

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, December 19, 2012
The Forum, Beloit City Hall
100 State Street, Beloit

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

Chairperson Ramsden called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Chairperson Ramsden, Commissioner Smith, Commissioner Jacobsen, Commissioner Kelly, Commissioner Seifarth, Commissioner Moore, Commissioner Faragher, and Commissioner Kincaid.

2. **Approval of the Minutes of the November 20, 2012 Meeting**

Commissioner Faragher moved and Commissioner Moore seconded approval of the Minutes of the November 20, 2012 meeting. The Minutes were approved.

3. **Conditional Use Permit – Woodman’s – 1877 Madison Road**

Public hearing, review and consideration of a request to allow the expansion of a Warehouse and Freight Movement Use in a C-3, Community Commercial District, for the property located at 1877 Madison Road

Community Development Director Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked if the new building would cover the same footprint and the additional 31,000 feet would be an addition to that and Ms. Christensen said that it would.

Chairperson Ramsden opened the Public Hearing.

Gary Fox, President of Building Systems General, 5972 Executive Drive, Madison, WI, was present for questions. Mr. Fox commented that there would be 40% more storage than what Woodman’s currently has and that they would be rerouting the sanitary easement while working with the City Engineer. Mr. Fox gave more details on the construction project along with renderings of larger drawings of the project. Mr. Fox added that this project is phase one of two phases.

Commissioner Kincaid asked Ms. Christensen if they had discussed making the cyclone fence opaque and Mr. Fox said that he did not recall that being discussed. Ms. Christensen said that she would mention this to Drew Pennington.

Mr. Kincaid asked if the City had noise standards and if the new refrigeration would have an impact on noise. Mr. Fox commented that the grade change would help to screen the noise. Ms. Christensen said that the City does have noise standards. Mr. Kincaid asked if that would be a condition for final approval and Ms. Christensen answered yes.

Chairperson Ramsden closed the Public Hearing.

Commissioner Seifarth moved to approve the Conditional Use Permit and Commission Faragher seconded the motion. The motion carried.

4. Status Report on Prior Plan Commission Items

Ms. Christensen commented that the City Council approved the Conditional Use Permit for the drive-in use for Associated Bank.

5. Adjournment

The meeting adjourned at 7:28 PM.

Respectfully submitted,
Gail Riddle