



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 5th, 2020

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Vice-Chairperson Weeden at 7:00PM. Commissioner Haynes, Weeden, Finnegan, and Councilor Preuschl were present. Commissioner Johnson and Faragher were absent.

2. MINUTES

2.a. Consideration of the minutes of the January 8th, 2019 Plan Commission meeting

Motion was made to correct the minutes from “Commissioner was Robson absent” to “Commissioner Robson was absent” by Commissioner Haynes, seconded by Commissioner Robson. Motion carried, voice vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Preliminary Subdivision Plat for Eagles Ridge No. 4 and 5, including an Exception request relating to minimum right-of-way width

Community Development Director Julie Christensen presented the staff report and recommendation. She handed out a revised resolution which allowed for reduced right-of-way widths on certain streets and added a six foot City utility easement along the streets with reduced right-of-way widths.

Commissioner Weeden opened public hearing.

Jeffrey Linkenheld, 5291 Zenith Parkway, Project Manager for Arc Design, described the two preliminary plats, explaining that these are the last two plats that can be developed without a lift station to the south. He explained that as you go south it starts to go downhill from the existing development. They will need to figure out how to serve the remaining area in the future.

He went on to discuss the exception request. He explained that as they were developing the plat, the City ordinance was amended in relation to street widths. Consequently, they had to reconfigure the plat to make the streets connect and the loop the water main. The compromise is to have the larger right-of-way widths along the edges of the development, and then the smaller right-of-way widths in between. The developer agreed to give the City a six foot easement for City utilities along the smaller right-of-ways which would essentially give the City the entire

right-of-way they wanted. Mr. Linkenheld also explained that the plat includes temporary detention that could be redeveloped in the future too.

Commissioner Robson asked when people will be able to move into houses in these subdivisions. Mr. Linkenheld stated they are looking to start the infrastructure late spring, so houses could be occupied by the end of the year.

Andrew Knabe, 302 Shirland Lane, Poplar Grove Illinois, representing New Leaf construction, stated there are eight lots left in Plat 3. Commissioner Robson asked what the cost of the houses will be. Mr. Knabe stated that the house price range will be from \$200,000-\$250,000.

Commissioner Weeden asked what the average square footage of the houses will be. Mr. Knabe stated they will be about 1500-2100 on average.

Commissioner Ruster asked what will happen when we get a lot of rain, and will it flood out the yards. Mr. Linkenheld stated that the typical subdivision design is for a ten year storm event with the overland flood route down the street. The houses and garages are constructed two feet above the curb line. They will have side yard drainage easements. The water will drain to the detention pond.

Commissioner Robson what school district will this neighborhood be in. Ms. Christensen stated that it will be in the Beloit School District.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Haynes to approve the Revised Resolution and seconded by Commissioner Robson. Motion carried, voice vote.

4. **REPORTS**

- 3.a. **Consideration of a one-lot Certified Survey Map for the properties located at 200 W Grand Avenue, 500 and 525 Cross Street, and a portion of 208 W Grand Avenue**
Community Development Director Julie Christensen presented the staff report and recommendation.

Ms. Christensen stated that the City is selling a strip of green space. The parking lot is currently encroaching on City land. The property line is located further west than the City thought it was. Ms. Christensen mentioned that there is four foot buffer to allow for City maintenance of the path which includes the fence. Commissioner Haynes asked if they are going remove the existing fence that is chain link. Ms. Christensen stated that the fence is staying for the time being. The fence further to the south will be removed.

Motion made by Commissioner Haynes and seconded by Commissioner Finnegan.
Motion carried, voice vote.

3.b. **Consideration of a resolution approving an extraterritorial one-lot Certified Survey Map for the property located at 11638 S Turtle Townhall Road in the Town of Turtle**

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

Motion made by Commissioner Robson and seconded by Commissioner Haynes.
Motion carried, voice vote.

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen stated that there was an Extraterritorial Certified Survey Map that was moved to the following meeting in March. The vacation of Water Street will be referred along with the PUD for the Snapper Stadium at the next City Council meeting. They will be considered by Plan Commission at the first meeting in March. A traffic study was not necessary since the traffic will be added to the streets downtown, but a parking study was done and it was inaccurate since they assumed the percentages of all lots downtown and on street parking will be open. We have requested a revised parking study.

6. **ADJOURNMENT**

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed (4, 1) voice vote. Meeting was adjourned at 7:50PM.

Respectfully submitted by Amber DesRoberts.