

**MINUTES  
CITY OF BELOIT BOARD OF APPEALS  
Meeting of July 10, 2018**

A Meeting of the City of Beloit Board of Appeals was held on Tuesday, July 10, 2018, in The Forum of Beloit City Hall, 100 State Street. Chairperson John Schroer called the meeting to order at 7:00 PM.

**1. Roll Call**

Director of Planning & Building Services Drew Pennington called the roll. Present were: John Schroer, Merlin Bussan, Carolyn Hansen, Dustin Gronau, and John Petersen.

**2. Election of Officers**

a. Nomination and election of Chairperson

Ms. Hansen nominated Mr. Gronau for Chairperson, seconded by Mr. Schroer. Mr. Gronau accepted the nomination. The Board voted unanimously to elect Mr. Gronau as the Chairperson.

b. Nomination and election of Vice-Chairperson

Ms. Hansen nominated Mr. Petersen for Vice-Chairperson, seconded by Mr. Schroer. Mr. Petersen accepted the nomination. The Board voted unanimously to elect Mr. Petersen as the Vice-Chairperson.

c. Nomination and election of 2<sup>nd</sup> Vice-Chairperson

Mr. Schroer nominated Ms. Hansen for 2<sup>nd</sup> Vice-Chairperson, seconded by Mr. Bussan. Ms. Hansen accepted the nomination. The Board voted unanimously to elect Ms. Hansen as the 2<sup>nd</sup> Vice-Chairperson.

**3. Approval of the Minutes of the September 12, 2017 Meeting**

Mr. Bussan made a motion to approve the September 12, 2017 Minutes as submitted. Mr. Schroer seconded the motion. The motion passed (5-0), voice vote.

**4. R.H. Batterman & Co., on Behalf of Bryden Motors - 548 Broad Street**

BOA-2018-01 Variance to Section 5-416(c) of the City of Beloit Floodplain Zoning Ordinance to allow a commercial structure (service building) to be constructed below the flood protection elevation for the property located at 548 Broad Street.

Mr. Pennington reviewed the staff report and recommendation.

Mr. Petersen asked Mr. Pennington who revised the floodplain maps in 2015. Mr. Pennington stated that the maps were revised by the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency

(FEMA). Mr. Bussan asked Mr. Pennington for clarification of DNR's position on the matter, and Mr. Pennington stated that he initially interpreted their letter in the Staff Report as a statement in opposition, but that Michelle Staff from DNR called him and clarified that the letter was intended to be informational only.

Mr. Gronau opened the public hearing. Frank McKearn of R.H. Batterman identified himself as the applicant's representative. Mr. McKearn stated that the applicant would like to elevate the building similar to the Ace Hardware site, but lacks the space to elevate the site. Mr. Petersen asked for clarification, and Mr. McKearn explained that the Ace Hardware site was actually raised several feet after the buildings were cleared from the site. Mr. Petersen and Mr. McKearn discussed whether elevating a building in the floodplain could negatively impact nearby properties.

Tanya Lourigan identified herself as an Engineer for the Wisconsin DNR and confirmed that the DNR assisted FEMA with the 2015 map revisions. Ms. Lourigan explained that filling the regulatory floodway could increase food risk to nearby properties, but that filling the floodplain (or flood fringe) would not have the same risk. Several Board members discussed the storage of new and used motor oil in the proposed building within the floodplain.

Mr. Bussan asked Mr. McKearn if other properties were considered for the proposed quick lube facility, and Mr. McKearn stated that other locations were studied but that turning movements did not work on those sites.

Mr. Schroer asked Ms. Lourigan if the DNR was taking a position for or against the requested variance. Ms. Lourigan declined to take a position on the requested variance.

Mr. Petersen and Ms. Lourigan discussed the notification and objection process associated with revising floodplain maps. Mr. Pennington noted that the City adopts the revised floodplain maps in order to ensure that property owners remain eligible for discounted flood insurance through the National Flood Insurance Program. The public hearing was closed.

Ms. Hansen made a motion to approve the requested variance. Mr. Schroer seconded the motion. The motion passed (5-0), voice vote.

## **5. Adjournment**

The meeting adjourned at 7:36 PM.

Respectfully submitted,  
Drew Pennington, AICP