



**PUBLIC NOTICE & AGENDA
BELOIT PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, July 6, 2022**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the Plan Commission meeting held on June 8, 2022
[Attachment](#)
3. PUBLIC HEARINGS
No business to discuss.
4. REPORTS
 - 4.a. Consideration of a Resolution approving an Extraterritorial one-lot Certified Survey Map on the 3100 Block of Nye School Road in the Town of Beloit
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
Plan Commission initiatives
6. FUTURE AGENDA ITEMS
*Tiny homes ordinance
Extraterritorial Preliminary Plat of Blackhawk Run North
Extraterritorial Preliminary Plat of Riverstone
Electric and Communication Easement – Chester Square Parking Lot
Conditional Use Permit - Outdoor Seating Area -530 E Grand Avenue (5Bar)
Conditional Use Permit - Drive Through - 2680 Cranston Road (Applebee's)*
7. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 8, 2022**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

3.a. Consideration of the minutes of May 18, 2022 Plan Commission meeting

Commissioner Weeden indicated that the minutes should be amended to change the person calling meeting to order from Vice Chairperson Finnegan to Chairperson Weeden and that Commissioner Finnegan should be listed as being present.

Motion was made by Commissioner Janke seconded by Commissioner Anderson to approve the minutes, as amended. Motion prevailed, voice vote (7-0).

3. PUBLIC HEARINGS

No public hearings held.

4. REPORTS

4.a. Consideration of Plan Commission Initiatives

Commissioner Jacobsen said she does not understand number three on the attachment, and wanted some clarification. Ms. Christensen said that all Architectural Review is staff-approved at this time, so everything comes to staff. Ms. Christensen said that the items listed will be the ones that staff will approve, and Plan Commission would review and approve the others.

Chairperson Weeden asked Plan Commission if they thought this would be a reasonable role for Plan Commission to review architectural and building design plans. Commissioner Anderson asked if this affects the projects or the volume of the projects. Chairperson Weeden said that they reviewed the list of architectural reviews and carved out what Plan Commission was going to review.

Ms. Christensen said in terms of timing that City would notify people that there was a change in procedure, and encourage the applicant to submit their Architectural Plans early so there is enough time for them to be reviewed.

Commissioner Janke asked if there could be a provision added to allow staff approval if there is a delay in approval due to quorum or other issue so that a project would not be held up or delayed unnecessarily. Ms. Christensen said that the applicant also has the right to appeal if they do not agree with the decision of the Plan Commission.

Commissioner Janke asked if the decision was delayed for more than thirty days, could staff approve/deny the application. Chairperson Weeden asked Ms. Christensen if that could be a problem, or could they put language in to not let the item sit over a certain amount of time. Ms. Christensen said that language could be drafted to reflect that change. Chairperson Weeden suggested modifying the ordinance to allow staff to make the decision to approve/deny if it is not approved within 45 days after it comes to Plan Commission.

The Commission agreed to let Ms. Christensen and Mr. Weeden work on the final language related to the potential delay by Plan Commission before submittal of the resolution to the City Manager and City Council President.

Commissioner Ramsden moved to approve the Resolution, seconded by Commissioner Finnegan. Motion prevails, roll call vote (7-0).

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 July 6, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Anderson moved to adjourn the meeting, seconded by Commission Jacobsen at 7:35 PM. Motion carried, voice vote (7-0).

Tim Weeden, Chairperson



REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: July 6, 2022

Agenda Item: 4(a)

File Number: CSM-2022-10

General Information

Applicant: Ben Tanko of Alliant Energy/Wisconsin Power & Light Co.

Owner: Wade & Debra Sweger

Address/Location: 3100 Block of Nye School Road (Town of Beloit)

Applicant's Request: One-lot Extraterritorial Certified Survey Map (CSM)

Staff Analysis

Proposed Land Division: The intent of the proposed extraterritorial CSM is to create a 25-acre parcel to be acquired by Alliant Energy/Wisconsin Power & Light as part of the "Paddock Solar Project" in the Town of Beloit. This 500-acre renewable energy project involves the construction of a 65 megawatt solar farm and electrical substation to begin construction this summer. A layout of the approved Paddock Solar Project is attached for informational purposes only, as the City has no jurisdiction over land use beyond the City's boundaries.

Surrounding Land Use and Zoning: The properties are subject to Town zoning and are zoned Agricultural (A-1 & A-2). The subject properties are surrounded by agricultural land and rural residential uses.

City of Beloit Comprehensive Plan and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Agricultural uses for the subject properties. Land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

Review Agent Comments: None.

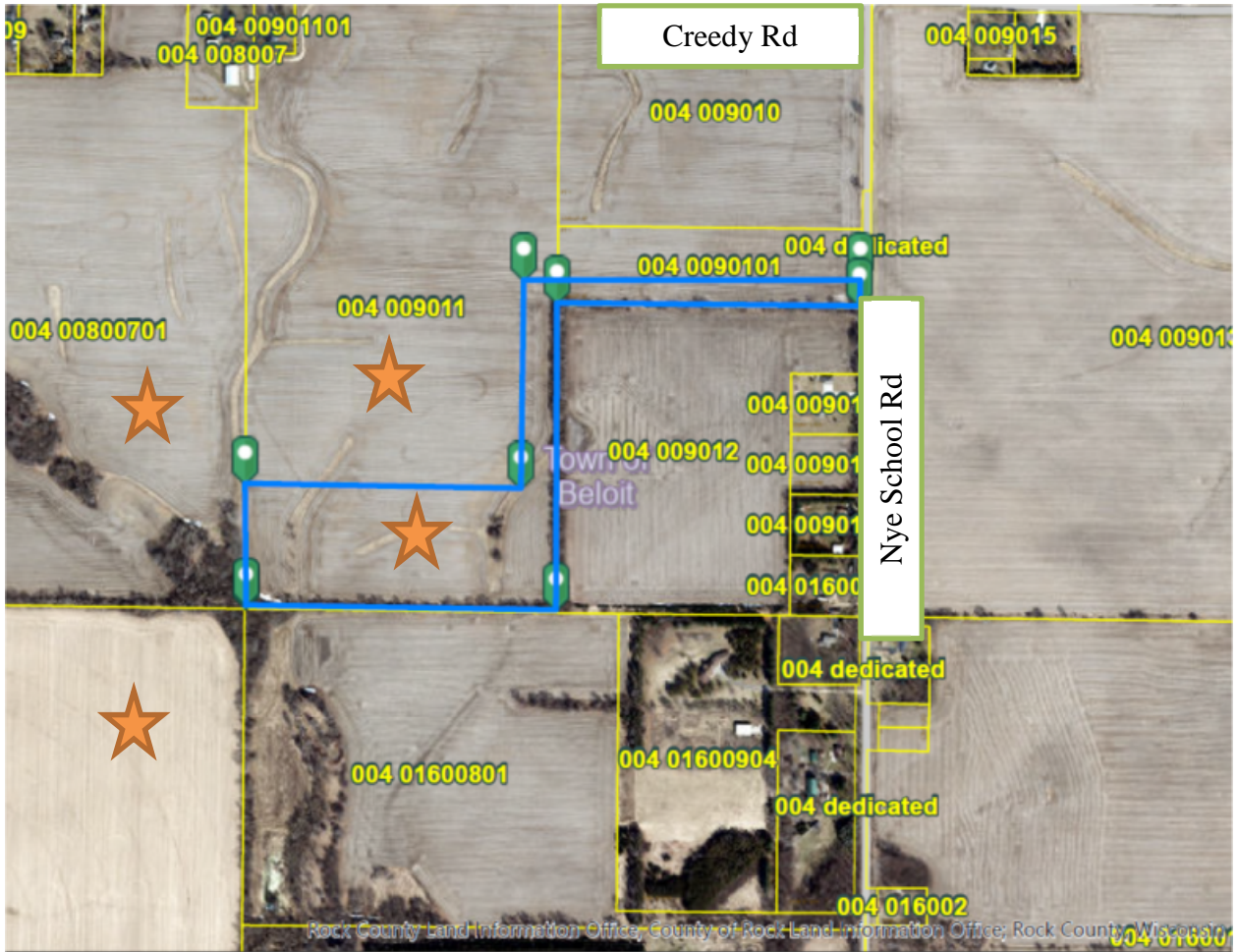
STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the attached one-lot Certified Survey Map (CSM) for part of parcel numbers 6-2-82.1 and 6-2-83 on 3100 Block of Nye School Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

ATTACHMENTS: Location Map, Certified Survey Map, Application, Resolution, and Site Layout.

Location Map (Blue Lines Show Lot 1)



 Indicates Solar Farm Locations

CERTIFIED SURVEY MAP ROCK COUNTY, WISCONSIN.

BEING PART OF OUTLOTS 9-7 AND 9-8 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT AND PART OF LOT 1 OF A CERTIFIED SURVEY MAP, RECORDED IN VOLUME 27 ON PAGES 97-99 AS DOCUMENT NUMBER 1659071, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

INTENT OF SURVEY:

A SURVEY AND DIVISION OF LANDS BY:
WADE W. & DEBRA E. SVEGER AS TRUSTEES OR THE SUCCESSOR TRUSTEE OF THE WADE W. AND DEBRA E. SVEGER REVOCABLE TRUST, DATED APRIL 19, 2011, AS DESCRIBED IN DOCUMENT NUMBER 1918600.

BEARINGS:

GRID NORTH AS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM ROCK COUNTY - NAD83(11)
THE WEST LINE OF THE SOUTHWEST QUARTER BEARS N00°09'37"E

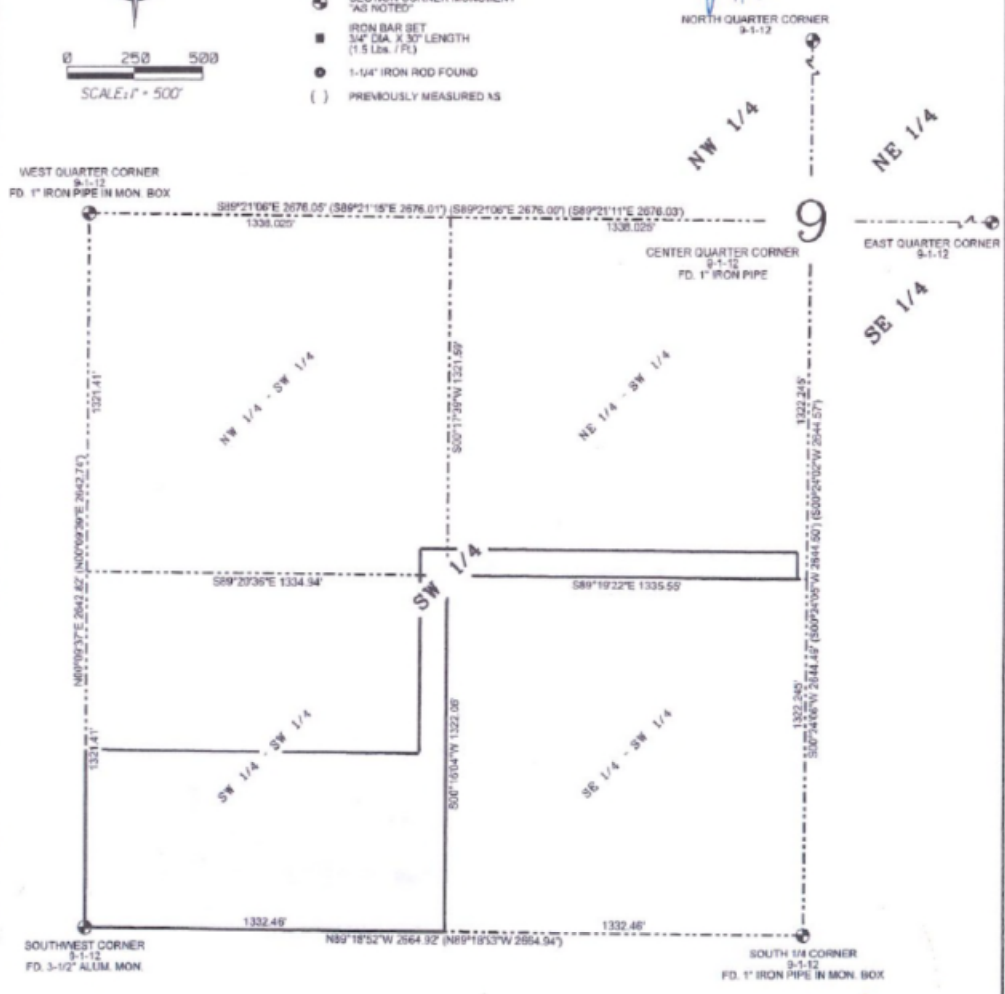
SURVEYED FOR:

WISCONSIN POWER AND LIGHT COMPANY
4902 NORTH BILTMORE LANE
MADISON, WI 53718



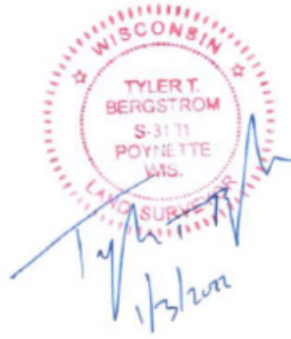
LEGEND:

- SECTION CORNER MONUMENT "AS NOTED"
- IRON BAR SET 3/4" DIA. X 30" LENGTH (1.5 Lbs. / P.L.)
- 1-1/4" IRON ROD FOUND
- () PREVIOUSLY MEASURED AS



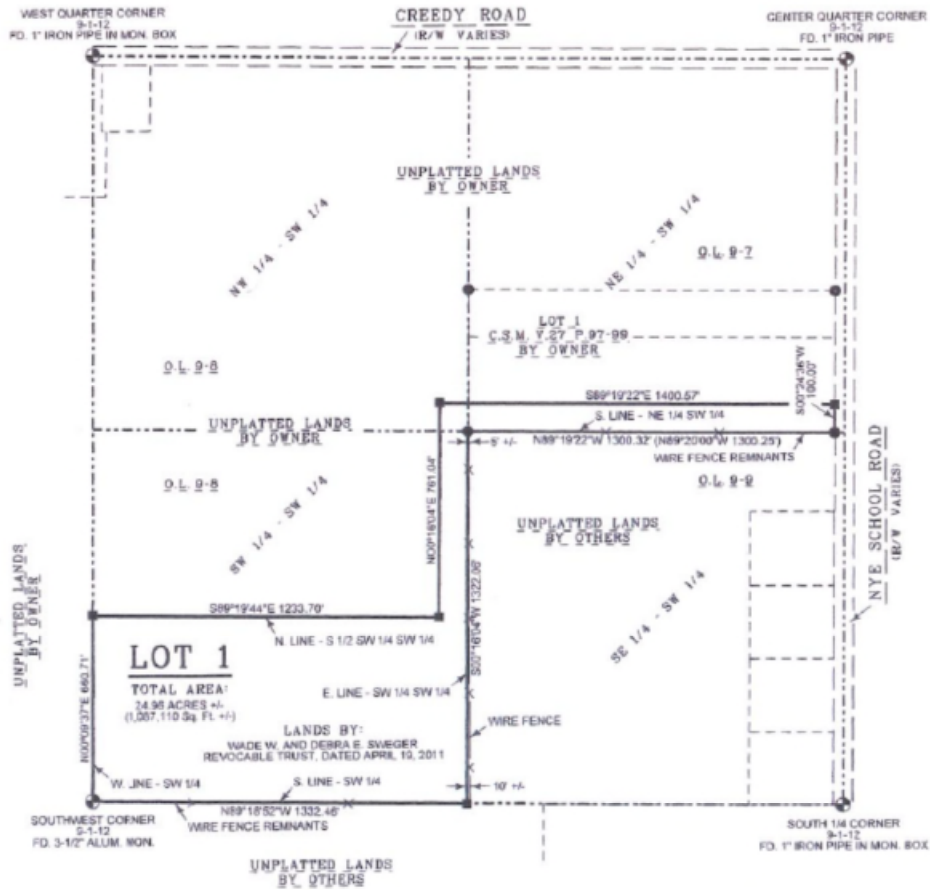
CERTIFIED SURVEY MAP ROCK COUNTY, WISCONSIN.

BEING PART OF OUTLOT'S 9-7 AND 9-8 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT AND PART OF LOT 1 OF A CERTIFIED SURVEY MAP, RECORDED IN VOLUME 27 ON PAGES 97-99 AS DOCUMENT NUMBER 1659071 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



LEGEND:

- SECTION CORNER MONUMENT "AS NOTED"
- IRON BAR SET 3/4" DIA. X 36" LENGTH (1.5 Lbs. / Ft.)
- 1-1/4" IRON ROD FOUND
- () PREVIOUSLY MEASURED AS



CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2022-10

1. Address of property: see CSM 6-2-82.1 (10 ac) 178.5 ac 6-2-85

2. Tax Parcel Number(s): 004 0090101 + 004 009011

3. Property is located in (circle one): City of Beloit or Town of: Turtle, Beloit, Rock or LaPrairie
In the 9 Quarter of Section 9, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: Wade + Debra Sweger Phone:
2941 W Creedy Rd, Beloit WI 53511

5. Applicant's Name: Alliant Energy - Ben Tanko
4902 North Biltmore Ln, Madison, WI 53718

(Office Phone #) 608-290-5442 (Cell Phone #) (E-mail Address) Ben.Tanko@alliantenergy.com

6. Number of new lots proposed with this land division is One lot(s).

7. Total area of land included in this map: 24.96 New lot

8. Total area of land remaining in parent parcels 63.54

9. Is there a proposed dedication of any land to the City of Beloit? No

10. The present zoning classification of this property is: A-1 being re-zoned to A-2

11. Is the proposed use permitted in this zoning district: Yes

- 12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
[] Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
[] Pre-application meeting; a pre-application meeting was held on with City of Beloit Staff.
[] Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
[] Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
[] Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Benjamin Tanko Benjamin Tanko 6/7/22

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: \$150 plus \$10 per lot Amount paid:
Scheduled meeting date: July 6, 2022
Application accepted by: Drew Pennington Date:

Please call Ben Tanko for payment of fee over the phone.

RESOLUTION
APPROVING AN EXTRATERRITORIAL ONE-LOT CERTIFIED SURVEY MAP
FOR PART OF PARCELS 6-2-82.1 AND 6-2-83 ON THE 3100 BLOCK OF NYE SCHOOL ROAD
IN THE TOWN OF BELOIT

WHEREAS, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled "*Subdivision and Official Map Ordinance*" authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

WHEREAS, the attached one-lot Certified Survey Map for part of parcel numbers 6-2-82.1 and 6-2-83 on 3100 Block of Nye School Road in the Town of Beloit, containing 24.96 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached one-lot Certified Survey Map, which pertains to the following described land:

BEING PART OF OUTLOT'S 9-7 AND 9-8 OF THE ASSESSOR'S PLAT OF THE TOWN
OF BELOIT AND PART OF LOT 1 OF A CERTIFIED SURVEY MAP, RECORDED IN
VOLUME 27 ON PAGES 97-99 AS DOCUMENT NUMBER 1659071.
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 9, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN,
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

NOW, THEREFORE, BE IT RESOLVED THAT the Plan Commission of the City of Beloit does hereby conditionally approve the attached extraterritorial one-lot Certified Survey Map for part of parcel numbers 6-2-82.1 and 6-2-83 on 3100 Block of Nye School Road in the Town of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 6th day of July, 2022.

Plan Commission

Tim Weeden, Chairperson

ATTEST:

Julie Christensen,
Community Development Director

