



**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, May 4, 2022**

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

Vice-Chairperson Finnegan called the meeting to order at 7:00 PM. Vice Chairperson Finnegan, Commissioners Janke, Ramsden, Toral, and Anderson were present. Chairperson Weeden and Commissioner Jacobsen were absent.

**2. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

2.a. Commissioner Janke made a motion to lay the items over, seconded by Commissioner Anderson. Motion prevailed, voice vote (5-0).

**3. MINUTES**

3.a. **Consideration of the minutes of April 20, 2022 Plan Commission meeting**

Motion was made by Commissioner Ramsden seconded by Commissioner Anderson to approve the minutes. Motion prevailed, voice vote (5-0).

**4. PUBLIC HEARINGS**

4.a. **Consideration of a Conditional Use Permit (CUP) to allow a drive-through use in a C-3, Community Commercial District, for the property located at 2757 Prairie Avenue**

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

Commissioner Ramsden asked Ms. Christensen how the City staff responded to the neighbors' concerns. Commissioner Ramsden also asked what the neighbor's response was in regard to City staff's email back. Ms. Christensen said that City staff let the neighbor know that we didn't have information on lighting, hours of operation or the sign, but when the applicant gives City staff more information, we will provide it to the neighbors.

Commissioner Ramsden asked Ms. Christensen if she could elaborate on the stacking lane ordinance, and how the ordinance needs to be met. Ms. Christensen said that when you go into a drive-through lane you need to be able to exit out of it without going to the end. Typically, you see another lane on the outside of the stacking lane.

Commissioner Anderson asked on the southside of the lot if there is any curbing between the property and main entrance. Ms. Christensen said that the access point has been moved, and it will be curbed.

Vice-Chairperson Finnegan opened the public hearing.

Matt Carey, 20725 Watertown Road, Brookfield, Wisconsin, the Civil Engineer from Pinnacle Engineering Group, said the company Scooters is coming more into the southeastern part of Wisconsin, and their primary focus is a drive-through component. Mr. Carey said Scooters originated back in 1988 out of Nebraska and that they mainly have coffee drinks and smoothies and some breakfast options. Mr. Carey said the entrance is further to the east and aligns better with the Pizza Hut access to the north and with the KFC access to the south. Mr. Carey said that they are working on the stacking space issue with City staff.

Vice-Chairperson Finnegan asked if the main spot to order is the first island. Mr. Carey said it is at the northwest corner of the property, and there are two main order boards. Commissioner Toral said that he supports the plan with all the greenery around. He also suggested that they find a way to keep the runoff onsite, so that it does not end out in the river.

Vice-Chairperson Finnegan closed the public hearing.

Commissioner Anderson moved to approve the Conditional Use Permit, seconded by Commission Ramsden. Motion carried, voice vote (5-0).

## 5. REPORTS

### 5.a. **Consideration of a Resolution approving a two-lot Certified Survey Map for the property located at 1801 Gateway Boulevard**

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

Commissioner Ramsden moved to approve the two-lot Certified Survey Map, seconded by Commission Anderson. Motion carried, roll call vote (5-0).

### 5.b. **Consideration of a Resolution approving an Extraterritorial two-lot Certified Survey Map for the property located at 5712 E Freedom Lane in the Town of Turtle**

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

Commissioner Ramsden moved to approve the Extraterritorial Certified Survey Map, seconded by Commission Anderson. Motion carried, voice vote (5-0).

## 6. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

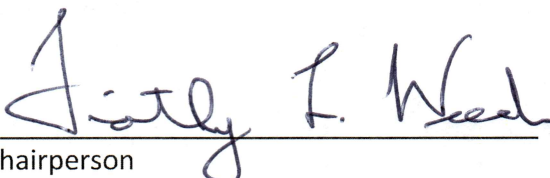
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for May 18, 2022.

7. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

8. **ADJOURNMENT**

Commissioner Anderson moved to adjourn the meeting, seconded by Commission Ramsden at 7:30 PM. Motion carried, voice vote (5-0).

  
Chairperson

