



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, October 7, 2015 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 7:04pm. Commissioners Tinder, Ruster, Finnegan, Johnson, Faragher, and Councilman Kincaid were present. Commissioner Moore arrived at 7:04pm. Commissioner Mathis was absent.

2. Approval of the Minutes of the September 9, 2015 Meeting

Commissioner Tinder moved to approve the minutes of the September 9, 2015 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Certified Survey Map – 850 Pleasant Street – Wisconsin Power and Light

Review and consideration of a two-lot Certified Survey Map for the property located at 850 Pleasant Street

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

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

4. Certified Survey Map – 1405 Gateway Boulevard – Pratt Industries

Review and consideration of a one-lot Certified Survey Map for the property located at 1405 Gateway Boulevard

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

Commissioner Ruster moved to approve the Certified Survey Map. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

5. Comprehensive Plan Amendment – 1633 Keeler Avenue – Commonwealth Development

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City of Beloit Comprehensive Plan from Institutional and Community Services to Mixed Residential for the property located at 1633 Keeler Avenue (Kolak Education Center)

Julie Christensen, Director of Community Development, presented the staff report and recommendation for agenda items number 5, 6, & 7.

Chairperson Faragher opened the Public Hearing.

Mr. Kevin McDonnell, Vice President of Development for Commonwealth Development, Fond du Lac, Wisconsin, presented the project to the Plan Commission. Mr. McDonnell addressed comments and concerns of the project. He spoke to the income level of potential tenants, neighborhood diversity in terms of rental vs. homeowners, traffic concerns, as well as future potential uses. Mr. McDonnell also presented the option of creating a community space in the present gym, working in collaboration with a local non-profit. Finally, he also presented the benefits of the proposed project for the City of Beloit.

Commissioner Johnson inquired about which local non-profit Commonwealth Development had contacted about a community space. Mr. McDonnell responded that they had reached out to the Merrill Community Center.

Chairperson Faragher asked if the Development Company would be amenable to meeting the conditions set forth by the City of Beloit Fire Department. Mr. McDonnell stated that he could not foresee many issues.

Councilman Kincaid asked what the estimated tax impact would be. Mr. McDonnell stated that it could be anywhere in the range of \$15,000 to \$20,000 a year.

Mr. Tom Brooks, 1221 La Salle Street, presented a community petition opposing the development, which was signed by 173 people, to the Commission.

Carol Allens, 1230 Partridge Avenue, addressed the Commission regarding the safety of the neighborhood, specifically in regards to the neighborhood children and the high amount of traffic. Ms. Allens also issued a challenge to the School District of Beloit to find a different use for the building, similar to the manner in which they repurposed Lincoln School.

Jerry Terrones, 1231 Evergreen Avenue, presented his concerns with the project. His main concern is that traffic would increase and that the people in the neighborhood would sell their homes.

Mark Batterman, 1220 Partridge Avenue, addressed the Commission regarding the essential character of the neighborhood, traffic increase, and the potential for more crime.

John Palazzolo, 1239 La Salle Street, said he agreed with previous citizens' concerns and expounded on his main concern of additional crime.

Robert Ames, 1365 Central Avenue, stated that his main concern was the addition of a driving lane behind his home, unsightly potential view, and increased noise levels.

Jose Luis Sanchez, 1547 Keeler Avenue, spoke to his concern regarding the presence of children in the neighborhood.

Chairperson Faragher closed the Public Hearing.

Councilman Kincaid asked Ms. Christensen if there were any existing properties in the City with similar tax credits and whether or not the City has had any concerns with the other properties. Ms. Christensen listed off the names and addresses of similar properties and stated

that she could not speak to the traffic or crime concerns; however, she was able to explain the process of inspections performed at these developments.

Councilor Kincaid also inquired into whether or not the City has completed a traffic study. Ms. Christensen stated that the City has not and the past procedure has been that the Developer provides the traffic study. He also requested the estimated tax impact of the project from the Developer for the City Council meeting.

Commissioner Johnson stated that, although he can understand the concerns of the neighborhood, he was concerned that a vacant building would cause more concern for property values than the proposed project. He also expressed appreciation for the Developer reaching out to a community organization.

Commissioner Finnegan agreed that the project would not be a good fit for the neighborhood and regrets that there was not a more ideal location.

Chairperson Faragher agreed with statements made by other Commissioners.

Commissioner Tinder moved to deny the Comprehensive Plan Amendment. Commissioner Ruster seconded the motion. The motion passed, voice vote.

6. **Planned Unit Development – 1633 Keeler Avenue – Commonwealth Development**
Public hearing, review and consideration of Planned Unit Development – Master Land Use Plan for the property located at 1633 Keeler Avenue (Kolak Education Center)

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Tinder moved to deny the Planned Unit Development. Commissioner Finnegan seconded the motion. The motion to deny the Planned Unit Development passed, voice vote.

7. **Zoning Map Amendment – 1633 Keeler Avenue – Commonwealth Development** Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands and Institutions District, to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue (Kolak Education Center)

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Ruster moved to deny the Zoning Map Amendment. Commissioner Tinder seconded the motion. The motion to deny the Zoning Map Amendment passed, voice vote.

8. **Status Report on Prior Plan Commission Items**
There was no report on prior Plan Commission items.

9. **Adjournment**
The meeting adjourned at 8:05pm.

Minutes respectfully submitted by Ashley Rosenbaum