



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Meeting Minutes
Beloit City Plan Commission
Wednesday, June 7, 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 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor De Forest were present.

2. Approval of the Minutes of the May 17, 2017 Meeting

Commissioner Weeden said there was a misspelled word in the minutes. Shammy will be corrected to read chamois.

Commissioner Weeden moved to approve the minutes from the May 3, 2017 meeting, as amended. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 10404–10406 S. Walker Road – Town of Turtle

Review and consideration of a Two-Lot Certified Survey Map for the property located at 10404-10406 S. Walker Rd in the Town of Turtle.

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

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

4. Certified Survey Map – 3022 Ford Street

Review and consideration of a Four-Lot Certified Survey Map for 3022 Ford Street in the City of Beloit

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

R. H. Batterman and Co Inc. stated that the interstate acquisition has not been done yet. They have worked closely with the Interstate Acquisition Team and have accounted for the acquisition on the map. It should not affect lot two or four but it will affect lots three and one.

Commissioner Johnson asked if the intent was to extend Ford Street to Wyetta Drive. Ms. Christensen confirmed that the intention was to connect not only the streets but also the utilities. She stated that the City is planning ahead to make future development easier to facilitate as the land develops.

Councilor De Forest asked if a salt shed would still be located somewhere on the property. Ms. Christensen stated that the original plans had been to place it in the infield of the interstate but that was opposition to that location. She explained that the proposed location for the salt shed is along Milwaukee Road near Kerry Ingredients. Ms. Christensen stated that Mike Flesch had been assured that the original site for the salt shed was no longer being considered, although the plans are still in the “draft” stage.

Commissioner Haynes moved to approve the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Certified Survey Map – 1520 Madison Road

Review and consideration of a Two-Lot Certified Survey Map for 1520 Madison Road in the City of Beloit.

Commissioner Faragher asked who currently owns the lot. Ms. Christensen answered that Premier Holdings LLC is the owner.

Councilor DeForest asked Ms. Christensen if she believed the Department of Natural Resources would be satisfied with the proposed zoning of the lots in such close proximity to the retention pond. Ms. Christensen stated there should be no problems with the zoning as the City would ensure to include proper drainage in the site plans.

Commissioner Finnegan confirmed that the only access to the proposed lots would be through the existing parking lots. Ms. Christensen verified that there is a cross access agreement included on the CSM. She expounded that the Department of Transportation limits the number of access points off Madison Road.

Commissioner Weeden asked if semi-trucks are able to utilize Whipple Avenue for deliveries. Ms. Christensen said that the drivers can use the street but that their preferred access to the site was from Madison Road.

Commissioner Johnson moved to approve the resolution. Commissioner Ruster seconded the motion. The motion passed, voice vote.

6. Status Report on Prior Plan Commission Items

The Conditional Use for the proposed car wash at 2667 Prairie Ave and the rezoning of 3375 Prairie Ave were approved by City Council. The presentation regarding Parking Study will be held on June 12, 2017 at 6:30 pm at Vision Beloit. On June 28, the School District of Beloit will be holding a Kolak neighborhood meeting to discuss what the nearby residents would support in terms of redevelopment for the building. Ms. Christensen explained the plans for

the redevelopment further and possible ideas to address previously voiced concerns, including WHEDA tax credits and a possible mix of commercial and residential use. The City of Beloit will also be hosting two neighborhood meetings at the Historical Society (June 13) and Community Action (June 14) at 5:30pm to discuss the planned Neighborhood Revitalization Strategy Areas.

7. **Adjournment**

The meeting adjourned at 7:40pm.

Minutes respectfully submitted by Amber DesRoberts