



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Wednesday, April 6, 2016 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Tinder, Ruster, Faragher, Finnegan, and Councilor Kincaid were present. Commissioner Johnson was excused. Commissioner Moore was absent.

**2. Approval of the Minutes of the March 23, 2016 Meeting**

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

**3. Certified Survey Map – 2401 Stateline Road**

Review and consideration of a two-lot Certified Survey Map for the property located at 2401 Stateline Road in the City of Beloit

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

Councilor Kincaid inquired the specifics of the easement, in particular, the pass-through of storm water from I-90.

Mike Flesh, the City Engineer, explained how the storm water runoff would impact the site and the easement area.

Councilor Kincaid inquired as to who would be responsible for the cost of improvements as well as mowing. Mr. Flesh stated that the developer would be responsible for the improvements and the mowing, and the City would be responsible for any extraordinary costs for maintaining the easement related to upstream development.

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

**4. Stormwater and Drainage Way Easement – 555 Willowbrook Road**

Review and consideration of a request to grant a Stormwater and Drainage Way Easement to Hendricks Commercial Properties, LLC along the southern edge of the property located at 555 Willowbrook Road.

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

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

**5. Conditional Use Permit – 549 Shirland Avenue**

Public hearing, review and consideration of a Conditional Use Permit to allow a fitness studio for the property located at 549 Shirland Avenue (103 Eighth Street).

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

Councilor Kincaid mentioned that the dumpster located at this property was not screened according to code. Ms. Christensen stated that staff would follow up on this issue.

Robert Blakely, the lawyer representing the applicant, addressed the Commission. The Commission did not have any questions.

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

**6. Planned Unit Development (PUD) Master Land Use Plan Amendment – 1810 Sutler Avenue – Tractor Supply (former Staples store)**

Public hearing, review and consideration of an amendment to the Planned Unit Development (PUD) Master Land Use Plan to allow for outdoor display areas within the Morgan Square shopping center for the property located at 1810 Sutler Avenue.

Commissioner Tinder motioned for this proposal to be tabled. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**7. Relocation Order – Branigan Road Re-alignment**

Review and consideration of a Relocation Order to acquire Right-of-Way (ROW) and a Temporary Limited Easement (TLE) over a portion of 2851 Milwaukee Road (Menards) and a TLE over a portion of 2785 Milwaukee Road (Walmart) in order to Realign the Branigan Road Intersection with the Private Driveways

Councilor Kincaid inquired into the current semi-truck traffic. Mr. Flesh stated that there is marginal truck traffic; however, this proposal would make it easier for all traffic to maneuver this intersection.

Councilor Kincaid also inquired into if the businesses would be reimbursed for the land. Mr. Flesh stated that there have been no official decisions made at this time as the approval of the Relocation Order is the first step in the process.

Mr. Flesh also stated that the Branigan Road extension would be dedicated as a Public Right of Way so that traffic laws are enforceable. As the driveways sit, the stop signs

are located on private property and therefore Police Officers are unable to enforce traffic laws.

Councilor Kincaid expressed a concern regarding the funds for the project. Mr. Flesh explained that the funds for the project would be raised from TIF monies, not the general budget.

Commissioner Tinder moved to approve the Relocation Order. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

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

The Public Hearings were held for the Zoning Ordinance Amendments for Erosion Control and Storm Water Management and Detached Accessory Structures for Garbage and Recycling. The City Council had the first reading and laid them over to the next City Council meeting.

On April 20<sup>th</sup>, there will not be a regular Plan Commission meeting. In place, there will be a workshop at the Library with City Council, Parks Commission, Plan Commission, and Landmarks Commission.

**9. Adjournment**

The meeting adjourned at 7:30pm.

Minutes respectfully submitted by Ashley Rosenbaum