



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, May 6, 2015 at 7:00 PM
The Forum
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:01pm.

Councilperson Kincaid was present. Commissioners Tinder, Finnegan, Ruster, Faragher, Mathis, Johnson, and Moore were present.

2. Nomination and Election of Officers

a. Nomination and Election of Chairperson

Commissioner Tinder nominated Commissioner Faragher to continue as Chairperson. Commissioner Ruster seconded the motion. The motion passed unanimously (7-0).

b. Nomination and Election of Vice-Chairperson

Commissioner Tinder nominated Commissioner Mathis as Vice-Chairperson. Commissioner Ruster seconded the motion. The motion passed unanimously (7-0).

3. Approval of the Minutes of the April 22, 2015 Meeting

Commissioner Moore moved to approve the Minutes. Commissioner Johnson seconded the motion. The motion passed unanimously (7-0).

4. Certified Survey Map – 601 Willowbrook Road

Review and consideration of two-lot Certified Survey Map for property located at 601 Willowbrook Road in the City of Beloit

Julie Christensen presented the staff report and recommendation.

Commissioner Ruster inquired into why the Ho-Chunk did not desire to have the billboard on their property and whether or not the City would be responsible for the upkeep.

Councilman Kincaid explained the history of the ownership of the sign, noting that the sign company was reluctant to sell the sign to the City or anyone else for that matter.

Councilman Kincaid asked what property the City owned in relation to the property in question. He followed up with questions regarding who did the survey, specifically noting

the sign. The City of Beloit owns the land North, South, and West of the property. It was stated that the surveyor had previously been employed by the Ho-Chunk.

Commissioner Ruster asked what sort of restrictions there will be for the Ho-Chunk regarding the sign ordinance. Councilman Kincaid and Ms. Christensen explained the restrictions and agreements. The existing billboard would not be counted towards the sign allowance for the Ho-Chunk Development as long as it was not moved or the size altered.

Councilman Kincaid inquired into the regulations of the out lot. Ms. Christensen explained the precedent regarding out lots, also mentioning that there was a possibility of adding the out lot to the Wastewater Treatment Plant parcel.

Commissioner Johnson moved to approve. Commissioner Tinder seconded the motion. The motion passed unanimously (7-0).

5. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the Conditional Use for Cherry Tree Assisted Living Facility was approved by City Council. There is a possibility of the May 20, 2015 meeting being cancelled due to no applications.

Commissioner Ruster inquired as to whether or not the casino is a done deal. Ms. Christensen explained that the City is making an effort to have the necessary steps completed on the City's end. As of now, the Ho-Chunk Nation is waiting on approval from the Bureau of Indian Affairs and other State level agencies.

Ms. Christensen stated that Lucy's Burger Bar had a successful opening.

6. Adjournment

The meeting adjourned at 7:20pm.