



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, February 4, 2015**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

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

Commissioner Faragher called the meeting to order at 7:02 PM. Julie Christensen called the roll. Present was Commissioners Ruster, Finnegan, Tinder, Moore and Mathis. Commissioners Johnson and Kincaid were absent.

2. **Approval of the Minutes of the January 21, 2015 Meeting**

Commissioner Tinder moved and Commissioner Ruster seconded a motion to approve the January 21, 2015 minutes. The minutes were approved. (6-0)

3. **Conditional Use Permit – 412 Liberty Avenue – Liberty Mart**

Public hearing, review and consideration of a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Lutfi Qutoum, the applicant, described his experience with operating the store and explained that there were not many liquor stores nearby. He went on to explain that the convenience stores nearby only sell beer, and he is seeking to sell beer, wine and liquor.

Commissioner Faragher outlined the history of the store related to liquor sales and asked if the applicant was going to address the problems the store has had in the past. Mr. Qutoum indicated that he has purchased a machine that will show whether a person is old enough to buy alcohol and tobacco and whether the ID is real or fake.

Commissioner Faragher asked if the existing parking would be sufficient for the business. Lutfi Qutoum indicated that parking has not been a problem in the past. He explained that the only problem they have had is with tagging. At those times, sometimes others in the neighborhood were tagged as well.

Commissioner Faragher asked how the applicant was going to deal with litter, and Mr. Qutoum indicated that they would address litter if it happens.

Commissioner Faragher asked about surveillance around the store. Mr. Qutoum explained the layout of the store and the location of cameras. He also indicated that customers have been asking them to sell liquor.

Commissioner Faragher asked if the applicant was comfortable with the conditions. Mr. Qutoum replied that he was.

Commissioner Mathis asked how long the store had been without liquor sales. Mr. Qutoum replied since 2011.

Commissioner Mathis asked what percentage sales will increase if liquor sales are added. Mr. Qutoum indicated that it would increase a lot, especially around the holidays, probably around 80 percent.

Commissioner Mathis asked if the applicant felt the measures he was taking were adequate. Mr. Qutoum replied affirmatively.

Commissioner Faragher explained that he was concerned about the survey results, that almost 50 percent of the neighbors were opposed. Commissioner Ruster indicated that she agreed.

Commissioner Moore asked about the process for the liquor license. Julie Christensen explained the process.

Commissioner Ruster asked what the Alcohol Committee looks at when approving liquor licenses. Julie Christensen explained that she wasn't completely sure what the Alcohol Committee looks at when evaluating the license.

Commissioner Tinder expressed concern about having liquor sales in a residential setting. If approved, he thought that others who had lost their licenses might come forward and apply.

Commissioner Mathis moved to approve the Conditional Use Permit and Commissioner Finnegan seconded the motion. The motion failed. (4-2)

4. **Relocation Order for Easements – Milwaukee Road Corridor Improvements**

Review and consideration of a Relocation Order for a variety of permanent and temporary easements to be established throughout the Milwaukee Road Corridor

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Jason Dupuis, City of Beloit Project Engineer, outlined the project. He indicated that the plans are 90 percent complete. Easements are needed for new sidewalks being added along the west side of Cranston Road, near the entry of Wal-Mart, and along Branigan Road. He explained that staff had a preliminary meeting with the owners of the property and that this project ties into the I-39/I-90 highway project.

Commissioner Moore asked if there were plans for sidewalks for the children walking to the new Intermediate School. She expressed concern about kids darting across Milwaukee Road. Jason Dupuis indicated that the project does not extend that far; it ends at Lee Lane.

Commissioner Ruster asked why we are installing sidewalks on a highway. Mr. Dupuis explained those pedestrians are already walking across Milwaukee Road, from the hotels to the retail and restaurants. The City is trying to provide safe pedestrian travel. Part of the Interstate project will include some pedestrian/bike improvements. The plan is to connect to those improvements.

City Engineer, Mike Flesch, outlined the interstate project. The sidewalk system is intended to remove car/pedestrian conflicts. The goal is to get people safely where they need to be. The State and Federal governments want complete streets, which includes bike and pedestrian connections.

Commissioner Faragher indicated that it has been difficult to cross Milwaukee Road. Mike Flesch explained that the City had applied for a grant for a pedestrian path from Cranston Road to White Avenue but that we weren't awarded the grant. He explained that the project is on the radar, and the City will try to find funding for this project. He indicated the Cancer Center put in sidewalks, and the school has some sidewalks.

Commissioner Mathis asked if there would be lighting as part of this project. Jason Dupuis indicated that Phase 1 will not have lighting, but Phase 2 will have lighting. Commissioner Mathis asked when Phase 2 would happen. Mike Flesch indicated that it would happen when funding was available. Jason Dupuis explained that the intersections are lit, and that in the future, lighting improvements will be done.

Commissioner Ruster asked what lighting improvements are included in Phase 2. Mr. Dupuis explained that the lights will be installed with the new lighting standards which include the black poles, updating the signal heads, LED lights, and flashing yellow arrows.

Commissioner Tinder moved to approve the Relocation Order and Commissioner Moore seconded the motion. The motion was approved. (6-0)

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

Julie Christensen indicated there was nothing to report. The Comprehensive Plan Amendment and the Zoning Map Amendment in the Gateway are in the public review period and will not be acted on by City Council until March.

6. **Adjournment**

The meeting adjourned at 7:35 PM.