

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 3, 2024

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca (at 7:01 PM), Flesch, Jacobsen, Janke, and Councilor Day were present. Commissioners Elliott and Anderson were absent.

2. MINUTES

2.a. Consideration of the minutes of the December 6, 2023 Plan Commission meeting

Commissioner Jacobsen moved to approve the minutes, seconded by Commissioner Flesch. Motion prevailed, voice vote (4-0).

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-002 approving the Extraterritorial Preliminary Plat of Garden Prairie Estates located on Bartells Drive North of E Whippoorwill Way in the Town of Beloit

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Flesch moved to approve Resolution 2024-002, seconded by Commissioner Janke. Motion prevailed, voice vote (5-0).

3.b. Consideration of Resolution 2024-001 approving a Conditional Use Permit to allow warehouse and freight movement in a C-3, Community Commercial District, on a portion of the property located at 1805 Prairie Avenue

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

Chairperson Ramsden asked if one of the conditions is to have no outside storage, and he asked about people parking their cars along the building with for sale signs on them. Ms. Christensen said that anyone can park a car in a parking lot, even if it has a for sale sign. Ms. Christensen said if it becomes a problem with multiple cars having for sale signs on them, we could evaluate whether it was a change in use to a car sales lot. Outdoor storage would be prohibited in this Zoning District, however.

Commissioner Flesch asked where they plan to have access for the warehousing use. Ms. Christensen said that they were going to use the existing loading dock, and they would be leasing the part of the building with the docks.

Chairperson Ramsden opened and closed the public hearing. Chairperson Ramsden asked if the application was present. Ms. Christensen said that she was not. He indicated that he had some questions for the applicant. Ms. Christensen responded that they could lay it over until the applicant could be available for questions.

Chairperson Ramsden moved to lay over the item, seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of Extraterritorial Final Plat of Garden Prairie Estates located on Bartells Drive North of E Whippoorwill Way in the Town of Beloit**

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

Commissioner Jacobsen moved to approve the Extraterritorial Final Plat, seconded by Commissioner Janke. Motion prevailed, voice vote (5-0).

4.b. **Consideration of a request to annex the property located at 830 W Froebel Drive from the Town of Beloit into the City of Beloit**

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

Commissioner Abarca moved to approve the annexation of 830 W Froebel Drive, seconded by Commissioner Flesch. Motion prevailed, voice vote (5-0).

4.c. **Consideration of request to annex the property located at 510 W Froebel Drive from the Town of Beloit into the City of Beloit**

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

Commissioner Janke moved to approve the annexation of 510 W Froebel Drive, seconded by Commissioner Abarca. Motion prevailed, voice vote (5-0).

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


Ms. Christensen updated the Plan Commission on actions taken by City Council related to an item previously reviewed by Plan Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:20 PM. Motion carried, voice vote (5-0).



Mike Ramsden, Chairperson

