



**MINUTES  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
7:00 PM  
Wednesday, December 04, 2019**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Vice-Chairperson Weeden at 7:00PM. Commissioners Finnegan, Ruster, Weeden, and Robson and Councilor Preuschl were present.

2. MINUTES

**2.a. Consideration of the minutes of the November 20, 2019 Plan Commission meeting**

Motion was made by Commissioner Robson, seconded by Commissioner Finnegan to approve the minutes. Motion carried, voice vote.

3. PUBLIC HEARINGS

**3.a. Consideration of a Zoning Map Amendment for the property located at 656 Pleasant Street to change the zoning from PLI, Public Lands and Institutions District, to CBD-2, Central Business District-Fringe**

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

Vice-Chairperson Weeden opened the public hearing.

Celestino Ruffini, Executive Director of Visit Beloit, introduced himself and indicated that he was available for questions. Commissioner Robson asked about the timeline for the project. Mr. Ruffini indicated that the purchase agreement between the City of Beloit and Visit Beloit is being delayed until January. The rezoning is moving forward to City Council this month, and Angus Young & Associates is working on the plans for the building. He indicated that Phase 1 is a four month process. They anticipate occupying the space by the end of spring. Phase 2 is the large addition to the south that will begin in the spring of 2021 and be finished in the fall.

Commissioner Ruster asked about the parking to the south. Celestino indicated that the parking to the south is the Heritage View parking lot, and it would remain a public parking lot. He indicated that he discussed with City doing shorter-term parking south of their property. Snow emergency parking will be moved as part of this project.

Motion was made by Commissioner Finnegan, seconded by Commissioner Robson to approve the Zoning Map Amendment. Motion carried, voice vote.

4. REPORTS

**4.a. Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 1255 Gateway Boulevard**

Community Development Director Julie Christensen presented the staff report and recommendation and recommended a modification of condition one.

Motion was made by Commissioner Ruster and seconded by Commissioner Robson to approve the Certified Survey Map as amended. Motion carried, voice vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that at Monday's City Council meeting, the City Council held the public hearing and first reading on the Subdivision and Sign Ordinance Amendments.

Commissioner Robson asked about the stop sign for the Burger King Development along the frontage road. Julie said that she would follow up on this issue.

6. ADJOURNMENT

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:20 PM.

Respectfully submitted by Julie Christensen