



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 17, 2024

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca, Fleisch, Jacobsen, Janke, Anderson, and Councilor Day were present. Commissioner Elliott arrived at 7:07pm.

2. MINUTES

2.a. Consideration of the minutes of the January 3, 2023 Plan Commission meeting

Commissioner Abarca moved to approve the minutes, seconded by Commissioner Fleisch. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. 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.

Commissioner Anderson asked if the public comments received were verbal. Ms. Christensen said that they were.

Chairperson Ramsden opened the public hearing.

Nate Wahl, representing Wahl's appliance, stated that they noticed they are not utilizing the full square footage of the building, and thought about leasing it out. Mr. Wahl said that he does not think they would be able to lease the space for retail, and a micro-distributor would better suit the space. He said it would not be any different than how they are operating right now, as the new business would utilize the building in the same way that they do now.

Chairperson Ramsden asked if the building already has a natural partition on the inside and will they be utilizing the existing loading dock. Mr. Wahl said that CCI put together a layout, and they will be utilizing the loading dock. Chairperson Ramsden asked if he has a tenant in mind. Mr. Wahl said no they do not. Chairperson Ramsden asked how much traffic would increase. Mr. Wahl said that some months are busier than others, but they did not anticipate an increase in traffic.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch moved to approve Resolution 2024-001, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (7-0).

4. **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.

5. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

6. **ADJOURNMENT**

Commissioner Anderson made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:11 PM. Motion carried, voice vote (7-0).



Mike Ramsden, Chairperson