



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, May 18, 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 Ruster, Tinder, Faragher, Weeden and Councilor Leavy were present. Commissioner Johnson and Haynes were absent.

2. Approval of the Minutes of the December 22, 2015 Meeting

Commissioner Tinder moved to approve the minutes of the May 5, 2016 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Condominium Plat – Kadlec Drive Condominiums

Review and consideration of Addendum No. 1 to Kadlec Drive Condominium Plat located at 2660 Kadlec Drive

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

Commissioner Faragher asked if there had been any complaints from the neighborhood. Ms. Christensen stated that the Condominiums were allowed under the PUD Master Land Use Plan and would not be subject to a public hearing.

A representative from Harris & Associates addressed the Commission. He highlighted the proposed changes to the previously submitted plans.

Commissioner Faragher inquired into the traffic impact. Ms. Christensen stated that there were not any concerns from City review agents regarding traffic. There are two points of entrance for these condominiums.

Commissioner Finnegan asked if rental units would be approved. The representative explained the proposed plans for these particular condominiums. Commissioner Finnegan also inquired into the cost of the units as well as the target group. It was explained that they would not be subsidized and rent would run around \$900.

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

4. **Extraterritorial Certified Survey Map --- Elmwood Avenue**

Review and Consideration of a three-lot Certified Survey Map located on the southeast corner of Elmwood and Park Avenues in the Town of Beloit

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

Commissioner Ruster inquired into what Strategic Goal #5 stated. Ms. Christensen explained that Strategic Goal #5 is to “Apply sound, sustainable practices to promote a high quality community through historic preservation, community revitalization, and successful new development.

Commissioner Ruster also asked why staff recommended approval of the Certified Survey Map if the proposed use does not align with the City of Beloit Comprehensive Plan. Ms. Christensen explained that the City of Beloit cannot hold Township development to the City of Beloit Comprehensive Plan.

Commissioner Ruster asked where City limits were in the area of Elmwood and Park Ave. The Commission and Staff explained the boundaries.

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

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

City Council approved the Street Vacation of a Portion of the Springbrook Court Right-of-Way. At the next Plan Commission meeting, officers will be appointed.

6. **Adjournment**

The meeting adjourned at 7:25pm.