

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, August 21, 2024

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the Minutes of the August 7, 2024 meeting

Commissioner Anderson moved to approve the minutes, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-023 approving a Conditional Use Permit to allow replacement and expansion of buried petroleum storage tanks in a Planned Unit Development District

Director of Planning and Building Services, TJ Nee, presented the staff report and recommendation.

Chairperson Ramsden opened the public hearing.

Katie Udell, Angus Young, stated she was there to answer any questions the Commissioners may have.

Chairperson Ramsden asked how often AY has been involved in replacing petroleum storage tanks. Katie Udell stated that they have worked with Kwik Trip in the past. The owner, Harjinder Samra, was present and stated that the petroleum storage tanks are fiberglass with a double wall and last roughly 40-50 years.

Chairperson Ramsden asked if there are mandates to replace these tanks. Harjinder Samra said that insurance rates increase after 30 years, and that there are yearly testing requirements through the state to make sure that everything works properly.

Chairperson Ramsden asked what the contamination concern is when removing the old tanks and installing the new ones. TJ Nee said if there are any obvious signs of contamination it would need to be addressed, but that the process is highly regulated by the state, as opposed to the City. He also noted that if the conditions of the CUP

are not followed, the City could revoke the permit. Katie Udell stated that monitoring equipment provides notification if any leaks are detected.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson made a motion to approve the CUP, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

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

TJ Nee presented the staff report and recommendation.

Chairperson Anderson asked if there is going to be a drive-thru lane, and if that would require a Conditional Use Permit (CUP) instead of PUD. TJ Nee noted that it normally would require a CUP, but can be approved as part of the PUD.

Chairperson Ramsden opened the public hearing.

Katie Udell requested that the condition requiring the provision of up to a 20-foot access easement to connect Garfield Avenue to the existing alley behind the proposed building be considered rather than mandatory, and expressed concerns about liability associated with public traffic on private property and noted that the site is quite tight. Katie Udell suggested that this issue could be addressed during the site plan review process.

TJ Nee noted that the requirement for rear access does remain under review as part of the site plan process, but that a connection between the alley and Garfield Avenue or through the site to Liberty Avenue/Garfield Avenue would need to be established since the state will be removing access to the alley from Liberty Avenue/Madison Road. Additionally, if the alley is vacated, half would be allocated to the applicant and the other half to the adjacent property to the west, which would provide more space for internal circulation.

Commissioner Anderson what would happen if this project was not underway, how removal of alley access impacts the houses along it. TJ Nee noted that without an adequate connection behind the building, the alley could not be vacated and a means of exiting the alley through the front of the site would be needed, or a cul-de-sac would need to be placed at the end of the alley, which would consume additional land.

Katie Udell asked why the burden was on this parcel. Harjinder Samra clarified that the alley would be through their property, and asked what would happen if their project was not moving forward, and that it would be discussed with AY.

Chairperson Ramsden closed the public hearing.

Commissioner Winkelmann made a motion to lay over the item, seconded by Commissioner Anderson.

Commissioner Jacobsen inquired about the ownership status of the green area shown on the map. TJ Nee noted that it is currently state right-of-way unless and until disposed of by the state. Commissioner Flesch noted the difference between an access easement and alley reservation, noting the reservation limits building in that corridor, but requires purchase in the future.

Katie Udell asked that the PUD still move forward instead of tabling it. Commissioner Flesch suggested staff work through the wording of the condition and bring it back to the next meeting. Commissioner Anderson asked if the wording was acceptable. Katie Udell noted it was, if the condition means that access will be evaluated rather than required. Commissioner Flesch preferred an alley reservation, but noted that specific access points and restrictions should be determined through the PUD rather than relying on site plan review for clarity.

Commissioner Winkelmann withdrew the motion, seconded by Commissioner Anderson.

Commissioner Anderson made a motion to approve the PUD, seconded by Commissioner Winkelmann. Motion carried, voice vote (4-1). Commissioner Flesch voted no.

3.c. **Consideration of Ordinance No. 3853 amending the Zoning District Map of the City of Beloit for the property located at 1712 Cranston Road**

TJ Nee presented the staff report and recommendation.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Jacobsen made a motion to recommend approval of the Ordinance, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

4. **REPORTS**

4.a. **Consideration of Resolution 2024-022 approving a one-lot Certified Survey Map for the properties located at 1407 Liberty Avenue, 1112 Garfield Avenue, and 1118 Garfield Avenue**

TJ Nee, presented the staff report and recommendation.

Commissioner Winkelmann made a motion to approve the Resolution, seconded by Commissioner Anderson. Motion carried, voice vote (4-1). Commissioner Flesch voted no.

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

TJ Nee, provided an update on items previously reviewed by the Commission.

6. **FUTURE AGENDA ITEMS**

TJ Nee outlined the future agenda items. The next meeting is scheduled for September 4, 2024.

7. **ADJOURNMENT**

Commissioner Flesch made a motion to adjourn the meeting, seconded by Commissioner Anderson at 8:01 PM. Motion carried, voice vote (5-0).



Mike Ramsden, Chairperson