



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, February 18, 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 7:03 PM. Ashley Rosenbaum called the roll. Commissioners Moore and Tinder were absent. Commissioners Ruster, Finnegan, Kincaid, Johnson, and Mathis were present.

2. **Approval of the Minutes of the February 4th, 2015 Meeting**

Commissioner Mathis moved and Commissioner Ruster seconded a motion to approve the February 4th, 2015 minutes. The minutes were approved. (5-0)

3. **Conditional Use Permit – 2747 Milwaukee Road-Buffalo Wild Wings**

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area as well as the indoor and outdoor sales, possession, and consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 2747 Milwaukee Road.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing after receiving no comments from the commissioners.

David Babcock, the General Manager of the Buffalo Wild Wings (scheduled to open at 2747 Milwaukee Road), addressed the Commissioners.

Mr. Babcock described the planned changes to the building as well as the wait staff. He stated that the outdoor patios were designed to enhance their guest's experiences. Mr. Babcock stated that all of the servers were required to go through alcohol training with alcohol procedures in place. Also mentioned is the fact that the patios are a smoke-free and a pet-free zone.

Chairperson Faragher double checked that the patios will be a smoke-free zone. Mr. Babcock outlined the history of dealing with the smoke-free patio in Janesville. He went on to explain that, although there are individuals that try to smoke on the patio, they are heavily managed so as to ensure a pleasant dining experience for all diners. Buffalo Wild Wings strives to offer guests the same service outside as inside.

Commissioner Kincaid asked about the type of covering the patio would have. According to the information Mr. Babcock had, it appears that the new design will include a complete covering for the outdoor patio. The location in Janesville tried to do a partial metal covering, supplementing that with umbrellas, however, the umbrellas proved to be more detrimental than beneficial. Heavy winds will and have carried away the umbrellas before. The metal covering will be more permanent and safe.

There was also a question raised about the changes planned for the roofline, which, according to Mrs. Christensen, are all included in the plans previously submitted and approved.

Commissioner Kincaid asked for further explanation regarding where the extra parking would be coming from to meet the necessary ratio of seats to parking stalls available.

According to Mrs. Christensen, the additional parking spots would most likely come from Morgan Square (owned by Terry McGuire L.L.C). She continued to explain the history of negotiating shared parking areas, listing the accord between Culvers and Mr. McGuire as an example. She explained that there is a standing agreement which is in place as long as Culvers exists. The likelihood that a similar union would exist between Mr. McGuire and Buffalo Wild Wings is good.

Mr. Babcock explained that in the restaurant business, most people tend to come in their own vehicles, in place of carpooling. This heavily influences the need for the extra parking, no matter the time of day. Mrs. Christensen refers to the building designs, noting that Buffalo Wild Wings intends to fully utilize all of the available space inside the structure, unlike Perkins and Atlanta Bread. Both of these previous tenants had a “meeting” space, whereas Buffalo Wild Wings will implement a stadium type seating arrangement.

It was also asked what the projected opening date would be. According to Mr. Babcock, it looks as though it will be opening sometime in June; however, he is not privy to all of the details. Mrs. Christensen also added that they are still not under construction.

Commissioner Kincaid asked if Buffalo Wild Wings would be purchasing the building. Mr. Babcock explained that it would be a lease deal, although he does not know the duration of the lease.

Commissioner Mathis asked if there would be any other external changes to the building beyond the ones already discussed.

Mr. Babcock explained that the building is already set up well for the planned signage. He also mentioned that the drive-thru will not be utilized (as it’s not part of the business plan). He states that the building is almost ready to open.

Commissioner Kincaid asked Mrs. Christensen if there had been any requests for waivers for the signage ordinances. She states that as far as she knows, there hasn’t been any need for changes and the architectural review has been approved. One of the big changes to the

building would be raised ceilings since Buffalo Wild Wings has vaulted ceilings. The building inspector had mentioned a change to the roofline, but that that was the biggest change for the building. She also states that Buffalo Wild Wings was probably waiting for the conditional use permit to be approved before entering into the lease. Finally, it is also mentioned that although it is not set in stone, there should be no changes to the signage, depending upon the sign company.

Commissioner Johnson moved to approve the Conditional Use Permit and Commissioner Ruster seconded the motion. The motion passed (5-0).

4. **Sale of Right of Way to Rock County for the Inman Parkway Extension:**

Review and consideration of a request by Rock County to acquire right-of-way for the Inman Parkway Extension project.

Julie Christensen summarized the Staff Report and the Staff Recommendation. She also introduced Michael Flesch, as the City Engineer.

Mr. Flesch summarized the project, stating that since more of the land was out of the city than was in it, Rock County desires to buy the land straight out from the City of Beloit. He stated that the project will connect Prairie Ave to Shopiere and that it will be used as an alternative to the I-90 project. Along with this project, Prairie Ave will also be under construction. He mentioned that this needs to be fully finalized by March 15th to meet the deadlines for bidding. If this deadline is not met, then the improvements will be put on hold, making it quite important that it is approved.

Mr. Flesch explained how this road will be an alternate to I-90, much like Hart Road and Murphy Woods Road. This would create an option for traffic to exit the interstate in the event of an accident while also keeping the traffic away from Cranston Road. He also explained the history of this project and others similar to this.

Commissioner Ruster asked what would be changing on Prairie Ave. Mr. Flesch explained that from Huebbe Parkway to Highway 11/Avalon Road, Prairie Ave will become a three lane urban section, with a bi-directional turn lane accounting for one of the lanes. In addition, from Inman Parkway to Philhower Road (where the school will be built), there will be a sidewalk on the East side; possibly the West side, and that the sidewalk will stop around Thomas Lane. The care of the sidewalks will be the responsibility of the property owners, not the City.

There will also be on-road bike lanes, one going north and south respectively, continuing to Janesville.

Commissioner Kincaid asked if the City's portion would be 1/3 due to the Frontage Road and whether there would be curb cuts. According to Mr. Flesch, the City's portion is due to the amount that is within City limits and that there will be curb cuts. The section along

Inman Parkway is a rural area; there will be no decorative lighting, no utilities, no sewer or water, and no sidewalks. There will be an on road bike lane, which necessitates striped lines for motor vehicles.

Commissioner Ruster asked where stoplights would be and also mentioned that the new road will be going over the creek. Mr. Flesch stated that there will be stoplights at Inman Parkway and Shopiere Road. He also explained plans for a new bridge to cross the creek. Mr. Flesch stated that this will fall under county jurisdiction, seeing as most of the project is in the Town of Turtle.

Commissioner Kincaid verified that the City will be called upon for 1/3 of the cost for the improvements, but that the City will not be responsible for maintenance of the Highway BT.

Commissioner Faragher asked about whether it was a surprise that the right-of-way was to be sold to Rock County. Mr. Flesch stated that the City has known about this since the project started in the 70s, and that the only surprise was the way in which it was conveyed.

Commissioner Ruster asked how the exit at Shopiere Road for I-90 would be changed and whether that would include round-a bout. Mr. Flesch stated that he doesn't believe that there are round-a bouts planned for this exit. He mentioned that the new bridge and approaches will be moved approximately 100 feet south of the current bridge.

Commissioner Kincaid asked about the truck traffic anticipated for this new highway. Mr. Flesch stated that the City is hopeful that the numbers will be significant. This is based on the belief that the highway will be an alternative for the truck traffic that currently utilizes the Shopiere Road to Cranston Road to Prairie Avenue route. Mr. Flesch also expressed the idea that regular traffic will use this roadway as a faster alternative to access I-90, instead of having to travel to Milwaukee road.

Commissioner Faragher inquired into property acquisition along the planned highway. Mr. Flesch states that he has been told they are meeting their deadlines.

Commissioner Mathis wondered about the project timeline. Mr. Flesch stated that the project will be advertised in April, that the bidding would be opened about a month or so later, and construction would begin this summer. The construction will take between 18 and 24 months.

Commissioner Mathis also wondered how it would impact current traffic flow. Mr. Flesch stated that it should not cause any significant traffic changes.

Commissioner Kincaid requested information regarding the price of the property, whether the City of Beloit was indeed receiving a fair amount of money for the land. Mr. Flesch assured him that Rock County is offering the standard \$100.

Commissioner Johnson moved to approve the sale of the right-of-way and Commissioner Finnegan seconded the motion. The motion passed (5-0).

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

Julie Christensen indicated that the Conditional Use permit to sell alcohol at Liberty Mart was denied by City Council. The relocation order for the sidewalks for the Milwaukee Road project was approved. The City has also received an application for a liquor license for a Sushi restaurant in the Phoenix Building. This would fill all of the spaces for businesses on the street level of the Phoenix Building.

Commissioner Ruster asked if there are new owners for Rivals. Mrs. Christensen confirmed that Mike Duddard is the new owner of Rivals. The reopening is slated for St. Patrick's Day; however, they will not be obtaining their liquor license until a day before that.

Commissioner Faragher requested information regarding what needed to be completed before opening, dealing with code violations. Com. Johnson stated that the kitchen needed to be cleaned up a great deal. Mrs. Christensen confirmed that Rivals would be dealing with the Rock County Health Department concerning hygiene. Beyond that, the building itself is still in good condition and what is left is mostly logistics and obtaining their liquor license.

Commissioner Ruster inquired as to whether or not Rivals had opened their outdoor smoking area or not. Com. Faragher confirmed that it had not yet been done.

6. **Adjournment**

The meeting adjourned at 7:35 PM.