



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 21, 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, Flesch, Toral, Anderson, and Councilor Dunkin were present.

2. MINUTES

2.a. Consideration of the minutes of September 7, 2022 Plan Commission meeting

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

3. PUBLIC HEARINGS

3.a. Consideration of an amendment to an existing Conditional Use Permit to allow outdoor entertainment events with the possession, sale, and consumption of alcoholic beverages in an M-2, General Manufacturing District, for events being held at 701 Third St to include the indoor space at 601 Third Street, Suite 602-B

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

Councilor Dunkin asked if there were an emergency if there would be enough room for emergency vehicles to get through the Spine Road during the event. Ms. Christensen said yes that they are required to have a 20-foot-wide clear emergency access path which is included on one of the drawings. Ms. Christensen said that the Fire department has already been out there to confirm that there is enough access to get emergency vehicles through the site.

Commissioner Anderson asked if there have been any issues from previous events that they have had. Ms. Christensen said that there have been no issues with any events that they have had. Chairperson Weeden asked if the space was vacant or if it was the golf lab. Ms. Christensen said that when they started this, they did an extension of premise into Spine Road from the license for the golf lab, but this additional space is being added to the area for the possession, sales and consumption of alcohol.

Councilor Dunkin asked where people will park. Ms. Christensen said that there is plenty of parking in the parking lots downtown, and she does not know if there has been any parking problem before.

Chairperson Weeden opened and closed the public hearing.

Commissioner Flesch moved to approve the Conditional Use Permit, seconded by Commissioner Jacobsen. Motion prevails, voice vote (7-0).

4. REPORTS

4.a **Consideration of an Extraterritorial one-lot Certified Survey Map for the property located at 2557 S. Madison Road in the Town of Beloit**

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

Commissioner Janke moved to approve the an Extraterritorial one-lot CSM for the property located at 2557 S. Madison Road, seconded by Commissioner Ramsden. Motion prevails (7-0), voice vote.

4.b **Consideration of a Resolution approving the Extraterritorial Final Plat called Tall Trees in the Town of Turtle**

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

Commissioner Janke asked what School District this property is in. Ms. Christensen said that it is in Clinton School District. Commissioner Anderson asked if the out lots were for the purpose of retention or for future development.

Jeff Garde, Combs and Associates, stated the outlots are strictly for retention for storm water in order to make the site drain properly. Chairperson Weeden asked if they will be maintained. Mr. Garde said that yes, they will be mowed and maintained unless at certain times for plant species and other things.

Commissioner Toral mentioned that he had brought up his concern before, and if he could explain how they are complying with the regulations related to endangered species and Native American Trails. Mr. Garde said that the developer has worked closely with DNR, and the DNR puts the issues on the map in a general broad area, and they cannot exactly determine where those species are so no one can go and dig them up. Commissioner Flesch said that Mr. Garde stated that they increased the size of the out lots to preserve the native conditions where the endangered vegetation could potentially exist and move year to year, and DNR would not approve it unless it was in compliance with code.

Commissioner Toral asked how they are protecting the Native American Trails. Mr. Garde said he is not sure what he is referring to. Commissioner Toral said there are trails that need to be protected, and asked how they could build that into the project. Mr. Garde said he could not comment on that because he is not sure. Ms. Christensen

said that Plan Commission has limitations on Extraterritorial CSM in the Town, and they cannot deny the CSM based upon those concerns. Also, DNR has authority over these Environmental issues.

Commissioner Toral said that he will vote against this item, and he understands the need for development but he does not think they should build there. Commissioner Flesch said that from a permitting stand point when they get their storm water permit, they have to pass an archeological historical review and if something was flagged, they would have to fix it in order to get the permits.

Commissioner Anderson asked what if they find something once they start digging. Commissioner Flesch said that they stop digging if they come across something.

Commissioner Flesch moved to approve the Resolution approving the Extraterritorial Final Plat called Tall Trees in the Town of Turtle, seconded by Commissioner Jacobsen. Motion prevails (6-1), voice vote.

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 October 5, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

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



Tim Weeden, Chairperson

