



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, February 8, 2017 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 7:01pm. Commissioners Finnegan, Ruster, Faragher, Haynes, Johnson, Weeden, and Councilor Leavy were present. Commissioner Tinder was absent.

2. Approval of the Minutes of the December 12, 2016 Meeting

Commissioner Weeden mentioned there was a typo in Randy Kirichkow's name. Commissioner Weeden moved to approve the minutes from the December 7, 2016 meeting, as amended. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Certified Survey Map – G5 Brewing Company – 1801 Gateway Boulevard

Public hearing, review and consideration of a two-lot Certified Survey Map for the property located at 1801 Gateway Boulevard.

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

Commissioner Haynes moved to approve the resolution as amended. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

4. Zoning Map Amendment – Lot 1 of the CSM for 1801 Gateway Boulevard

Public hearing, review and consideration of a Zoning Map Amendment from C-1, Office District, to M-1, Limited Manufacturing District, for Lot 1 of the Certified Survey Map for 1801 Gateway Boulevard earlier on the agenda

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

Lee Gunderson, 9414 S Clinic Rd, Beloit, explained that they were requesting the zoning change so that they would be able to brew beer in the future.

Commissioner Weeden questioned if M-1 classification is sufficient enough for the proposed secondary use of the brew pub restaurant. Julie confirmed that the classification would be sufficient for both uses.

Commissioner Johnson questioned if there would be any issues with obtaining liquor licenses. Julie mentioned that the applicants need to own the property before they can start going through the process. The sale of the property and the recording of the Certified Survey Map need to be completed before the applicants can move forward. Andrew Janke, Beloit Economic Development Director, has been following through with the process to ensure it can be done. Ms. Christensen stated that the City does not believe any issues will present themselves.

Commissioner Johnson motioned to approve the resolution as amended. Commissioner Ruster seconded the motion. The motion passed, voice vote.

5. Condominium Plat – Kadlec Drive Condominiums

Review and consideration of Addendum No. 2 to Kadlec Drive Condominium Plat located at 2660 Kadlec Drive

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

Commissioner Weeden had a concern about where the residents would park. Tom Wood, Harrison Associates (engineer/ surveyor), mentioned that there are garages on each end of the building and additional parking stalls outside each garage stall. There are six parking stalls on each end of the twelve unit buildings.

Commissioner Johnson motioned to approve the resolution. Commissioner Haynes seconded the motion. The motion passed, voice vote.

6. Status Report on Prior Plan Commission Items

The Conditional Use Permit to allow additional stories for the hotel at 3042 Ford Street was approved by City Council. City Council also approved the Comprehensive Plan Amendment, PUD, and the Zoning Amendment for the storage units on Townline Ave. The City Council amended the requirements for the landscaping in regards to the storage units. The applicant will be required to install at least three feet high landscaping made of evergreen material.

7. Adjournment

The meeting adjourned at 7:15pm.

Minutes respectfully submitted by Amber DesRoberts.