



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, August 17, 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 7:05pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor Leavy were present. Commissioner Haynes was absent.

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

Commissioner Weeden moved to approve the minutes from the July 20, 2016 meeting. Commissioner Johnson seconded the motion. The motion passed, voice vote.

3. Conditional Use Permit – Ironworks Complex - 625-701 Third Street

Public hearing, review and consideration of a Conditional Use Permit to allow an indoor golf simulation lab with beer sales and consumption in an M-2, General Manufacturing District, for the property located at 625-701 Third Street in the Ironworks Complex.

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

Commissioner Weeden inquired into the 53 parking stalls required of the simulation lab. Ms. Christensen explained the location of the parking stalls and future plans for parking availability.

Commissioner Ruster inquired into the exact nature of a golf simulation lab. Commissioner Tinder and Johnson explained the fundamental aspects of an indoor golf simulation lab as well as endorsing the business in Beloit. It is hoped that it will draw the attention of business associates and allow for a location closer than Rockford for customers.

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

4. Conditional Use Permit – Last Lap – 1028 Mary Street

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, & consumption of alcoholic beverages in a C-2, Neighborhood Commercial District, for the property located at 1028 Mary Street.

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

Commissioner Weeden asked for clarification on the fence stipulations. Ms. Christensen explained that staff desired to accommodate for grade differences.

Commissioner Johnson inquired into possible recourses for the residents near the Last Lap. Ms. Christensen explained that residents would be able to contact police if there were concerns. The Housing Authority would also be able to address residents' concerns.

Commissioner Johnson moved to amend condition #2 to state, "The fence shall be no less than six feet in height and no more than eight feet. The fence shall be six feet where it connects to the building."

Commissioner Tinder moved to approve the motion with the amendment of condition #2 as stated above. Commissioner Finnegan seconded the motion. The motion with the amended condition passed, voice vote.

5. Certified Survey Map – Hawk's Ridge Apartments - 1750 Gateway Boulevard

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

Ms. 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.

6. Amendment to a Planned Unit Development Master Land Use Plan – Hawk's Ridge Apartments – 1750 Gateway Boulevard

Public hearing, review and consideration of amendment to a Planned Unit Development Master Land Use Plan to decrease the number of total buildings to be constructed from 10 buildings to 9 buildings and to increase the number of total apartments from 320 to 400.

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

Commissioner Johnson asked what the total number of units available would be. Ms. Christensen stated that there would be 400 total units. Commissioner Johnson expressed concern regarding the public space and park land.

Commissioner Ruster asked for clarification regarding parking availability.

Ariel Schoeninger, 302 E Main St, Wales, WI, Vice-President of Operations, expounded on a few of the concerns the Commissioners had voiced. She stated there would be adequate parking space available for residents as well as their visitors.

Tom Larson, Elkhorn, WI, addressed the Commission to further expound on concerns voiced by the Commission. Mr. Larson stated that the intention is to build a playground on the property. If the playground is not approved, the developers have no concerns with paying the park fees.

Commissioner Weeden asked for clarification on the proposed new buildings. Mr. Larson explained due to the topography of Gateway Boulevard, the new buildings will not be on the top of the hill and will not impede the view by being four stories.

Commissioner Johnson inquired into the exterior appearance of the buildings. Mr. Larson stated that the new buildings will be similar in appearance to the existing buildings.

Ms. Christensen asked what the scheme of the buildings would include. Mr. Larson stated that there would be one and two bedroom apartments available as well as lofts on the upper levels.

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

7. Attachment – 2028 E Ridge Road

Review and consideration of a Petition for Attachment of the property located at 2028 E Ridge Road from the Town of Turtle to the City of Beloit

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

Commissioner Faragher asked who is responsible for the sidewalk on Milwaukee Road. The Commission and Staff discussed that the City of Beloit maintains the sidewalk.

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

8. Status Report on Prior Plan Commission Items

The Conditional Use Permit for 816 Roosevelt was approved. The acquisition of the land adjacent to the library was also approved by City Council.

9. Adjournment

The meeting adjourned at 7:53pm.