



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, October 22, 2014
The Forum, Beloit City Hall
100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Moore, Ruster, Finnegan, Tinder, Johnson, Mathis, and Kincaid.

2. **Approval of the Minutes of the October 8, 2014 Meeting**

Commissioner Tinder moved and Commissioner Mathis seconded a motion to approve the Minutes of the October 8, 2014 Meeting. The motion carried (7-0).

3. **Zoning Map Amendment – 3311 Prairie Avenue**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to C-3, Community Commercial for the property located at 3311 Prairie Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Thomas Smith, applicant, commented that what he planned to do was to take out the small offices inside the building and leave the area wide open. Mr. Smith stated that he has been trying to market the property for the past six years, adding that there is room for about 12 small offices.

Commissioner Kincaid asked if access to the property was over an easement, and Ms. Christensen answered that she did not know. She mentioned that the City has no record of an easement but that there would be a private easement on the adjacent property.

Commissioner Kincaid asked at what point the City would be looking for an access easement and Ms. Christensen answered that the City would not be requiring an easement.

Chairperson Faragher closed the Public Hearing.

Commissioner Johnson made a motion to approve the Zoning Map Amendment. Commissioner Ruster seconded the motion. The motion carried (7-0).

4. **Zoning Map Amendment – 1901 Gateway Boulevard**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from DH, Development Holding District, to M-2, General Manufacturing District, for the property located at 1901 Gateway Boulevard

Ms. Christensen reviewed the Staff Report and Staff Recommendation.

Commissioner Kincaid asked Mr. Janke, City of Beloit Economic Development Director, to explain what was in each direction of the property, and Mr. Janke complied.

Commissioner Mathis asked if the intent was to have it re-zoned and then sold off. Mr. Janke answered that the City purchased the property because it is immediately adjacent to Gateway Business Park. Mr. Janke added that he can never foresee the City dividing it up into smaller acre sites. Mr. Janke stated that the intent is to market the site aggressively and then find an end user and developer.

Commissioner Kincaid asked Mr. Janke to explain what 'shovel-ready' meant. Andrew Janke provided an explanation of 'shovel-ready' and 'certified sites.'

Commissioner Mathis asked if any environmental assessments had been completed. Andrew answered that a Phase 1 had been completed.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Mathis commented that it does concern him that there was not a Phase 2 from an EPA or an environmental study. Mr. Janke stated that usually a Phase 1 will identify prior uses and indicate if those prior uses had a tendency to cause contamination. The prior uses were agricultural and there was a clean Phase 1. The prior uses produced nothing to cause contamination and therefore a Phase 2 was not performed.

Commissioner Tinder made a motion to approve the Zoning Map Amendment. Commissioner Johnson seconded the motion. The motion carried (7-0).

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

Ms. Christensen stated that City Council approved the Verizon tower with the conditions imposed by the Plan Commission.

6. **Adjournment**

The meeting adjourned at 7:28 PM.