



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, September 7, 2016 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, Faragher, Finnegan, Ruster, Weeden and Councilor Leavy were present. Commissioners Haynes and Johnson were absent.

2. Approval of the Minutes of the August 17, 2016 Meeting

Commissioner Weeden moved to approve the minutes from the August 17, 2016 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 3654 South Paddock Road

Review and consideration of a two-lot Extraterritorial Certified Survey Map for the property located at 3654 South Paddock Road in the Town of Beloit

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

Commissioner Faragher inquired into the potential future land use. Bob Leuenberger responded that at this point, there are no plans, and the owner simply desires to sell the property.

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

4. Condominium Plat – Walnut Grove Condominiums Phase 2 – 2260 and 2265 Walnut Street

Review and consideration of a 12-unit Condominium Plat for the properties located at 2260 and 2265 Walnut Street

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

Commissioner Faragher inquired into the quality of the existing units. Ms. Christensen answered that they appear to be quality units.

Commissioner Tinder moved to approve the Condominium Plat. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

5. **Electric Transmission Line Easement – 3015 Cranston Road**

Review and consideration of a request to grant an Electric Transmission Line Easement to American Transmission Company along the northern edge of the City-owned property located at 3015 Cranston Road

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

Anita LaCoursier, Madison, Wisconsin, a representative from American Transmission Company, addressed the commission and explained why the company is requesting the easement.

Commissioner Ruster moved to approve the easement. Commissioner Tinder seconded the motion. The motion passed, voice vote.

6. **Comprehensive Plan Amendment – 631, 640, 654 and 657 Bluff Street**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Single-Family Residential - Urban to Office for the properties located at 631, 640, 654 and 657 Bluff Street.

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

Commission Faragher asked when this neighborhood was re-zoned to Single-Family Residential. Ms. Christensen stated that it was re-zoned in early 1999.

Commissioner Weeden asked how this Amendment would affect the non-conforming properties. Ms. Christensen stated that Grinnell Senior Center would not be required to obtain a Conditional Use Permit following the rezoning, and they would retain their legal non-conforming status. She explained that if the apartments were to be re-established, a Conditional Use Permit would be required, and the Plan Commission would be able to recommend conditions to be met before the use could be established.

Commissioner Faragher asked about the status of the foreclosure of 640 Bluff Street. Ms. Christensen stated that the property was foreclosed on in February, and a default judgment and a three-month redemption period was granted on July 15, 2016.

Commissioner Finnegan asked how this would affect the bank that owns the property. He was concerned that they had not been contacted and how the Amendment would affect the number of units available. Ms. Christensen explained that the City has made numerous efforts to contact the bank with no result. Currently, the property is zoned Single-Family Residential and has been vacant. Therefore, it could only be used as a single-family structure without this change.

The Commissioners discussed the history of the building and renovations done to the building.

Commissioner Ruster asked why the City of Beloit notifies the Town of Beloit and the South Beloit clerks. Ms. Christensen explained that it is required by the Comprehensive Plan regulations.

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

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

City Council approved the Conditional Use Permits for 625-701 Third St and 1028 Mary Street as well as the annexation of 2028 E Ridge Road.

8. **Adjournment**

The meeting adjourned at 7:30pm.

Minutes respectfully submitted by Ashley Rosenbaum