



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, March 21, 2018 at 7:00 PM  
The Forum  
Beloit City Hall  
100 State Street, Beloit**

**1. Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:01pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder and Councilor Leavy were present.

**2. Approval of the Minutes of the March 7, 2018 Meeting**

Commissioner Haynes moved to approve the minutes. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Attachment – 2032 E Ridge Road**

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

Commissioner Faragher indicated that the referenced attachment was part of an on-going process and asked Ms. Christensen if the committee will be seeing more of these attachments in future meetings.

Ms. Christensen confirmed that the committee will be seeing more of these attachments in the future.

Commissioner Haynes moved to approve the attachment to the City of Beloit. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**4. Zoning Map Amendment – 1575 Prairie Avenue**

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

Commissioner Weeden asked Ms. Christensen if the owner intends to sell the land to a developer for residential use.

Ms. Christensen stated that she did not know if it was going to be sold to a developer but did know that they intend on subdividing for future sale as mentioned in the report.

Commissioner Weeden discussed the development potential of the land. Commissioner Weeden asked if there is a master-plan that would take in consideration the property's potential.

Ms. Christensen indicated that the Comprehensive Plan Steering Committee is currently identifying development sites, and this location could be added to that list. Ms. Christensen added that she would have Drew Pennington, Director of Planning and Building Services add this property to the list for consideration and discussion.

Commissioner Weeden also pointed out that if there are limited development sites for higher-end housing in Beloit, this could be a potential site for development.

Commissioner Finnegan discussed some restrictions associated with the lot, including the monitoring wells placed on the site by the Department of Natural Resources (DNR). Commissioner Faragher recalled from experience that there could be some potential environmental issues associated with this property.

Commissioner Johnson discussed the benefits of rezoning the lot from commercial to R1-A, Single Family Residential. Commissioner Faragher agreed with the benefits.

Commissioner Johnson moved to approve the Zoning Map Amendment. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**5. Zoning Map Amendment – 1905 Mound Avenue and 1950 Church Street**

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

Councilor Leavy asked Ms. Christensen if future developments of the site would be brought to the Plan Commission for approval.

Ms. Christensen affirmed that if the properties were to be classified as Public Land and Institutions (PLI), future development with a community center or day care would not have to be approved by the Plan Commission and could be approved at a staff level.

Councilor Leavy asked Ms. Christensen to make the intent clear at the next City Council Meeting on April 2nd, allowing people to clearly understand before proceeding on the approval of the request.

Commissioner Johnson asked Ms. Christensen about the Staff approval process. Ms. Christensen explained that as long as the development met the requirements of the zoning ordinance, it would be approved. Commissioner Johnson confirmed that there would still be a level of control when approving requests at the staff level. Ms. Christensen agreed with the statement.

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

**6. Conditional Use Permit – 101 & 145 Maple Avenue and 1621 Shore Drive**

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

Commissioner Weeden wanted clarification on the language describing the time of completion for the project (multiple phases over several years). Mr. Weeden also suggested having a more definite time-frame regarding the completion of the project.

Ms. Christensen indicated that the Planning & Building Services recommendation anticipated allowing the construction in multiple phases, so that the Conditional Use Permit for this development would not expire until the development was complete.

Katie Udell, Angus Young Associates located at 555 S. River Street, Janesville, WI, explained that a Master Plan for the site was prepared. The pavilion is *Phase One*. Ms. Udell directed the Committee to The *Master Plan*, which includes the relocation of the volleyball court, the addition of a sidewalk connector and improvements to the patio. Ms. Udell also explained that the mentioned items would be classified as long-term projects due to budget restrictions.

Ms. Christensen asked if there was a specific time-frame assigned to complete the project.

Terry Agate, 2640 Sarah Lane, Beloit, and representing The Rock Bar & Grill, indicated that they initially believed that the project was going to be completed in one phase. However, the project has been coming in over-budget which has slowed the entire project down. Ms. Agate is optimistic about completing the project in five (5) years as long as their budget allows it.

Commissioner Johnson indicated that as soon as the pavilion was completed, the remaining items would be sidewalks and the relocation of the volleyball court. Mr. Johnson also concluded that from a functionality standpoint, the site would not look like an “open construction project” the entire time and once there is funding, the remaining items would be completed.

Ms. Udell mentioned that there would be the addition of a pergola structure over the restaurant’s existing patio area and a new slab of concrete or patio surface.

Commissioner Haynes moved to approve the Conditional Use Permit. Commissioner Ruster seconded the motion. The motion passed, voice vote.

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

Ms. Christensen indicated that the Location and Architectural Design of the Wastewater Facility Storage Building and Eagles Ridge Park Shelter were approved by City Council on Monday, March 19. The Parks Department is currently conducting a survey to determine the outcome of the future Eagle's Ridge Park Improvements as there is still TIF funding available that needs to be spent this year. The Parks Department Staff will work with the Parks Commission to determine what to do with the rest of the park.

Commissioner Finnegan asked Ms. Christensen what would happen to unused TIF funding. Ms. Christensen answered that any unused funds would be recycled back into the TIF and because the expenditure period is expiring, the funds would not be used unless this year's CIP was amended.

Commissioner Haynes indicated that unless there was debt against it, any remaining TIF funding would be distributed to the various taxing agencies that contributed from property taxes. Ms. Christensen added that those steps of the process would not occur until the TIF closes, several years from now.

Commissioner Faragher asked about the likelihood of funds being used on Park projects. Commissioner Haynes answered that it all depended on how fast and how aggressively the departments wanted to do the projects.

Ms. Christensen also mentioned that The Comprehensive Plan Steering Committee will meet at IRONTEK on Monday, March 26 at 4:00PM.

**8. Adjournment**

Commissioner Faragher adjourned the meeting at 7:27pm.

Minutes respectfully submitted by Frank Fuerte.