



**Meeting Minutes**  
**Beloit City Plan Commission**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, November 7, 2018**

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

The meeting was called to order at 7:00pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present. Commissioner Haynes was absent.

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

Commissioner Weeden moved to approve the minutes. Commissioner Robson seconded the motion. The motion passed, voice vote.

**3. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 2240 Cranston Road**

Community Development Director, Julie Christensen, presented the staff report and recommendation for agenda items 3 and 4.

Commissioner Robson asked if there was going to be two fire hydrants instead of one, and if the access drives are straight enough for fire trucks. Ms. Christensen stated that the City will work through the site plan details in the final plan review. Commissioner Weeden asked if the driveway off Shopiere is owned by Casey's, and if the City will have a shared driveway or a cross easement. Ms. Christensen stated that the driveway that is on site was intended to have access to this to 2240 Cranston Road. Commissioner Robson asked what use can be located under the electric easement. Ms. Christensen stated that buildings cannot be constructed underneath the easement.

Chairman Faragher opened the public hearing. Wayne Wegenke, 20320 W Mill Creek Tail, New Berlin, WI, developer of the property, mentioned that the site will have two fire hydrants. Commissioner Weeden questioned why Mr. Wegenke has the buildings all turned to the side and not facing the road. Mr. Wegenke stated that he put it that way so there was enough room to add the four buildings and making the parking lot accessible to visitors and the elderly. He indicated that if he turned the buildings, it would be a longer walk for the residents and their families to the front doors of the building.

Commissioner Weeden asked if the developer is extending the sidewalk along the entire width of the property. Ms. Christensen stated that the City is requiring the developer to extend the sidewalk installed by Casey's along the entire property. The City's policy is to require sidewalks to be installed as properties are developed.

Chairman Faragher closed the public hearing.

Commissioner Johnson move to approve the PUD. Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. **Consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 2240 Cranston Road**

Chairman Faragher opened and closed the public hearing.

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

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

The next Plan Commission meeting has been moved to Tuesday, November 20, 2018 at 7:00pm due to the Thanksgiving holiday. On the agenda will be an annexation from the Town of Beloit, a certified survey map, and an easement.

At the City Council meeting, the City's Comprehensive Plan update was approved.

6. **Adjournment**

Commissioner Robson moved to adjourn the meeting. Commissioner Finnegan seconded the motion.

Meeting adjourned at 7:30pm. Minutes respectfully submitted by Amber DesRoberts.