 Oak Street, provided background information regarding 736 Oak Street and the previous occupants. She voiced her concerns regarding adequate parking as well as the church presence in the neighborhood. She stated that they are certainly against the rezoning.

William Wilson, 713 Elm Street, (on behalf of Judith Broderick as well as himself) mentioned that with the increase of rentals, there has been an increase in police activity as well as traffic concerns. He also mentioned that the tax payers would have an additional burden with multiple families in the Hackett neighborhood.

Glen Woffard, a tenant of Ms. Krueger, provided background information on himself and the issues he had been facing in the past in terms of finding housing. He provided information from the 2000 Census regarding housing. Mr. Woffard voiced his support for the rezoning.

Ms. Christensen clarified that, from the perspective of the City of Beloit, the concern with the rezoning is not with the potential landlord, but rather the actual use of the property as a two-family dwelling. She went on to explain the history of the neighborhood and the neighborhood's continued desire to have less housing units in the neighborhood.

Commissioner Tinder stated that he hoped the Commissions' vote reflected the desires of the neighborhood.

Commissioner Johnson also voiced his support for denying the request.

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

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

Planned unit development for Menards was approved on Monday by Council. They also held the Public Hearing for the Rezoning of the Church on Prairie Ave.

5. **Adjournment**

The meeting adjourned at 7:35pm.