



**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, August 4, 2021**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Ramsden, Robson, Ruster, Finnegan, and Councilor Preuschl were present. Commissioners Toral and Anderson were absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the July 21, 2021 Plan Commission meeting**

Motion was made by Commissioner Robson, seconded by Commissioner Finnegan to approve the minutes. Motion carried, roll call vote (5-0).

**3. REPORTS**

**3.a. Consideration of a Final Plat named Elmwood Commons Plat 1 for the property located at 2545 Kadlec Drive**

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

Commissioner Robson asked what lot is where the retention pond will be located. Ms. Christensen said it will be in out lot one. Councilor Preuschl asked if there are any plans to connect the roads. Ms. Christensen stated that they do not plan to connect the road because the applicant does not own the land where the street would be extended. Councilor Preuschl stated that the Fire Department would not like that situation the way it is right now. Ms. Christensen stated that the Fire Department does not like the situation, but they do have access to the gravel road which connects to Elaine Drive. This road has been dedicated to the City.

Motion was made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Final Plat. Motion carried, roll call vote (5-0).

**4. PUBLIC HEARINGS**

**4.a. Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan from Single Family Residential-Urban to Neighborhood Commercial for the property located at 1112 Garfield Avenue**

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

Commissioner Weeden stated that the enclosure on the site plan map shows that the northern portion of the store is already encroaching onto the property and if that is

accurate. Ms. Christensen stated she did not do the survey, and checked the map and said it does look like it is currently encroaching on the adjacent property.

Commissioner Robson asked if there were any comments from the residents near the building. Ms. Christensen stated the residents are not notified for a Comprehensive Plan Amendment. The process approved from City Council indicates that amendments come to Plan Commission first for recommendation and then the public review happens. Residents are not notified until the zoning step.

Commissioner Weeden opened the public hearing.

Faraas Mannan, 555 South River St, Janesville, Wisconsin, representing Angus Young Associates, stated that the building is currently encroaching, and the business' plan is to expand onto that lot.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ramsden to approve the Future Land Use Map of the Comprehensive Plan. Motion carried, roll call vote (5-0).

4.b. **Consideration of a Conditional Use Permit to allow a religious institution in an R-1B, Single Family Residential District, for the property located at 939 Liberty Avenue**

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

Ms. Christensen stated that a neighbor, who wanted to remain anonymous, contacted Drew Pennington, Director of Planning and Building Services, and indicated that he was opposed of the conditional use permit because of special events or parties that would be held at the church.

Commissioner Robson asked if the Knights of Columbus would continue to meet there or have they abandoned the building. Ms. Christensen stated that they are selling the building, and the applicant will be using it for their church. Commissioner Weeden asked based on the occupancy of the building itself, how many parking spaces are required. Ms. Christensen stated that it would depend on the layout of the seating, and once the conditional use permit is approved, the City will ensure that they provide the required parking before it is occupied. Councilor Preuschl asked if the parking on the west side of building is sloped. Ms. Christensen stated she did not go by that property, so she is not sure.

Commissioner Weeden opened the public hearing.

Ramon and Leann Gimenez, 640 Wisconsin Ave, stated he is a Beloit Pastor for the past fifteen years, and stated there would be around 20-25 spaces in the parking lot. Commissioner Weeden asked if they had calculated the occupancy that would be allowed for the 20-25 spaces. Mrs. Gimenez stated that they did not have a big congregation. They meet on Wednesdays with about 10-12 people and on Sundays with a total of 25-30 people.

Commissioner Weeden asked Mr. and Mrs. Gimenez if they plan to have the discussion with the owner about leasing that space. Mrs. Gimenez stated that they had already contacted the owners about leasing the parking. Commissioner Ramsden asked if they plan to utilize the inside of the property or utilizing the outdoor green space as well. Mrs. Gimenez said they plan to use the indoor space. Commissioner Ramsden asked if they plan to have outdoor parties or picnics. Mr. Gimenez said they plan to do the events inside the building unless they have a block party then they would use the street.

Commissioner Ramsden asked if they talked to the nearby neighbors about their proposal. Mrs. Gimenez stated yes, and they said that if they are using it as a church they are open to it because the people that had the building before had big parties. Commissioner Weeden asked the applicants if they understand and agree with the conditions. Mr. and Mrs. Gimenez indicated that they understand the conditions and agree with them.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the conditional use permit. Motion carried, roll call vote (5-0).

4.c. **Consideration of a Conditional Use Permit to allow a drive-through coffee truck and outdoor seating area in a C-3, Community Commercial District, for the property located at 635 Broad Street**

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

Ms. Christensen read two emails. The e-mails indicated that Bobby Wilson, Mr. B's; David Siekerski, Bagels & More; and Jackie Gennett, Bushel & Peck's were opposed to the conditional use. Ms. Christensen reminded the Plan Commission that they are only reviewing the drive-through use and outdoor seating area. The truck itself is allowed under the outdoor vending ordinance.

Commissioner Weeden opened the public hearing.

Shauna El-Amin, 557 East Grand Ave, Executive Director of Downtown Beloit Association (DBA), indicated that the DBA is supportive of brick and mortar stores,

and the design committee evaluated it and want to ensure that it is aesthetically pleasing. Ms. El-Amin stated that this trailer would set the precedent for the other parking lots in the downtown. Ms. El-Amin mentioned that 635 East Broad Street is occupied, and is not vacant. It is occupied by RK & Archives, and they would share the parking lot with the coffee trailer.

Commissioner Ramsden asked if the motion gets tabled how fast do they think they could get it resolved, who would initiate the discussion and how would it get carried forward. Ms. El-Amin stated that she would coordinate with staff to start the conversation, and she is not sure if it would go to the City Manager or City Council. They are open to having an open discussion with the downtown member businesses.

Commissioner Ramsden asked how long it would take to get resolved. Ms. El-Amin stated she is not sure. Ms. El-Amin stated she would try her best to get this going as quickly as possible. Commissioner Ramsden asked Chairperson Weeden if they were to table it, would Plan Commission have to put a time limit on it. Commissioner Weeden said he would want to bring it back to Plan Commission in a reasonable amount of time.

David Siekerski, 324 State Street, owner of Bagels & More, stated he wanted to table the item. He was concerned that the downtown businesses did not get a public notice for this item. Mr. Siekerski stated there has not been enough information on this business, and that it is an unfair competition having a trailer in the parking lot on the way to downtown.

Rod Gottfredsen, 1120 Brewster Street, with a business at 316 State Street, stated he did not receive any kind of notice, and that he heard of it through word of mouth from a customer. Mr. Gottfredsen stated his concerns about a precedent being set for downtown Beloit, and he does not want to have ugly trailers around downtown. Mr. Gottfredsen stated that he would like the item laid over for more discussion and more time to evaluate it.

Paige Hoops and Joyce DesJardin, 300 Mill St, #3, owner of Rise and Grind Coffee Haus, presented their application. Ms. Hoops stated that they do have a commercial kitchen, and will be having a small selection of foods. Ms. DesJardin stated that it would be a semi-permanent trailer that will not be moved. It will have a skirt around it, and it will stay there.

Ms. Hoops said that they thought a drive-through was imperative and that they got good responses from the people they have talked with that want a convenient coffee option. Ms. Hoops stated she is not trying to step on toes, and she is trying to get commuters that are in a rush or moms that have a van full of kids. Ms. DesJardin stated that the outdoor seating area is not a huge outdoor seating area. Ms. Hoops stated that is seasonal, for people that did not want to sit in their cars, or in the grass.

Commissioner Weeden asked if this was going to be seasonal or a permanent location. Ms. Hoops said the outdoor seating area will be seasonal, as she doubts people will want to sit in the snow during winter. However, the trailer will be there year-round. Commissioner Weeden asked if the trailer will be parked there permanently with food being brought from a commercial kitchen. The applicant responded affirmatively.

Commissioner Robson asked what kinds of foods they are providing. Ms. Hoops stated they do not have their final menu prepared but will be most likely providing scones, breads, and breakfast premade tacos. Commissioner Robson asked Ms. Hoops to explain why they want the outdoor seating and drive-through. Ms. Hoops thought that it would be imperative to have the drive-through and outdoor seating area for the commuters and moms and if anyone wanted to have a seat for a cup of coffee. Commissioner Robson asked where the customers will access a bathroom. Ms. Hoops stated that the customers will be able to use the restroom at Bryden Motors.

Commissioner Weeden asked if they have parked their trailer there yet or started their business. Ms. Hoops stated that they have not. Commissioner Weeden asked if they would be able to meet with the DBA to have something worked out. Ms. Hoops said yes and that they are just trying to start their dream. Commissioner Finnegan asked if they were to table the item if it would mess up their business. Ms. Hoops stated that they are open to discussing with DBA and other businesses. However, they do already have their vendor's permit.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson to lay the item over, seconded by Commissioner Ruster. Motion carried, roll call vote (5-0).

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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for August 18, 2021.

**6. ADJOURNMENT**

Meeting adjourned at 8:20pm. Motion made by Commissioner Ramsden, and seconded by Commissioner Ruster to adjourn the meeting. Motion carried, roll call vote (5-0).

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Timothy Weeden, Chairman