



MINUTES
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

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

2. MINUTES

3.a. Consideration of the minutes of June 8, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

No public hearings were held.

4. REPORTS

4.a. Consideration of Resolution approving an Extraterritorial one-lot Certified Survey Map on the 3100 Block of Nye School Road in the Town of Beloit

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

Ms. Christensen stated that Commissioner Toral wanted to suggest to the applicant that they use solar grazing and shared a link to solar grazing. Commissioner Weeden asked if this statement was mentioned to Alliant Energy. Ms. Christensen said that she just received that and would have Drew forward it to them. Commissioner Weeden asked if Alliant Energy is familiar with the American Solar Grazing Association.

Amber Zulke, representing Alliant Energy, stated that she is not familiar with American Solar Grazing and it is something that has been talked about within the industry and is something that she can take back and talk about with the team.

Commissioner Ramsden asked if the blue areas show the twenty five acre parcel. Ms. Christensen said that the blue lines illustrate the area of the CSM itself, and the blue area shows the full project. Commissioner Ramsden asked where the new lot will be. Ms. Zulke indicated that the CSM carves out a lot for the project substation because

Alliant prefers to own the lot that the substation itself is located on. The remaining land, shown in blue, is leased from the landowner.

Commissioner Weeden asked if this is a separate project from the one on Townline Road, the Riverside station. Ms. Zulke said this is a brand new project, and the plan is to start the middle of this month. Commissioner Anderson asked if they are past the not in my backyard part. Ms. Zulke said they are past that and working with the neighboring properties.

Commissioner Finnegan moved to approve the Resolution, seconded by Commissioner Jacobsen. Motion prevails, roll call vote (6-0).

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 20, 2022.

Councilor Dunkin stated she is happy to report on the Commissioner's request related to Plan Commission initiatives. Councilor Dunkin said that Beth Krueger is our Interim City Manager, effective August 5, 2022. Beth will assist staff to get the ordinances prepared as soon as we can. Ms. Dunkin gave clarification on potential activities approved for Plan Commission: to allow for Commission to approve the Conditional Use Permits, the ability to take on initiatives in the Comprehensive Plan, and the ability to review Architectural Review Certificates for major projects.

Ms. Dunkin says this adds more to the work load of City Staff, and she thanks the City Staff and is grateful for their willingness to take this on. Ms. Dunkin is excited that Plan Commission is going to proceed realizing that we may need to make changes along the way. Ms. Dunkin thinks this is good for the committee and residents and will be a big help to our City Council.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Ramsden moved to adjourn the meeting, seconded by Commissioner Finnegan at 7:30 PM. Motion carried, voice vote (7-0).



Tim Weeden, Chairperson