

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, January 4, 2023**

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

Chairperson Weeden called the meeting to order at 7:00 PM. Chairperson Weeden, Commissioners Ramsden, Janke, Jacobsen, Anderson, and Councilor Dunkin were present. Commissioners Toral and Flesch were absent.

**2. MINUTES**

**2.a. Consideration of the minutes of December 7, 2022 Plan Commission meeting**

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

**3. PUBLIC HEARINGS**

**3.a. Consideration of Resolution recommending approval of an amendment to the City of Beloit Comprehensive Plan for the property located at 1118 Garfield Ave**

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

Commissioner Ramsden asked if there were any comments received from the neighbors. Ms. Christensen said there were no phone calls from the neighbors. Commissioner Ramsden asked if the city envisions anything for the fifteen-foot buffer or will it just be the privacy fence. Ms. Christensen said that it will include landscape materials as well, but a fence would have to be incorporated into the buffer. Commissioner Ramsden asked how high can the fence be. Ms. Christensen said that it can be eight feet, but they are going to put a six-foot fence up.

Commissioner Anderson asked if there were any comments from the Police Department. Ms. Christensen said that staff does not send the Police Department PUD Plans for review, they only get involved if there were a liquor license issue that needs to be approved. Commissioner Anderson said that the Police Department commented on other issues. Ms. Christensen said that if there is an outdoor seating area that involves alcohol then they get copies of it.

Commissioner Jacobsen mentioned that there needs to be twenty-four parking spaces, and does that need to be listed as a condition or addressed when it comes back. Ms. Christensen said it does not come back to Plan Commission, and they have not asked for any relief on the parking. Ms. Christensen said that the applicant has not submitted their PUD Final Plan, but they would have to provide the spots or have a parking agreement

with a business across the street. Ms. Christensen said that they could just provide the eight spaces shown on the plan; Plan Commission could allow them to have that as part of the PUD. Ms. Christensen said part of the rationale for having the PUD is to allow the applicant more flexibility in design and layout.

Councilor Dunkin was wondering how the public was notified. Ms. Christensen said that City staff sent out a mailed notice to anyone who was located within 150 feet from the property. Councilor Dunkin asked what the potential timeline was for the access points. Ms. Christensen said that the city does not know at this time, that the city reached out to the Wisconsin Department of Transportation (DOT) and they do not have a time line at this time. Ms. Christensen said they are in design, and later this year they will have a public information meeting. Construction would not begin until 2029.

Chairperson Weeden asked if the alley on the north side of the property was requested by the applicant, or did the Fire Department request it. Ms. Christensen said that she was not in the meeting with the applicant, but her understanding was that the owner wanted to have the alley behind the building. Chairperson Weeden asked what the Fire Department's opinion was about it being back there. Ms. Christensen said that the Fire Department said that they do not need it for fire access. Chairperson Weeden stated that this is just a convenience for the owner only. Ms. Christensen said that the Fire Department has concerns about the rear access being there, but the final design has not been submitted.

Chairperson Weeden opened the public hearing.

Faraas Mannan, 555 South River Street, Janesville, works with Angus Young, stated that the rear alley was a recommendation from Drew Pennington when he was the Planning and Building Director, so there was an access point for residential traffic for the residential neighborhoods. Mr. Mannan said if it comes to where there are trucks parking there, they can come up with a solution, and the parking will need to be reduced. Mr. Mannan said that they will probably have twelve spaces on the site.

Chairperson Weeden asked Ms. Christensen if the reason for the twenty-four parking spaces was because that is what code requires for the size of the building. Ms. Christensen said yes, the building is 6,000 square feet which would require twenty-four spaces. Chairperson Weeden asked if twelve spaces would be enough parking spaces. Ms. Christensen said that she would be comfortable with twelve spaces, but they have not done an analysis yet. Chairperson Weeden asked if some of the spaces would be devoted to employee parking. Mr. Mannan said he does not think so, but maybe just one of them.

Commissioner Anderson asked how does this compare to other stores that they have. Mr. Mannan said they have nine including one ADA space at the Marathon store on Prairie Avenue, and have not had any issues. Chairperson Weeden asked if they had any form of

contact with the Department of Transportation. Mr. Mannan said the only information that he has was that they were looking at the triangular section of that property.

Chairperson Weeden closed the public hearing.

Harjinder Samra, 1985 Pebble Drive, who is the owner of the convenient store, was in attendance. Commissioner Ramsden asked Mr. Samra if he has had any contact with the owner of the property located at 1122 Garfield Ave which is the property directly to the north. Mr. Samra said that he has not. Commissioner Ramsden asked if he had any requests to purchase the property. Mr. Samra indicated that he had not.

Commissioner Ramsden stated that he feels that the owner of 1122 Garfield is getting the short end of the stick. Commissioner Ramsden said that this will affect their property value, and he is not sure why they have not come to speak on this item. Councilor Dunkin asked if there has been any new development in the area in the last decade. Ms. Christensen said she does not think there is anything new in the area since Family Video.

Commissioner Jacobsen moved to approve the Comprehensive Plan Amendment, seconded by Commissioner Janke. Motion approved, voice vote (5-0).

**3.b. Consideration of a Planned Unit Development Master Land Use Plan for the properties located at 1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Ave**

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

Chairperson Weeden asked if this comes back to Plan Commission or City Council. Ms. Christensen said it goes to Council and the final plan does not come back to either one. Staff approves the PUD Final Plan.

Chairperson Weeden opened and closed the public hearing.

Commissioner Jacobsen moved to approved the PUD Master Land Use Plan and add a ninth condition to reduce the required parking spaces to 12 parking spaces, seconded by Commissioner Ramsden. Motion approved, voice vote (5-0).

**3.c. Consideration of an amendment to the Zoning District Map for the properties located at 1407 Madison Road, 1112 Garfield Avenue, 1118 Garfield Avenue**

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

Chairperson Weeden opened and closed the public hearing.

Commissioner Ramsden moved to approve the amendment to the Zoning District Map, seconded by Commissioner Janke. Motion approved, voice vote (5-0).

**3.d. Consideration of a Resolution approving a Conditional Use Permit for the property located at 2909 Ford Street**

Commissioner Anderson left the meeting, as he has a conflict of interest for this item. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Chairperson Weeden asked if the decision form for the Conditional Use Permit (CUP) will become part of the Conditional Use Permit. Ms. Christensen said it is part of the record. Chairperson Weeden asked if the form, as it is filled out, includes all of the requirements. Ms. Christensen said that it is filled out for approval with the required conditions. If Plan Commission denies it, they would have to list the reasons why.

Councilor Dunkin asked how much greenspace would be left. Ms. Christensen said there will not be a lot of green space on site, and there is not a lot currently onsite. Councilor Dunkin asked if we knew why the residents were selling the business. Ms. Christensen said that Brad Lawver had called to tell us that he was selling the property and asked if they could get a permit to establish a new fireworks store. We indicated that they could, but he did not indicate where it would be located.

Chairperson Weeden asked Ms. Christensen if the Planning Department will be requiring a revision to the site plan to show the exit. Ms. Christensen said they will have to show that when they submit site plans.

Chairperson Weeden opened the public hearing.

Michael Leidig, 1250 Centennial Centre Blvd, Hobart, Wisconsin, on behalf of Cornellier Limited stated that Club Car Wash is the one requesting this Conditional Use Permit for a carwash. Mr. Leidig stated they process about 500-1000 car washes a day, and the right lane is proposed to be a fast pass lane where people can go straight to the car wash, without waiting in line. Mr. Leidig said that the car wash is fully staffed with 2 people plus a manager, and the vacuum stalls to the right for use after your car is washed.

Commissioner Ramsden asked how much it costs to get a car wash there. Mr. Leidig said there are different prices and levels of washing and the premium one is \$22.00 and \$30.00 for the monthly membership. Councilor Dunkin was wondering if they hire locally. Mr. Leidig said that they do hire locally. Chairperson Weeden asked if Club Car Wash was owning or leasing the property. Mr. Leidig said they will be owning it. Chairperson Weeden asked how the exit from the stacking lane works. Mr. Leidig said there is an emergency exiting lane at the top.

Chairperson Weeden asked Ms. Christensen about Section 8-112 (b)(3) with the bypass lane. Ms. Christensen said that it is required, and City staff will resolve that issue during

site plan review. Councilor Dunkin was wondering when they would begin construction. Mr. Leidig said that it'll be within the next year.

Chairperson Weeden closed the public hearing.

Commissioner Ramsden moved to approve the Resolution to approve the CUP based on the staff-recommended Findings of Fact with the overhead door facing Milwaukee Road and the option to have a bypass option, seconded by Commissioner Jacobsen. Motion approved, voice vote (4-0). Commissioner Anderson abstained from the motion.

**4. REPORTS**

No reports to discuss.

**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. Ms. Christensen said the next Plan Commission meeting is scheduled for January 18, 2023.

**6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

**7. ADJOURNMENT**

Commissioner Janke moved to adjourn the meeting, seconded by Commissioner Ramsden at 8:20 PM. Motion carried, voice vote (5-0).



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Chairperson