



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 4, 2024

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

There were no Minutes to be approved.

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-025 approving a Conditional Use Permit to allow ground floor office uses in the CBD-2, Central Business District-Fringe for the property located at 200 State Street

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

Chairperson Ramsden opened the public hearing.

Carl Ecklund, attorney for Caldwell Group, and Douglass Stitt, president of the Caldwell Group, were in attendance. Mr. Ecklund stated that the whole purpose of the CUP is to prohibit retail uses from being converted to office space, and this building is not really set up for retail.

Chairperson Ramsden closed the public hearing.

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

3.b. Consideration of a Resolution 2024-026 approving a Conditional Use Permit to allow an outdoor seating area on the property located at 430 E Grand Avenue

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

Chairperson Ramsden opened the public hearing.

Chairperson Ramsden asked how many residential apartments are on the upper floors of the building. Ms. Christensen said she thought there were about twenty.

Chairperson Ramsden asked if the individual residents got notified. Ms. Christensen stated that only the owners of nearby properties were notified, but she does not believe this restaurant stays open late. She does not think they will have long hours, and that most of the restaurants that are downtown close by 10 pm.

Commissioner Anderson asked if this impacts their liquor license, and how are they allow to serve alcohol at that business. Ms. Christensen said that they have to apply for premise extension, adding this area to their existing licensed area.

Chairperson Ramsden closed the public hearing.

Chairperson Ramsden stated that it would be better if the applicant came to the meeting in person, so that the Commission can ask them questions.

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

4. **REPORTS**

4.a. **Consideration of the release of a 30-foot-wide easement for an existing water main on the properties located at 709, 735, 749 College St**

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

Commissioner Anderson asked two questions about this item and the next item. Why is an easement over an existing building and are we moving the easement to just accommodate Beloit College? Ms. Christensen explained that we are not doing it to accommodate Beloit College. This project is being completed to address deficiencies in the outdated water system related to concerns raised by the Fire Department. She said that she did not know why the easement and water main are in this current location. Commissioner Flesch noted that this was the location of a former right-of-way that was vacated, so it was likely that the water main was located in the right-of-way at the time it was constructed.

Commissioner Anderson questioned why we are routing the water main as shown. He asked whether we would make a similar accommodation for a homeowner like we are making for Beloit College. Ms. Christensen explained that the buildings on the Beloit College campus are considered public, and we want to make sure that we provide adequate water flows so that the Fire Department is able to fight fires. There are water flows needed in an environment where there are dormitories and assembly of people. Ms. Christensen explained that the Fire Department also required Beloit College to add fire lanes as part of the Library expansion project.

Commissioner Anderson said that he understands that these projects happen and that we put in a main, but do we normally move an easement. Ms. Christensen said yes,

that if a water main is moved, we will move the easement. We try to keep the water mains in the street, but if they cannot be located there, we will need an easement.

Commissioner Winkelmann commented that water has always been an issue for the neighborhood and Beloit College. Commissioner Flesch commented that the mains are quite old in this area of the City, and it's always been a goal to improve this area. Now, that there is funding available, he can see why the City would attempt to hit different areas that have issues with their water services.

Commissioner Winkelmann made a motion to approve the release of a 30-ft-wide easement, seconded by Commissioner Flesch. Motion carried, voice vote (5-0).

4.b. **Consideration of a request for a 30-foot-wide easement for a new watermain located on the 700 Block of College Street**

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

Commissioner Flesch made a motion to approve a request for a 30-ft-wide easement, seconded by Commissioner Winkelmann. Motion carried, voice vote (5-0).

4.c. **Consideration of a Resolution 2024-024 approving a two-lot Extraterritorial Certified Survey Map for the property located at 2063 S Afton Road in the Town of Beloit**

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

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

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

There was no report.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. She reminded the Plan Commissioners that the developer of 3500 Eagles Ridge Drive will be holding a neighborhood meeting on September 11, 2024 at G-5 at 5:30 PM. The next meeting is scheduled for September 18, 2024.

7. **ADJOURNMENT**

Commissioner Jacobsen made a motion to adjourn the meeting, seconded by Commissioner Flesch at 7:31 PM. Motion carried, voice vote (5-0).



Mike Ramsden, Chairperson