



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, February 7, 2011**

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. SPECIAL ORDER OF THE DAY/ANNOUNCEMENTS – none

- a. Proclamation celebrating the **Sixth Annual Beloit International Film Festival** (Leavy)
- b. **State of the City Address** (Leavy)
- c. Notice to Public Regarding **Polling Place Changes** for February 15, 2011 Spring Primary Election (Houseman)

4. PUBLIC HEARINGS

- a. Resolution authorizing a **Planned Unit Development** (PUD) Master Land Use Plan for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, and 2692 Sunshine Lane (Christensen)
Plan Commission recommendation for approval 5-0
- b. Proposed Ordinance for a **Zoning Map Amendment** for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, and 2692 Sunshine Lane from R-2, Two-family Residential District, to PUD, Planned Unit Development District (Christensen) 1st reading, suspend rules for 2nd reading
Plan Commission recommendation for approval 5-0

5. CITIZENS' PARTICIPATION

6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

- a. Approval of the **Minutes** of the Regular Meeting of January 18, 2011 and the Special Meetings of January 13 and January 24, 2011 (Houseman)
- b. Resolution awarding **Contract C10-14, Townhall Road Culvert Replacement** (Botts)
- c. Application for **Exception to the Architectural Review and Landscape Code** for property located at 1877 Madison Road (Christensen) Refer to Plan Commission
- d. Resolution authorizing the City Manager to apply for **Neighborhood Stabilization Program Funds** (Christensen)

7. ORDINANCES

- a. Proposed Ordinance to establish **2-hour Parking Time Limit** for Three Stalls located in Front of 149 State Street (Beloit Daily News) (Botts)
1st reading, suspend rules for 2nd reading
Traffic Review Committee recommendation for approval 5-0
- b. Proposed Ordinance to establish **10-hour Parking Time Limit** for Parking Lot #2, Chester Square Lot (Botts) 1st reading, suspend rules for 2nd reading
Traffic Review Committee recommendation for approval 5-0
- c. Proposed Ordinance to **Remove Parking** on Fourth Street between St. Lawrence Avenue and Portland Avenue (Botts) 1st reading, suspend rules for 2nd reading
Traffic Review Committee recommendation for approval 5-0
- d. Proposed Ordinance to **Remove Parking** on North Street and Middle Street between Fourth Street (Botts) 1st reading, suspend rules for 2nd reading
Traffic Review Committee recommendation for approval 5-0

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. Annual **Report to the Community** (Arft)

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution for the **Closure of Fourth Street between Middle Street and North Street** on School Days between 7 a.m. and 4 p.m. (Botts)
Traffic Review Committee recommendation for approval 5-0
- b. Resolution approving amendments to the City of Beloit **Housing Loan Procedure Manual and Program** (Christensen)
- c. Resolution amending the **2011 Capital Improvement Budget** to reflect the Inclusion of the Milwaukee Road Gateway Corridor Study (Janke)
- d. Resolution awarding **Contract C11-03, Amending the 2010 Capital Improvements Budget**, and appropriating additional funds for the State Street Reconstruction Project (Botts)

12. 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.

Dated: February 1, 2011
Rebecca S. Houseman
City of Beloit City Clerk
<http://www.ci.beloit.wi.us>

You can watch this meeting live on Charter PEG channel 98 or digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m., Thursday at 8:30 a.m. and Friday at 1:00 p.m.

**CELEBRATING THE SIXTH ANNUAL
BELOIT INTERNATIONAL FILM FESTIVAL**

WHEREAS, the Beloit International Film Festival (BIFF) is celebrating its sixth season, bringing recognition and praise to this City and introducing visitors to our hospitality, our people, and our culture; and

WHEREAS, this year BIFF has broadened its base, celebrating our community at Reveal Parties for the first time in Rockford, Illinois and Dubuque, Iowa; and

WHEREAS, this year it will introduce the “Canned Film Competition” to the Festival and once again welcome the Beloit Janesville Symphony for the Silent Film Showcase; and

WHEREAS, the Festival has attracted Wisconsin Public Television to our community to tape its outstanding series on independent film, *Director’s Cut*; and

WHEREAS, it has brought more than 100 filmmakers and 140 outstanding family films, documentaries, features and short films to a dozen venues in Beloit and Janesville; and

WHEREAS, it has worked to create opportunities to celebrate and support our downtown businesses through the creation of Cinema Café; and

WHEREAS, it has included films and discussions that are dedicated to the creativity and concerns of our community;

NOW, THEREFORE the Beloit City Council honors the sponsors and volunteers that contribute to the success of BIFF; declares the week of February 13-20, 2011 “**BELOIT INTERNATIONAL FILM FESTIVAL WEEK;**” and urges all citizens to enjoy these exciting events; and extends the welcome of our community to the thousands of filmmakers and film fans who will be visiting Beloit.

Presented this 7th day of February, 2011.

Kevin D. Leavy, City Council President

ATTEST:

Rebecca S. Houseman, City Clerk

**RESOLUTION AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD)
MASTER LAND USE PLAN FOR THE PROPERTIES LOCATED AT
1917 ELMWOOD AVENUE AND 2612, 2622, 2632, 2642,
2652, 2662, 2672, 2682, & 2692 SUNSHINE LANE**

WHEREAS, the application of the Beloit Housing Authority for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the PUD - Master Land Use Plan for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane in the City of Beloit, for the following described premises:

Lots 10-19 of Sunshine Village (excluding westerly 20 feet of each lot), all situated in the City of Beloit, County of Rock, State of Wisconsin. Said parcels contain 1.77 acres, more or less.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

1. This PUD involves the rehabilitation and enhancement of twenty existing public housing units, minor additions to each of the units, relocation of driveways and off-street parking stalls (to the rear), and relocation of existing storage sheds as shown on the submitted PUD - Master Land Use Plan.
2. Prior to issuance of a building permit, all of the lots involved in this PUD shall be combined into one tax parcel.
3. No increase in residential density is allowed as part of this project. The minimum lot area shall be 1.5 acres and the maximum lot area shall be 2.0 acres.
4. The building setbacks shown on the submitted PUD – Master Land Use Plan shall be the minimum building setbacks.
5. The maximum building height within the PUD shall be thirty-five (35) feet.
6. The building coverage limit shall be thirty (30) percent of the project site.
7. The addition of detached garages in the future will be considered a minor change as governed by condition number eight below, provided the garages meet the minimum setbacks for detached accessory structures in residential zoning districts contained in Section 6.3.3(b)(1) of the Zoning Ordinance.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Adopted this 7th day of February, 2011.

BELOIT CITY COUNCIL

Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Planned Unit Development (PUD) - Master Land Use Plan Application for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane

Date: February 7, 2011

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The Beloit Housing Authority has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane. A copy of the PUD - Master Land Use Plan is attached to this report. There is a two-family dwelling on each of the above-referenced properties, for a total of twenty dwelling units. These properties are owned and operated by the Beloit Housing Authority. This project involves the rehabilitation and enhancement of existing public housing units, minor additions to each of the units, relocation of driveways and off-street parking stalls (to the rear), and relocation of existing storage sheds. This project also involves the construction of a north-south alley to the west of the above-referenced properties. These properties are currently located in an R-2, Two-Family Residential District. This office has also received a Zoning Map Amendment application in order to rezone these properties to PUD.

Key Issues (maximum of 5):

- This is the fifth in a series of projects that will rehabilitate and enhance the Beloit Housing Authority's public housing stock. Each project has been considered as a separate PUD.
 - The PUD process allows the consolidation of these parcels into one large parcel, which eliminates the interior property lines and allows the proposed building additions.
 - As shown on the attached PUD - Master Land Use Plan, the driveways for each of the units on Sunshine Lane will be relocated to the rear, and will be accessed by a north-south alley known as Sunshine Alley. The driveways on the property located at 1917 Elmwood Avenue will remain. Detached garages will not be constructed at this time, but may be constructed in the future if funding becomes available. A private sidewalk will be constructed between each building on Sunshine Lane and the public sidewalk.
 - The Plan Commission reviewed this item on January 19, 2011 and voted unanimously (5-0) to recommend approval of the PUD - Master Land Use Plan, subject to the conditions recommended by the Neighborhood Planning Division.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #4.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – This project will increase the energy efficiency of the units.
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will ensure that public housing units in the City of Beloit are safe, modern, and energy efficient.
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: January 19, 2011

Agenda Item: 3

File Number: PUD-2011-01

Applicant: Beloit Housing Authority

Owner: Beloit Housing Authority

Location: 1917 Elmwood Avenue and
2612, 2622, 2632, 2642, 2652, 2662,
2672, 2682, & 2692 Sunshine Lane

Existing Zoning: R-2, Two-Family
Residential District

Existing Land Use: Two-Family
Dwellings

Parcel Size: Approx. 1.77 Acres total

Request Overview/Background Information:

The Beloit Housing Authority has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane. A copy of the PUD - Master Land Use Plan is attached to this report. There is a two-family dwelling on each of the above-referenced properties, for a total of twenty dwelling units. These properties are owned and operated by the Beloit Housing Authority. This project involves the rehabilitation and enhancement of existing public housing units, minor additions to each of the units, relocation of driveways and off-street parking stalls (to the rear), and relocation of existing storage sheds. This project also involves the construction of a north-south alley to the west of the above-referenced properties. These properties are currently located in an R-2, Two-Family Residential District. This office has also received a Zoning Map Amendment application in order to rezone these properties to PUD.

The attached **Location and Zoning Map** shows the location of the project site. The adjacent zoning and land uses are as follows:

- North: C-3, Community Commercial District; Commercial (Shopko Plaza)
- South: R-1A, Single-Family Residential District; Single-Family Dwellings
- East: PLI, Public Lands & Institutions District; McLenegan Elementary School
- West: PUD & C-2, Neighborhood Commercial District; Commercial

The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. A PUD – Master Land Use Plan and PUD Zoning Map Amendment may be processed concurrently, which is the case with this development.

Key Issues:

- This project does not involve the creation of any new public housing units.
- This is the fifth in a series of projects that will rehabilitate and enhance the Beloit Housing Authority's public housing stock. Each project has been considered as a separate PUD.
- The PUD process allows the consolidation of these parcels into one large parcel, which eliminates the interior property lines and allows the proposed building additions.
- As shown on the attached PUD - Master Land Use Plan, the driveways for each of the units on Sunshine Lane will be relocated to the rear, and will be accessed by a north-south alley known as Sunshine Alley. The driveways on the property located at 1917 Elmwood Avenue will remain. Detached garages will not be constructed at this time, but may be constructed in the future if funding becomes available. A private sidewalk will be constructed between each building on Sunshine Lane and the public sidewalk.
- The property receives the full range of municipal services.
- The City's Review Agents have reviewed the PUD and have not submitted any comments or concerns.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. Development standards are addressed in the Staff Recommendation section of this report.
- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - Master Land Use Plan if the following five criteria can be met:
 - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** While the proposed improvements will benefit the tenants, they will also benefit the public by enhancing the exterior appearance of the buildings and by decreasing the number of vehicles parked in front yards and the street, thereby improving the appearance of the neighborhood.

- **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan complies with the standards of Section 5-300.
- **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Service providers will be able to provide necessary services, facilities, and programs to serve the development.
- **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** See the consistency section below.
- **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** The PUD will dramatically increase the energy efficiency of the units while utilizing existing structures and infrastructure. Therefore, the PUD is consistent with sound planning practice and will promote the general welfare of the community.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Mixed Residential uses of the properties. The PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports City of Beloit Strategic Goal #4.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – This project will increase the energy efficiency of the units.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will ensure that public housing units in the City of Beloit are safe, modern, and energy efficient.

Staff Recommendation:

The Neighborhood Planning Division recommends **approval** of the PUD - Master Land Use Plan for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. This PUD involves the rehabilitation and enhancement of twenty existing public housing units, minor additions to each of the units, relocation of driveways and off-street parking stalls (to the rear), and relocation of existing storage sheds as shown on the submitted PUD - Master Land Use Plan.
2. Prior to issuance of a building permit, all of the lots involved in this PUD shall be combined into one tax parcel.
3. No increase in residential density is allowed as part of this project. The minimum lot area shall be 1.5 acres and the maximum lot area shall be 2.0 acres.
4. The building setbacks shown on the submitted PUD – Master Land Use Plan shall be the minimum building setbacks.
5. The maximum building height within the PUD shall be thirty-five (35) feet.
6. The building coverage limit shall be thirty (30) percent of the project site.
7. The addition of detached garages in the future will be considered a minor change as governed by condition number eight below, provided the garages meet the minimum setbacks for detached accessory structures in residential zoning districts contained in Section 6.3.3(b)(1) of the Zoning Ordinance.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

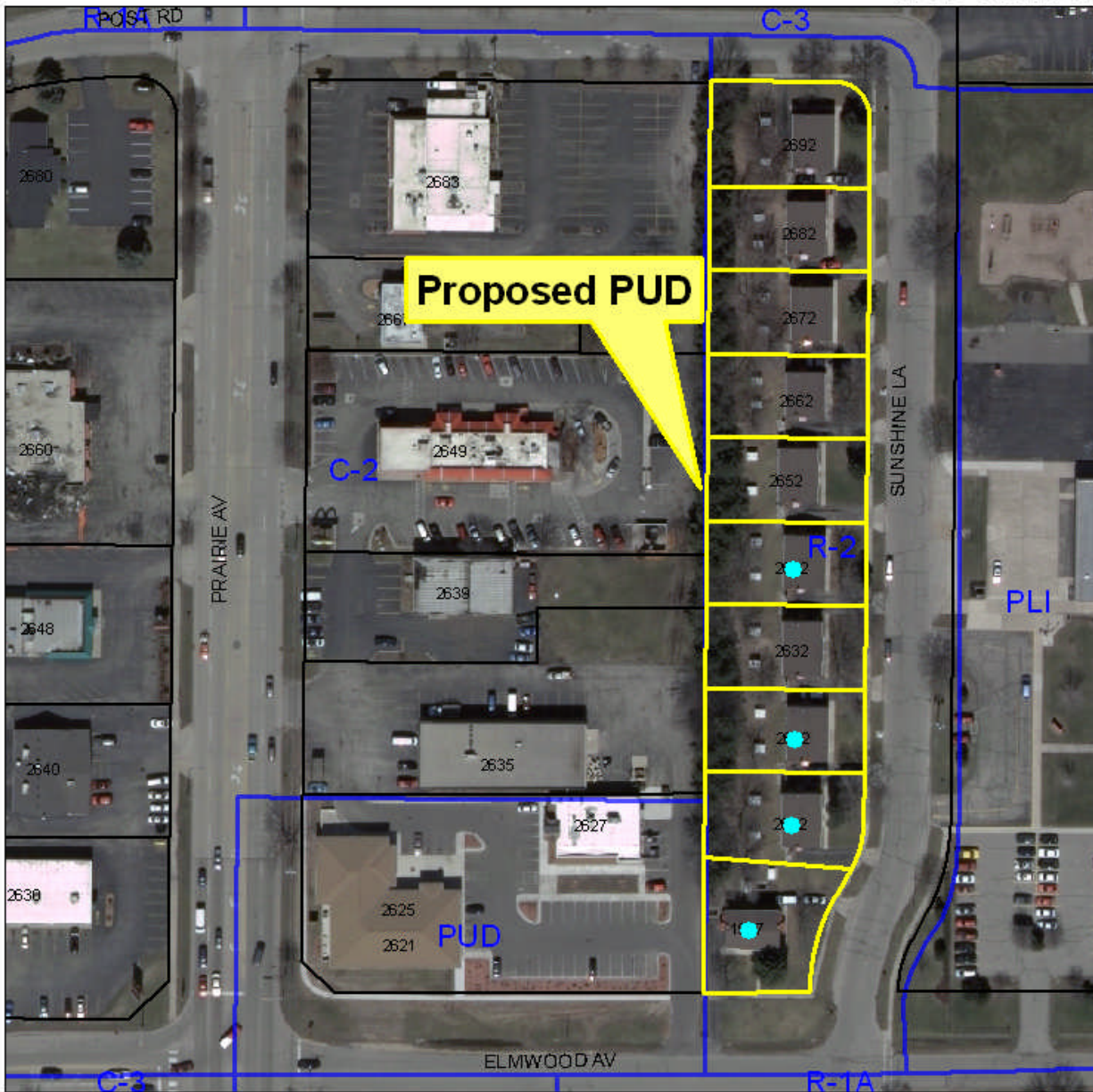
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, PUD – Master Land Use Plan (2 pages), Proposed Elevations (2 pages), Application, Public Notice, and Mailing List.

Location & Zoning Map

Elmwood Avenue & Sunshine Lane

PUD-2011-01



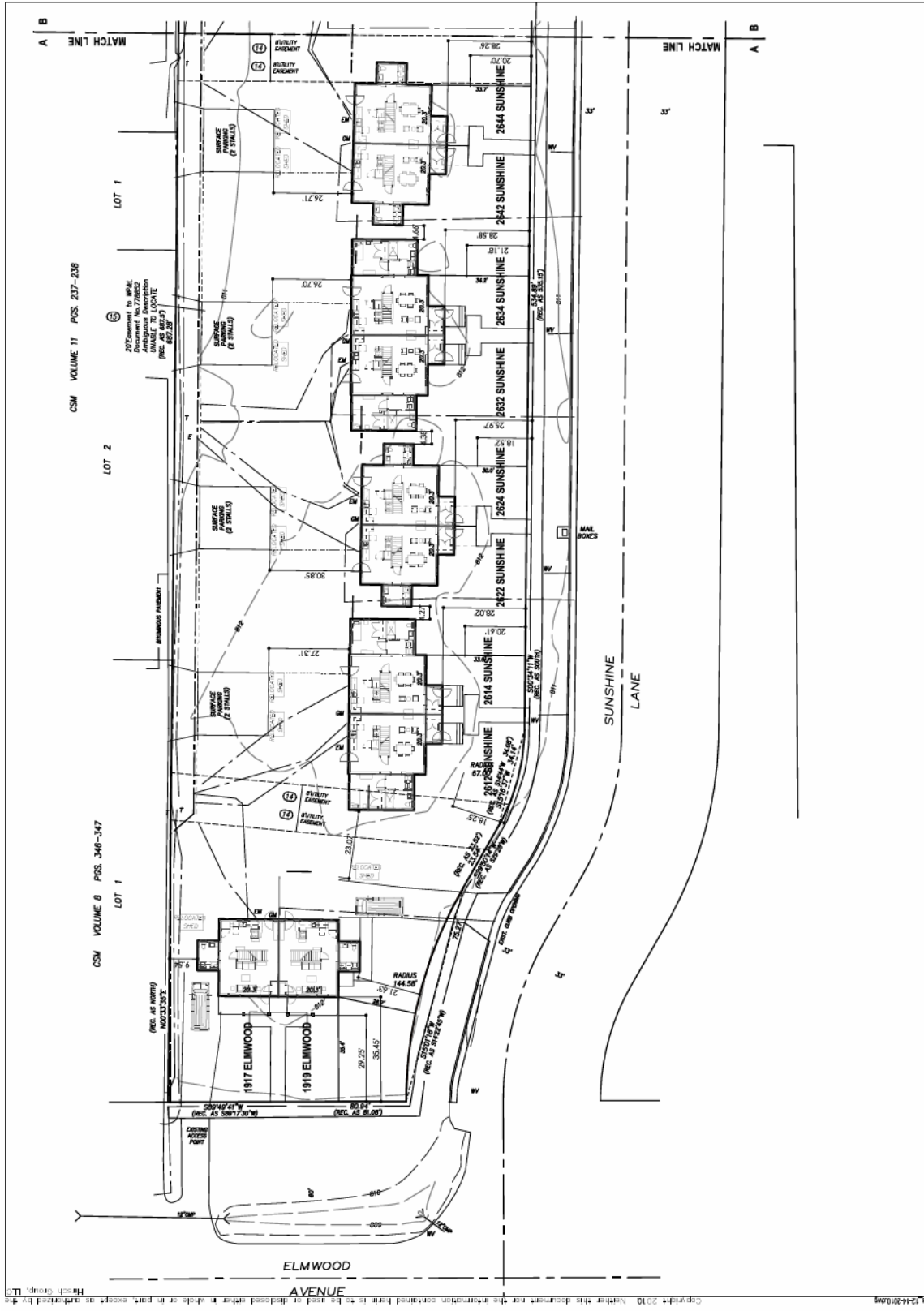
1 inch = 107 feet
0 20 40 80 120 Feet

Legend

- COB Parcels
- Zoning District

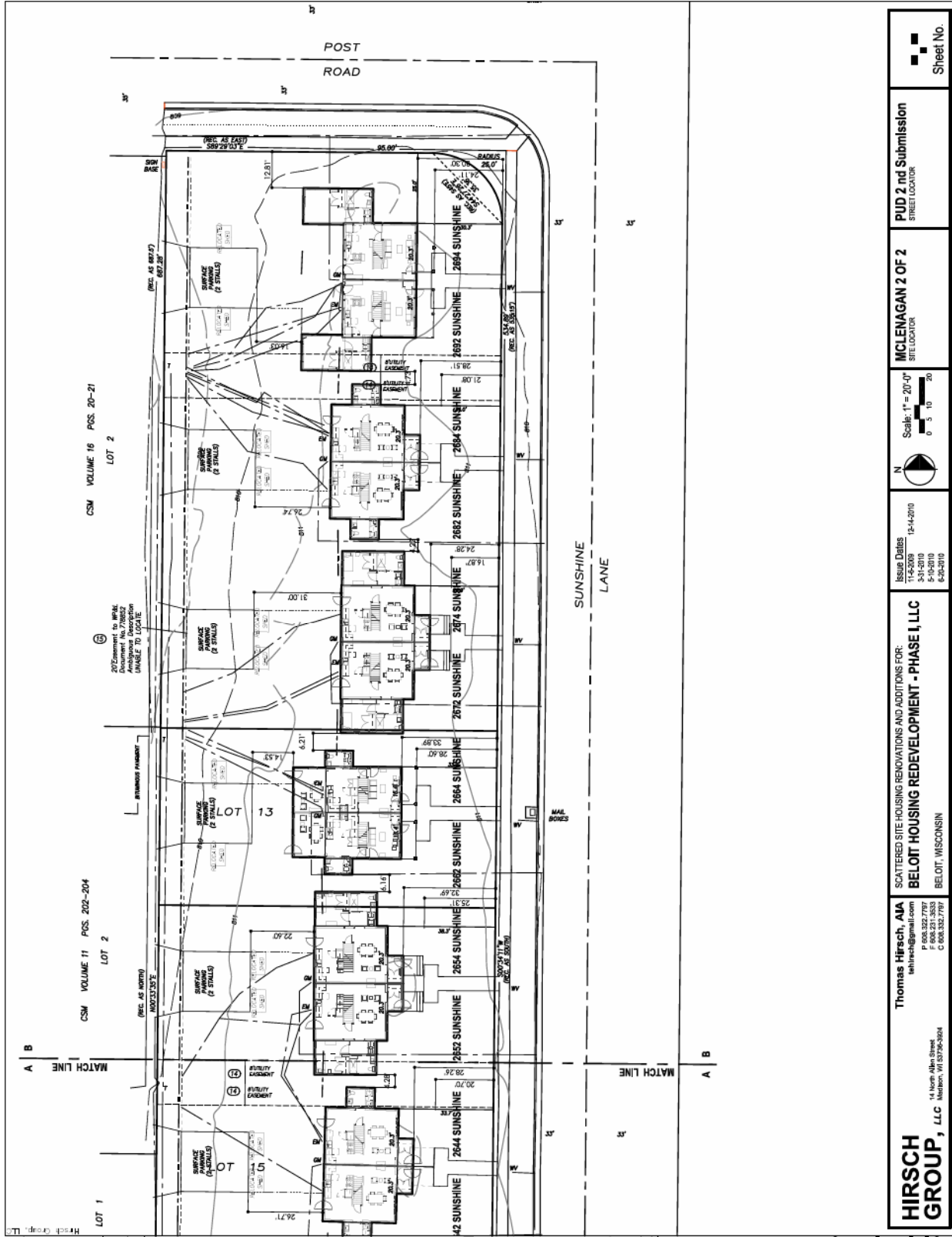
Map prepared by: Drew Pennington
Date: January 2011
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: April 2008

NEIGHBORHOOD PLANNING DIVISION



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HIRSCH GROUP, LLC 14 North Main Street Madison, WI 53703-5024 P 608.251.3033 F 608.251.7797 thirsch@gmail.com	SCATTERED SITE HOUSING RENOVATIONS AND ADDITIONS FOR: BELOTT HOUSING REDEVELOPMENT - PHASE I, LLC BELOTT, WISCONSIN	Issue Dates 11-4-2018 12-14-2019 3-4-2019 5-10-2019 8-20-2019	Scale: 1" = 20'-0" 0 5 10 20	MCLENAGAN 1 OF 2 SITE LOCATOR	PUD - 2nd Submission STREET LOCATOR	Sheet No.
	Thomas Hirsch, AIA thirsch@gmail.com P 608.322.7797	2017 Amendment to WSA Document No. 7/2652 2017 Amendment to WSA Document No. 7/2652 2017 Amendment to WSA Document No. 7/2652 2017 Amendment to WSA Document No. 7/2652	North Arrow	Match Lines	Match Lines	Match Lines



Sheet No.

PUD 2 nd Submission
STREET LOCATOR

MCLENNAN 2 OF 2
SITE LOCATOR

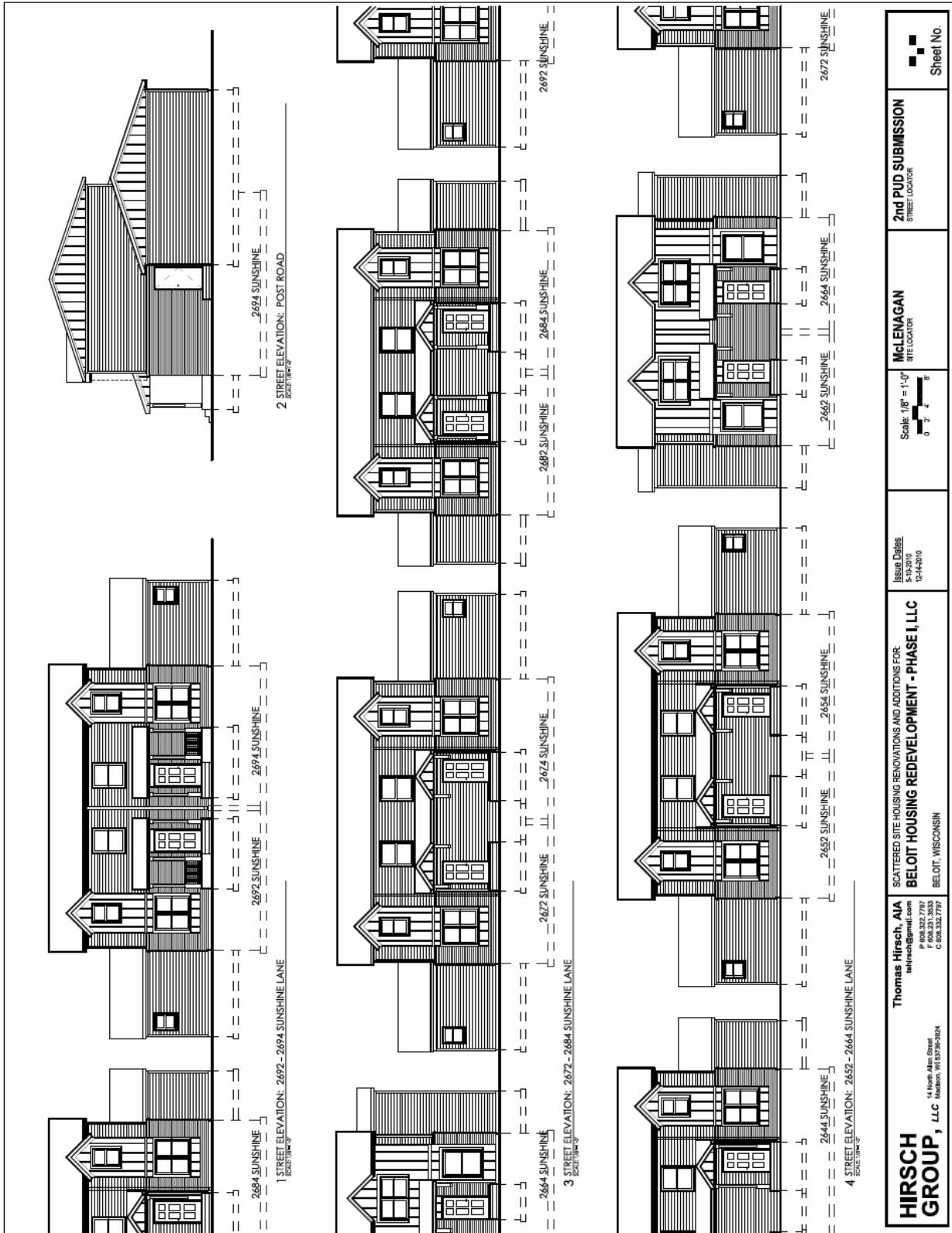


Issue Dates
12-14-2010
12-14-2010
5-10-2010
6-28-2010

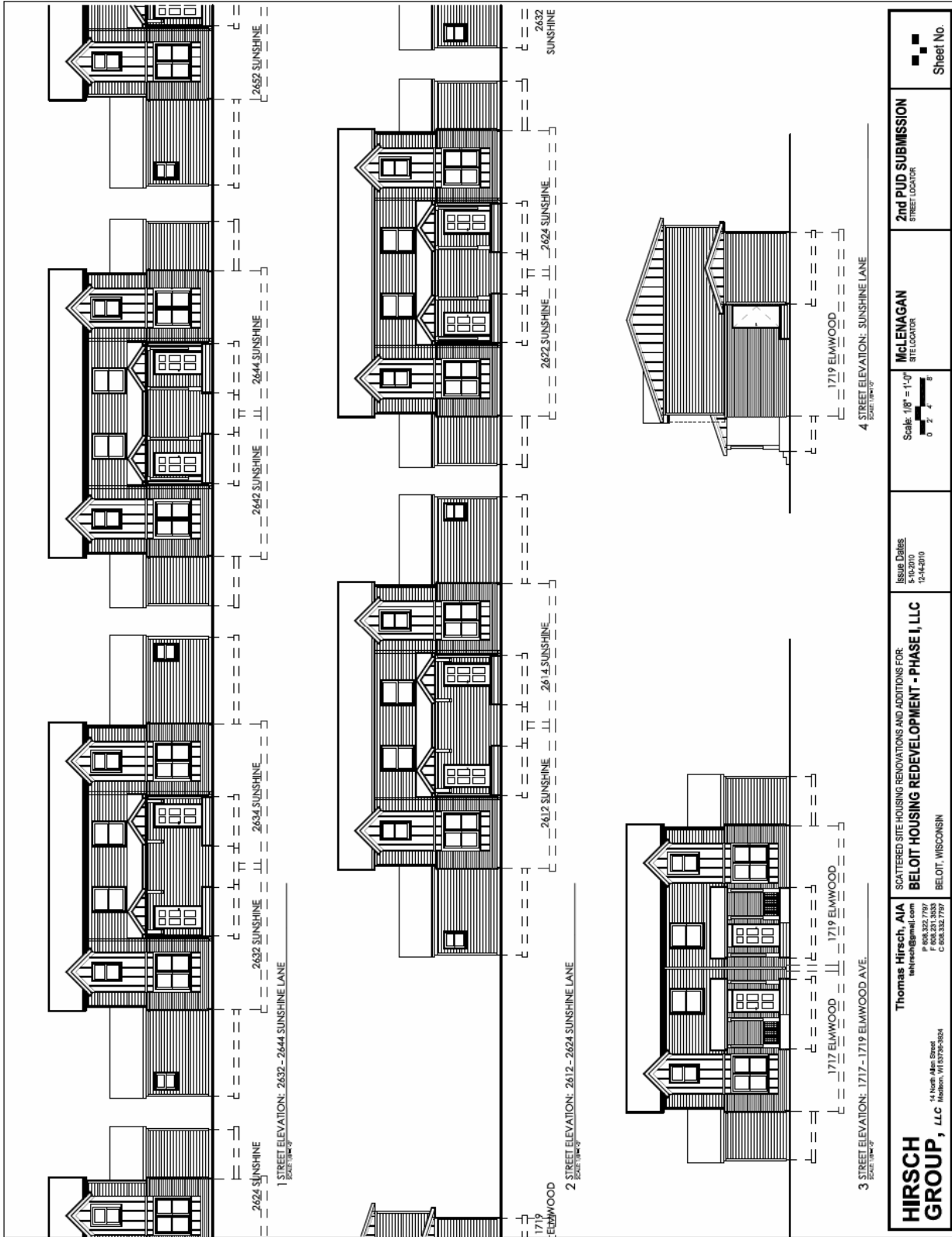
SCATTERED SITE-HOUSING RENOVATIONS AND ADDITIONS FOR:
BELOIT HOUSING REDEVELOPMENT - PHASE I, LLC
BELOIT, WISCONSIN

Thomas Hirsch, AIA
thirsch@aia.com
F 608.332.7797
C 608.332.7797

HIRSCH GROUP, LLC
14 North Allen Street
Madison, WI 53706-3004



<p>HIRSCH GROUP, LLC 11 Home Ave. Ste. 200 Madison, WI 53704-3824</p>	<p>Thomas Hirsch, AIA thirsch@gmail.com P 608.322.7787 F 608.231.3523 C 608.322.7781</p>	<p>SCATTERED SITE HOUSING RENOVATIONS AND ADDITIONS FOR BELOIT HOUSING REDEVELOPMENT - PHASE I, LLC BELOIT, WISCONSIN</p>	<p>Issue Dates 5-12-2010 12-14-2010</p>	<p>Scale: 1/8" = 1'-0" 0 2 4 8</p>	<p>McLEENAGAN SITE LOCATOR</p>	<p>2nd PUD SUBMISSION STREET LOCATOR</p> <p>Sheet No. </p>
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McLennan_PUD_2ndSub-Rev_10-14-2010.dwg

CITY of BELOIT
Neighborhood Planning Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2011-01

1. Address of subject property: 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane
2. Legal description: _____
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: Total of 1.78 acres
4. Tax Parcel Number(s): Various
5. Owner of record: Beloit Housing Authority/CDA Phone: (608) 364-8740

<u>100 State Street</u> <small>(Address)</small>	<u>Beloit</u> <small>(City)</small>	<u>WI</u> <small>(State)</small>	<u>53511</u> <small>(Zip)</small>
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6. Applicant's Name: Beloit Housing Authority/CDA

<u>100 State Street</u> <small>(Address)</small>	<u>Beloit</u> <small>(City)</small>	<u>WI</u> <small>(State)</small>	<u>53511</u> <small>(Zip)</small>
<u>(608) 364-8740</u> <small>(Office Phone #)</small>	<u>/</u> <small>(Cell Phone #)</small>	<u>/</u> <small>(E-mail Address)</small>	
7. All existing use(s) on this property are: Two-family dwellings
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT / Master Land Use Plan: in a(n) R-2, Two-Family Residential Zoning District.
9. A Preapplication Conference was held on: N/A
10. All the proposed use(s) for this property will be:
Principal use(s): Two-family dwellings
Secondary use(s): _____
11. State how the proposed development differs from the type of development that would be permitted under the existing zoning regulations. The proposed PUD includes additions to each of the units, relocation of driveways and off-street parking stalls, and relocation of the storage sheds. The minimum setbacks in the R-2 district do not allow the proposed additions.
12. Describe how the proposed development provides greater benefits to the City of Beloit than an otherwise permitted development. While the proposed improvements will benefit the tenants, they will also benefit the public by improving the appearance of the neighborhood and by decreasing the number of vehicles parked on the street near a school.

13. Project timetable: Start date: Early 2011 Completion date: Unknown

14. I/We represent that I/we have a vested interest in this property in the following manner:

- (X) Owner
- () Leasehold, length of lease: _____
- () Contractual, nature of contract: _____
- () Other, explain: _____

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Cathy Pollard / Cathy Pollard / 1.01/04/2011
 (Signature of Owner) (Print name) (Date)

_____/_____/_____
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Neighborhood Planning Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: \$200.00	Amount paid: <u>N/A</u>	Meeting date: <u>January 19, 2011</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>1/4/11</u>	*

* PUD materials submitted on 12/20/10

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF BELOIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The zoning district classification of the following described land, also known as 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane, is hereby changed from R-2, Two-Family Residential District to PUD, Planned Unit Development District:

Lots 10-19 of Sunshine Village (excluding westerly 20 feet of each lot), all situated in the City of Beloit, County of Rock, State of Wisconsin. Said parcels contain 1.77 acres, more or less.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 7th day of February, 2011.

City Council of the City of Beloit

Kevin D. Leavy, Council President

Attest:

Rebecca S. Houseman, City Clerk

Published this _____ day of _____, 2011

Effective this _____ day of _____, 2011

01-611100-5231-____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Zoning Map Amendment Application for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane

Date: February 7, 2011

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The Beloit Housing Authority has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District to PUD, Planned Unit Development District, for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane.

Key Issues (maximum of 5):

- This application is inextricably linked to the applicant's concurrent submittal of a Planned Unit Development (PUD) - Master Land Use Plan for all of the properties.
 - The Plan Commission reviewed this item on January 19, 2011 and voted unanimously (5-0) to recommend approval of this Zoning Map Amendment.
-

Consistency with Comprehensive Plan and Strategic Plan:

- The City's Comprehensive Plan recommends Mixed Residential uses of the properties. A zoning district classification of PUD is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #4.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – This project will increase the energy efficiency of the units.
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will ensure that public housing units in the City of Beloit are safe, modern, and energy efficient.
-

Action required/Recommendation:

- City Council consideration and 1st and 2nd readings of the proposed Ordinance
-

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: January 19, 2011

Agenda Item: 4

File Number: ZMA-2011-01

Applicant: Beloit Housing Authority

Owner: Beloit Housing Authority

Location: 1917 Elmwood Avenue and
2612, 2622, 2632, 2642, 2652, 2662,
2672, 2682, & 2692 Sunshine Lane

Existing Zoning: R-2, Two-Family
Residential District

Existing Land Use: Two-Family
Dwellings

Parcel Size: Approx. 1.77 Acres total

Request Overview/Background Information:

The Beloit Housing Authority has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District to PUD, Planned Unit Development District, for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane. The Zoning Ordinance directs the Plan Commission to hold a hearing and to make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- This application is inextricably linked to the applicant's concurrent submittal of a Planned Unit Development (PUD) - Master Land Use Plan for all of the properties.
- Findings of Fact - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - The PUD does not involve a change in land use.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The PUD District is a special-purpose zoning district in which the only permitted uses are those shown on the approved PUD – Master Land Use Plan. In this case, there is no proposed change in land use. Therefore, the PUD zoning classification is compatible with the other zoning districts within the general area of the subject property.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property is suitable for the uses permitted in the R-2 district, but the PUD process allows additions and improvements that are not possible in the R-2 district.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The adjacent property located at 2627 Prairie Avenue was rezoned from C-2 to PUD in 2005 and subsequently developed as a commercial PUD with two commercial buildings.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Mixed Residential uses of the properties. A zoning district classification of PUD is consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #4.

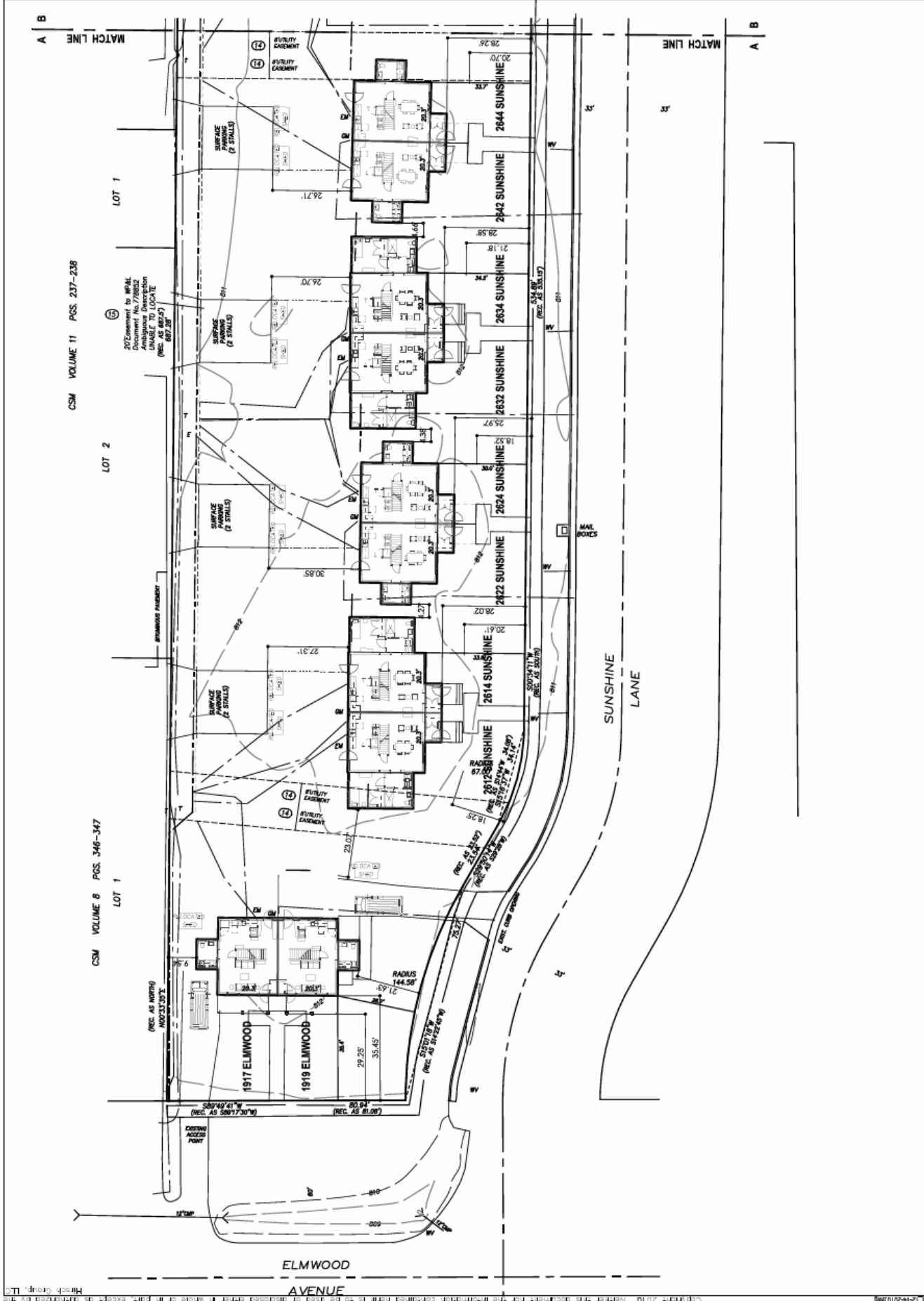
Sustainability:

- **Reduce dependence upon fossil fuels** – This project will increase the energy efficiency of the units.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will ensure that public housing units in the City of Beloit are safe, modern, and energy efficient.

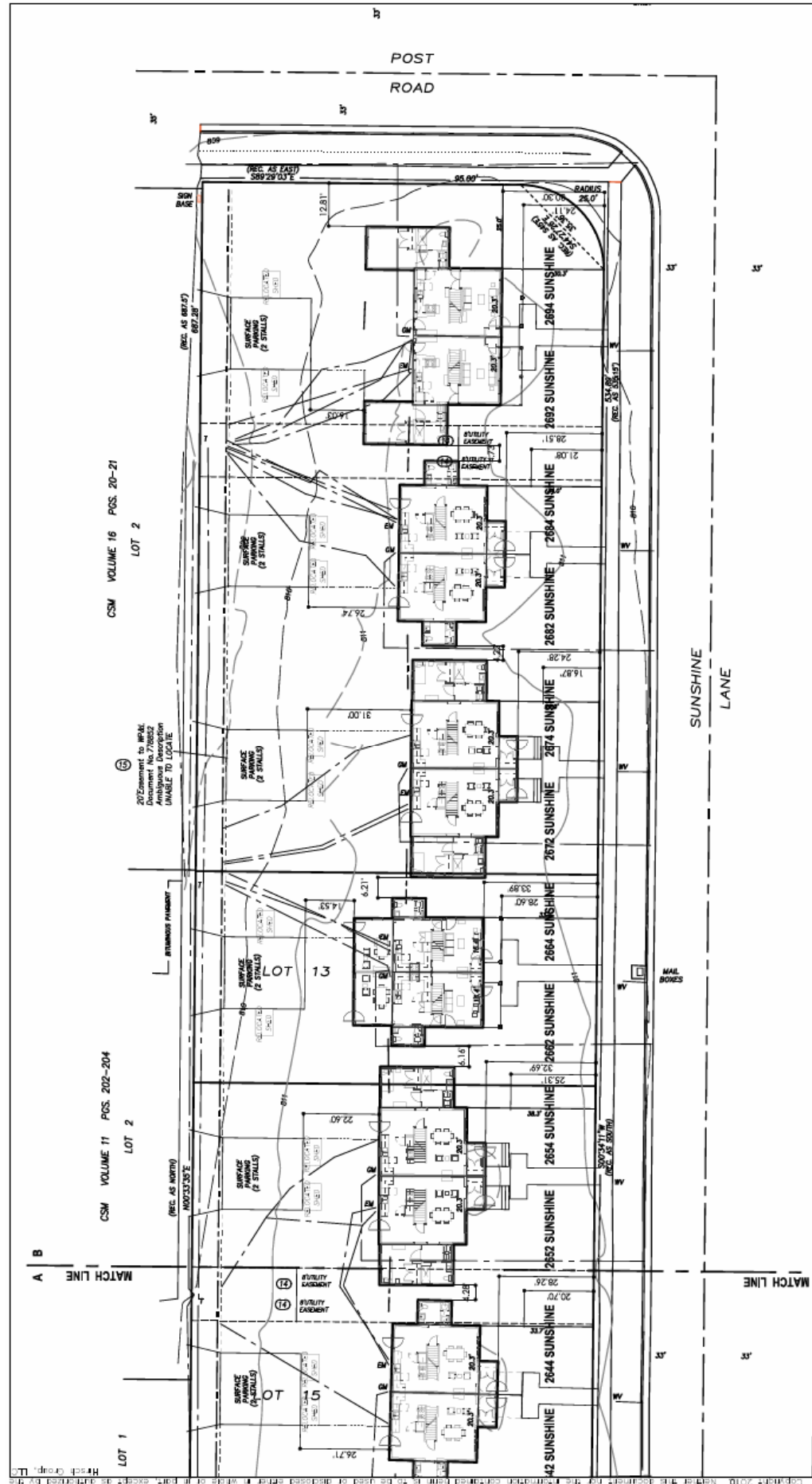
Staff Recommendation:

Based on the above Findings of Fact and the Comprehensive Plan, the Neighborhood Planning Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District to PUD, Planned Unit Development District, for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane.

Attachments: PUD – Master Land Use Plan (2 pages), Application, and Public Notice.



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CSM VOLUME 11 PGS. 202-204 LOT 2
 CSM VOLUME 16 PGS. 20-21 LOT 2

POST ROAD

SUNSHINE LANE

MATCH LINE

MATCH LINE

Scale: 1" = 20'-0"

Issue Dates: 11-4-2009, 3-11-2010, 5-10-2010, 6-24-2010

12-14-2010

SCATTERED SITE HOUSING RENOVATIONS AND ADDITIONS FOR:
BELOIT HOUSING REDEVELOPMENT - PHASE I, LLC
 BELOIT, WISCONSIN

Thomas Hirsch, AIA
 thirsch@gmail.com
 P 608.332.7797
 F 608.231.3533
 C 608.332.7797

14 North Alpha Street
 Beloit, WI 53576-3604

Sheet No.

CITY of BELOIT

NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2011-01

1. **Address of subject property:** 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, & 2692 Sunshine Lane

2. **Legal description: Lot:** _____ **Block:** _____ **Subdivision:** _____
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 1.78 acres.

3. **Tax Parcel Number(s):** Various

4. **Owner of record:** Beloit Housing Authority/CDA Phone: (608) 364-8740

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

5. **Applicant's Name:** Beloit Housing Authority/CDA

100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

(608) 364-8740 / / /
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: R-2, Two-Family Residential to: PUD, Planned Unit Development District

All existing uses on this property are: Two-family dwellings

7. **All the proposed uses for this property are:**

Principal use(s): Two-family dwellings

Secondary use(s): _____

Accessory use(s): _____

8. I/we represent that I/we have a vested interest in this property in the following manner:

(X) Owner

() Leasehold, Length of lease: _____

() Contractual, Nature of contract: _____

() Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): _____ Phone: _____

(Address)

(City)

(State)

(Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Cathy Pollard | Cathy Pollard | 1/01/04/2011
(Signature of Owner) (Print name) (Date)

_____|_____|_____
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Neighborhood Planning Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff

Filing Fee: \$275.00 Amount Paid: N/A Meeting Date: January 19, 2011

Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Application accepted by: [Signature] Date: 1/4/11

Date Notice Published: _____ Date Notice Mailed: _____



PROCEEDINGS OF THE BELOIT CITY COUNCIL
Special Meeting
January 13, 2011
5:30 p.m.

Presiding: Kevin D. Leavy
Present: Martin Densch, Heidi Johns, James Van De Bogart
Absent: Sheila De Forest, Charles Haynes, Eric Newnham

1. The meeting was called to order at 5:38 p.m. in the City Hall Forum.
2. Resolution **Combining Polling Places** for February 15, 2011 Spring Primary Election. City Clerk Rebecca Houseman explained that due to the expectation for extremely low voter turnout for the primary election, she suggested combining all ten polling places into two for this election only. She explained that combining polling places would save roughly \$8,000 and that voters would be adequately notified of the change. Councilor Densch moved to adopt, second by Councilor Johns. Motion carried. File 6384
3. At 5:43 p.m., Councilor Johns moved to adjourn, second by Councilor Densch. Motion carried.

Rebecca S. Houseman
City Clerk

www.ci.beloit.wi.us

Date Approved by Council:



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, January 18, 2011

Presiding: Kevin D. Leavy
Present: Sheila De Forest, Martin Densch, Charles Haynes, Heidi Johns, James Van De Bogart
Absent: Eric Newnham

1. The meeting was called to order at 7:00 p.m.
2. SPECIAL ORDER OF THE DAY/ANNOUNCEMENTS – none
3. PUBLIC HEARINGS – none
4. CITIZENS' PARTICIPATION
 - a. Nathan Boggs, 2542 Hawthorne Drive, spoke in opposition to the proposed Relocation Order to acquire a Construction Access and Utility Easement on Hawthorne Drive.
 - b. Kim Sandow, 2536 Hawthorne Drive, spoke in opposition to the Easement on Hawthorne Drive.
 - c. Max Dodson, 2531 Hawthorne Drive, spoke on the Relocation Order on Hawthorne Drive. He said that he opposed to the project as a whole.
 - d. Natalie Voss Hovland, owner of 2530 Hawthorne Drive and part owner of 2518 Hawthorn Drive, also spoke in opposition of the Relocation Order on Hawthorn Drive.

5. CONSENT AGENDA

Councilor De Forest requested that item f) Resolution approving **Intergovernmental Agreement** between the City of Beloit and the Town of Beloit regarding the Stateline Area Transportation Study be removed from the Consent Agenda. Councilor Haynes moved to adopt, Councilor Johns seconded, and the motion carried that the following items from the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local codes except item f).

- a. Minutes of the regular meeting of January 3, 2011 were approved.
- b. Resolution **Renaming that Portion of Frederick Street** lying Northeast of Madison Road to Woodman Lane was adopted. File 8072
- c. Application for a **Planned Unit Development** (PUD) for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, and 2692 Sunshine Lane was referred to the Plan Commission. File 8484
- d. Application for a **Zoning Map Amendment** for the properties located at 1917 Elmwood Avenue and 2612, 2622, 2632, 2642, 2652, 2662, 2672, 2682, and 2692 Sunshine Lane from R-2, Two-family Residential District, to PUD, Planned Unit Development District, was referred to the Plan Commission. File 8484
- e. Renaming of the Henry Avenue Bridge to be known as the **Ken Hendricks Memorial Bridge** was referred to the Plan Commission. File 8485
- g. Resolution authorizing Final Payment of Public Works **Contract C09-20 Behr Site Remediation** was adopted. File 6667
- f. Resolution approving **Intergovernmental Agreement** between the City of Beloit and the Town of Beloit regarding the Stateline Area Transportation Study (SLATS). Public Works Director Dave Botts explained that the agreement was made on behalf of the Stateline Area Transportation Study and authorizes the Town of Beloit to start the transportation study of Inman Parkway and Park Avenue in the Town of Beloit. Mr. Botts said that adoption of this Resolution does not obligate the City to provide any services or payment for this project. Councilor De Forest asked what the City was agreeing to, questioned the liability statement

in the Resolution, and asked what liability might occur. Mr. Botts responded that the Resolution and Agreement would be sent to the State of Wisconsin. He said that, as the lead agency for the SLATS organization, we must authorize the use of funds for this project. City Attorney Tom Casper said that since City is the lead organization for SLATS, the funds flow through the City and that is there is not any independent liability on the City's part for this project. Councilor Van De Bogart moved to adopt, seconded by Councilor Johns. The motion carried. File 8486

6. LICENSES

- a. Resolution **Setting Return Date and Authorizing Issuance of Summons** for an Alcohol License Sanction Hearing for Sembhi, Inc., d/b/a BP Gas Station, 2933 Milwaukee Road, Kristin Loehr, Agent. Assistant City Attorney Elizabeth Krueger gave a review of the Alcohol Beverage License Control Committee recommendation for a fifteen day suspension. Councilor Densch moved to approve and set the hearing date and time for January 24, 2011 at 6:30 p.m., seconded by Councilor De Forest. The motion carried. File 8449

7. ORDINANCES – none

8. APPOINTMENTS

President Leavy announced openings and submitted the following appointments to the City Committees, Boards, and Commissions for approval. All were approved on a motion by Councilor Haynes and a second by Councilor Johns. The motion carried.

- a. **Appointment Review Committee:** Doris Forbes, term expiring December 31, 2013. File 6261
- b. **Board of Ethics:** Milton L. Brown, Jr, term expiring December 31, 2013. File 6049
- c. **Board of Review:** James Roe, term expiring December 31, 2015. File 6063
- d. **Business Improvement District (Downtown Beloit Association):** Brad Austin, term expiring December 31, 2012; Christine Schlichting, term expiring December 31, 2011; Peter Gabriele, Elaine Ribarich, and Mathew Reynolds; terms expiring December 31, 2013. File 6716
- e. **Community Development Authority:** Cecilia R. Blackwell, term expiring December 31, 2014. File 6054
- f. **Municipal Golf Committee:** William F. Howard, term expiring December 31, 2012 and Harry Wiersgalla, term expiring December 31, 2013. File 7382
- g. **Municipal Library Board:** Cindy Weber, School District of Beloit representative for the 2010-2011 School Year. File 5991

Councilor De Forest said that she had not received a report asking for outreach concerning the four vacancies for the Disabled Parking Enforcement Committee for over three years and asked staff to be more assertive in efforts. President Leavy said that there was an effort to getting the word out for the vacancies but said that there did not seem to be a lot of new residents coming forward to serve on the committees. President Leavy encouraged the Councilors to use their community contacts and networks to fill some of the vacancies.

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- a. Councilor De Forest said that she attended the planning session for Redevelopment of Turtle Creek Corridor and encouraged people to contact Jeff Johnson of Beloit 2020 if they were interested in providing input to that group.
- b. Councilor Van De Bogart encouraged all to participate in the Beloit International Film Festival, to shovel your snow, and drive safely.
- c. Councilor Johns said that the car on the ice will be on the lagoon again this year thanks to the City and the Parks Department. She also thanked friends and supporters for helping her obtain the required signatures for the upcoming City Council election process and expressed support for the Chicago Bears.
- d. Councilor Leavy welcomed Rebecca Houseman to her first meeting; thanked Department of Public Works for their attention to snow removal; and congratulated those involved with the Martin Luther King celebration and breakfast at Mt. Zion Church, specifically recognizing the positive contributions of Beloit's Youth to this event.

10. CITY MANAGER'S PRESENTATION – none

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution approving a **Relocation Order** to acquire a Construction Access and Utility Easement over portions of the Properties located at 2555 White Oaks Drive and 2536 & 2542 Hawthorne Drive to allow for the Extension of Gravity Sanitary Sewer and Potable Water to Twelve (12) Properties on Hawthorne Drive. It was noted that the Plan Commission recommended approval 6-0. Mr. Botts reviewed the project and said the Resolution would allow the City to move forward to negotiate and purchase easements to connect these twelve properties to public sanitary sewer and water. He said that the Council will have to act again before the funding and construction phases of the project take place. Councilor Haynes moved to adopt, seconded by Councilor Densch. Councilor De Forest asked what would happen if the Council did not approve this and what the costs would be for using the option of accessing public sewer and water through Shopiere Road. Mr. Botts responded that if this Resolution was not adopted, Engineering staff would have to look at other ways to get public sewer and water infrastructure to the properties. He said he did not know the costs associated with connecting through the infrastructure on Shopiere Road, but he felt it would be more expensive because of the increase in amount of infrastructure required. He said that the City looked for the most cost effective methods to provide the service, and that method involves this construction access and utility easement. Councilor Johns commended the citizens for their involvement. The motion carried. File 8470
- b. Resolution supporting the **Downtown Beloit Association's** Entry as a Semifinalist into the Great American Main Street Awards Competition through the National Trust for Historic Preservation. Downtown Beloit Association Director Kathleen Braatz said that the award is very prestigious. She said that Beloit was one of the first communities in the State to become designated, and Beloit has been designated for twenty-two years. She said that the City was one of the ten semifinalists and was vying for the five top honors. She said that the Resolution would state that the City of Beloit supports, endorses, and encourages the Downtown Beloit Association in the competition. She encouraged citizens to go to the Downtown Beloit Association website for more information, and she encouraged citizens and community leaders to write letters of support. Councilor Van De Bogart moved to adopt, seconded by Councilor Haynes. The motion carried. File 8479

12. At 7:35 p.m. Councilor Johns moved to adjourn, seconded by Councilor De Forest. The motion carried.

Rebecca S. Houseman, City Clerk

<http://WWW.ci.beloit.wi.us>

Date Approved by Council:



PROCEEDINGS OF THE BELOIT CITY COUNCIL

100 State Street, Beloit WI 53511

January 24, 2011

6:30 P.M.

Presiding: Kevin D. Leavy

Present: Sheila De Forest, Martin Densch, Charles Haynes, Heidi Johns, Eric Newnham,
James Van De Bogart

Absent: None

Assistant City Attorney Elizabeth Krueger represented the City.

Attorney William Henderson appeared as Independent Counsel to the City Council.

1. The special meeting was called to order at 6:30 p.m. in accordance with Section 2.02(3) of the City Ordinances. File 8449
2. Consideration of a recommendation from the Alcohol Beverage License Control Committee (ABLCC) that the Alcohol Beverage License for **Sembhi, Inc., d/b/a BP Gas Station**, 2933 Milwaukee Road, be suspended for 15 consecutive days.

Attorney Krueger stated that Ms. Kristin Loehr, agent for the BP Gas Station, did not request a formal hearing and is not disputing the facts of the case. However, Ms. Loehr would like an opportunity to address the Council.

Attorney Krueger explained the complaint and allegation. During a compliance check, the City of Beloit Police Department found that an employee of the BP Gas Station, located at 2933 Milwaukee Road, had sold alcohol to an underage individual and that employee did not have a license to sell alcohol. Attorney Krueger stated that the employee had applied for the license at the Clerk's office, but the employee did not have the license in hand.

Councilor Van De Bogart asked where the employee was in the process of obtaining the license. Attorney Krueger said that the license was approved and in the City Clerk's office, but it was not picked up.

Councilor De Forest asked if the license has to be displayed per our Ordinances. Police Captain Vince Sciamie said that the license is for the individual and may be taken with that individual to another premises for another job.

Ms. Loehr apologized for the need for this meeting and submitted a document to the Council outlining the changes to alcohol policies for employees and management at the BP Gas Station. She said that the employee who sold alcohol to the underage individual without a license had a license ready for her at the Clerk's office, but she had not picked it up yet. Ms. Loehr said that she immediately fired the employee.

Councilor Van De Bogart asked who paid the penalties associated with the citations. Ms. Loehr said that she paid for the citation against the premises and that the employee who received the citation for selling to the underage individual was responsible for paying that citation. Councilor Van De Bogart asked what kind of financial impact the lack of alcohol sales would have on the business. Ms. Loehr said that losing the license would cause the loss of about ½ of the daily sales of the business.

President Leavy asked if it would be difficult for employees with multiple jobs to take their licenses with them under the business's new policies. Ms. Loehr said that the individual could get a duplicate original license for \$10.00 at the City Clerk's office.

Councilor De Forest asked how they screen new employees before hiring them. Ms. Loehr said that they interview candidates twice and review an application. She also said that she can typically tell if the

employee is going to work out within the first few days. She said that new employees shadow current store clerks for four days before having a shift on his or her own.

3. Councilor Haynes moved, Councilor Johns seconded, and the motion carried that the Council adjourn to closed session at 6:46 p.m. pursuant to WI Statutes 19.85(1)(a) for deliberations. At 7:17 p.m., the Council reconvened to open session on a motion by Councilor Johns and a second by Councilor Haynes. The motion carried.

Councilor Densch moved and Councilor De Forest seconded that the Alcohol Beverage License of Sembhi, Inc., d/b/a BP Gas Station, 2933 Milwaukee Road, be suspended for 15 consecutive days beginning at 12:01 a.m. on Wednesday, January 26, 2011. The motion carried 6-1, with Councilor Newnham voting against the motion.

4. Councilor Johns moved, Councilor De Forest seconded, and the motion carried to adjourn at 7:19 p.m.

Rebecca S. Houseman, City Clerk

www.ci.beloit.wi.us

Date approved by Council:

**RESOLUTION
AWARDING CONTRACT C10-14
Townhall Road Culvert Replacement**

WHEREAS, 10 competitive bids were received, the low bid being from Custom Ditching, and,

WHEREAS, Custom Ditching is a qualified bidder, therefore,

IT IS RESOLVED, that Contract C10-14, Townhall Road Culvert Replacement, be, and hereby is, awarded to Custom Ditching, Beloit, WI, in the following amounts:

Custom Ditching 2175 Turtle Townhall Road Beloit, WI 53511	
Base Bid	\$ 154,528.91
Allowance for Change Orders and/or Extra Work	\$ <u>22,471.09</u>
TOTAL PROJECT COST	\$ 177,000.00

AND IT IS FURTHER RESOLVED, that the amount of \$177,000.00, be, and hereby is, funded as follows:

P5005141-5514-2010	\$ 177,000.00
TOTAL	\$ 177,000.00

Dated at Beloit, Wisconsin this 7th day of February, 2011.

City Council of the City of Beloit

Kevin D. Leavy, President

ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award of Construction Contract for C10-14, Townhall Road Culvert Replacement

Date: February 07, 2011

Presenter(s): David Botts, Public Works Director

Department(s): Public Works/ Engineering

Overview/Background Information:

This project will replace the failing stone arch culvert on Townhall Road near East Colley Road.

Key Issues (maximum of 5):

1. 10 bids were received for this project. The low bid of \$154,528.91 was from Custom Ditching.
 2. Custom Ditching is considered a responsible bidder for this project.
 3. The costs for this project are as follows: \$154,528.91 for construction, \$ 22,471.09 for Change Orders or extra work, for a total of \$177,000.00.
 4. No properties will be special assessed for this project.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project replaces the damaged culvert thereby increasing the safety and reliability of this critical transportation corridor.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
N/A
 - Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
N/A
 - Reduce dependence on activities that harm life sustaining eco-systems
N/A
 - Meet the hierarchy of present and future human needs fairly and efficiently
This project will protect the roadway from erosion.
-

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends awarding this Public Works Contract to Custom Ditching in the amount of \$154,528.91.

Fiscal Note/Budget Impact:

This project is in the 2010 Capital Improvement Plan.

CITY OF BELOIT

DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch
FROM: Andy Hill, Project Engineer
DATE: January 27, 2011
SUBJECT: Bid Results for Contract C10-14
Townhall Road Culvert Replacement

Pursuant to advertisements placed January 12 and January 19, bids were received until 10:00 AM on January 27 for the Townhall Road Culvert Replacement. A tabulation of bids is attached.

10 bids were received for this project as follows:

1. Custom Ditching	Beloit, WI	\$ 154,528.91	*Low Bid*
2. E & N Hughes Co.	Monroe, WI	\$ 160,630.32	+ 3.9%
3. South Central Contracting	Madison, WI	\$ 161,150.00	+ 4.3%
4. Gilbank Construction	Clinton, WI	\$ 161,387.76	+ 4.4%
5. Vista Design and Construction	Milwaukee, WI	\$ 164,000.00	+ 6.1%
Engineer's Estimate		\$ 177,515.00	
6. Lunda Construction	Black River Falls, WI	\$ 180,842.60	+ 17.0%
7. Wanasek Group	Burlington, WI	\$ 188,203.15	+ 21.8%
8. Edward Kramer & Sons	Plain, WI	\$ 190,038.10	+ 23.0%
9. Radtke Contractors, Inc.	Winneconne, WI	\$ 193,887.13	+ 25.5%
10. Concrete Structures	Janesville, WI	\$ 196,746.73	+ 27.3%

Upon review of the Contractor's Proof of Responsibility Statement, Custom Ditching is determined to be a responsible bidder.

I recommend that the contract be awarded to Custom Ditching of Beloit, WI. The following is a breakdown of the proposed project cost:

COSTS

Custom Ditching Base Bid	\$ 154,528.91
Allowance for Change Orders and/or Extra Work	\$ 22,471.09
TOTAL PROJECT COST	\$ 177,000.00

PROJECT INFORMATION

This project will replace the failing stone arch culvert on Townhall Road near East Colley Road.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Exception to the Architectural Review and Landscape Code for the property located at 1877 Madison Road – Council Referral to the Plan Commission

Date: February 7, 2011

Presenter: Julie Christensen

Department: Community Development

Overview/Background Information:

Building Systems General Corp. has filed an application for an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the exterior walls on an addition to an existing warehouse building to be more than 25 percent metal in a C-3, Community Commercial District, for the property located at 1877 Madison Road.

Key Issues (maximum of 5):

- The applicant has been hired to construct a 32,639 square-foot addition to an existing Woodman's warehouse.
- The metal façade limitation applies to this project because the subject property is located in a commercial district.
- The proposed south façade consists of 42% metal wall panels, with the remainder consisting of pre-cast concrete wall panels and translucent wall panels. The proposed west and north facades consist of 100% metal wall panels.
- A preliminary site plan, preliminary landscape plan, and proposed exterior elevations are attached to this report.
- The applicant will be submitting detailed site and architectural plans for Planning staff review and approval.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #4.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

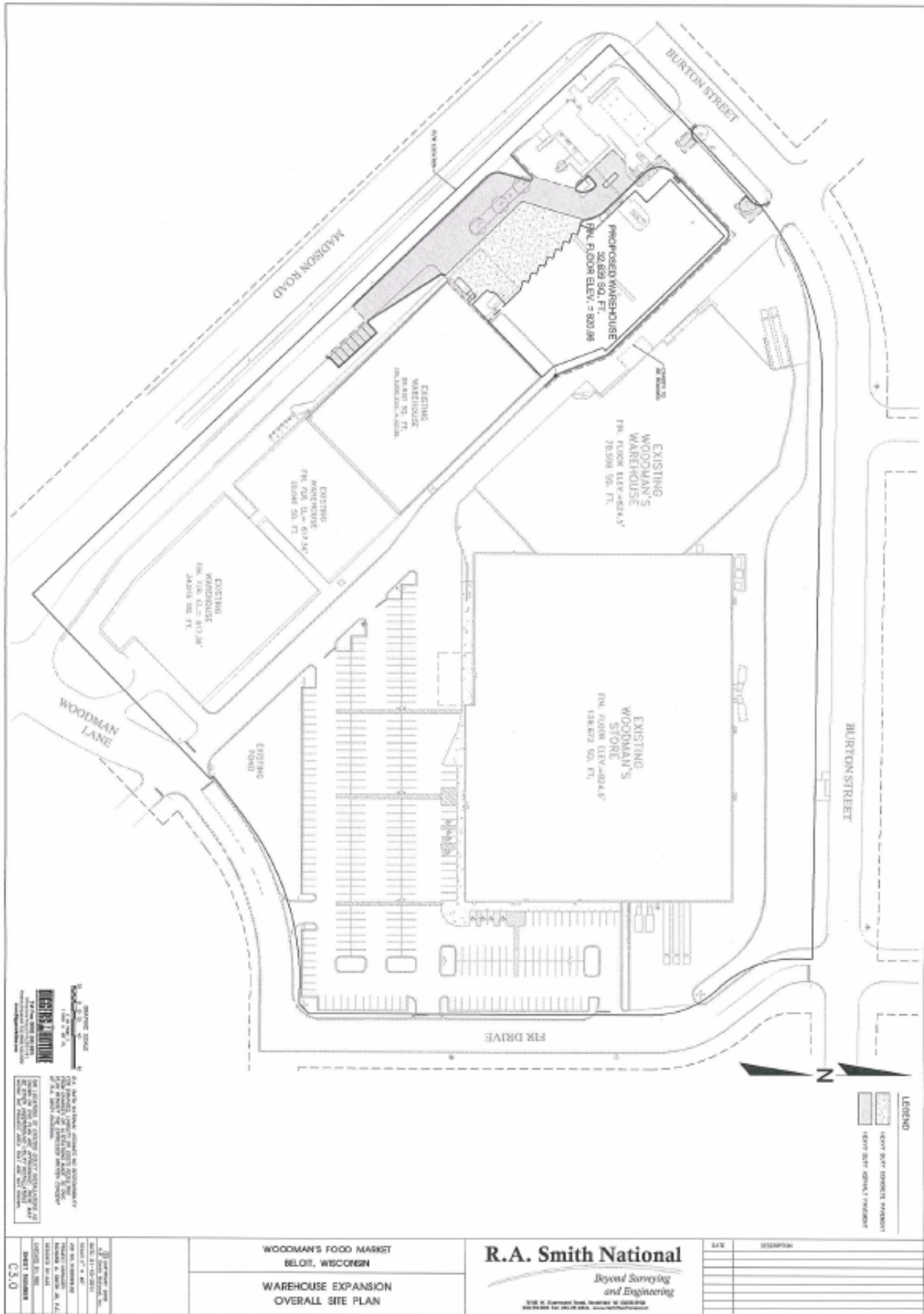
- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A
- Meet the hierarchy of present and future human needs fairly and efficiently – N/A

Action required/Recommendation:

- Referral to the Plan Commission for the February 9, 2011 meeting
- This item will most likely return to the City Council for a public hearing and possible action on February 21, 2011

Fiscal Note/Budget Impact: N/A

Attachments: Preliminary Site Plan, Preliminary Landscape Plan, Proposed Elevations, and Application.



SCALE: AS SHOWN
 DATE: 11/11/11
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 PROJECT NO.: 11-001

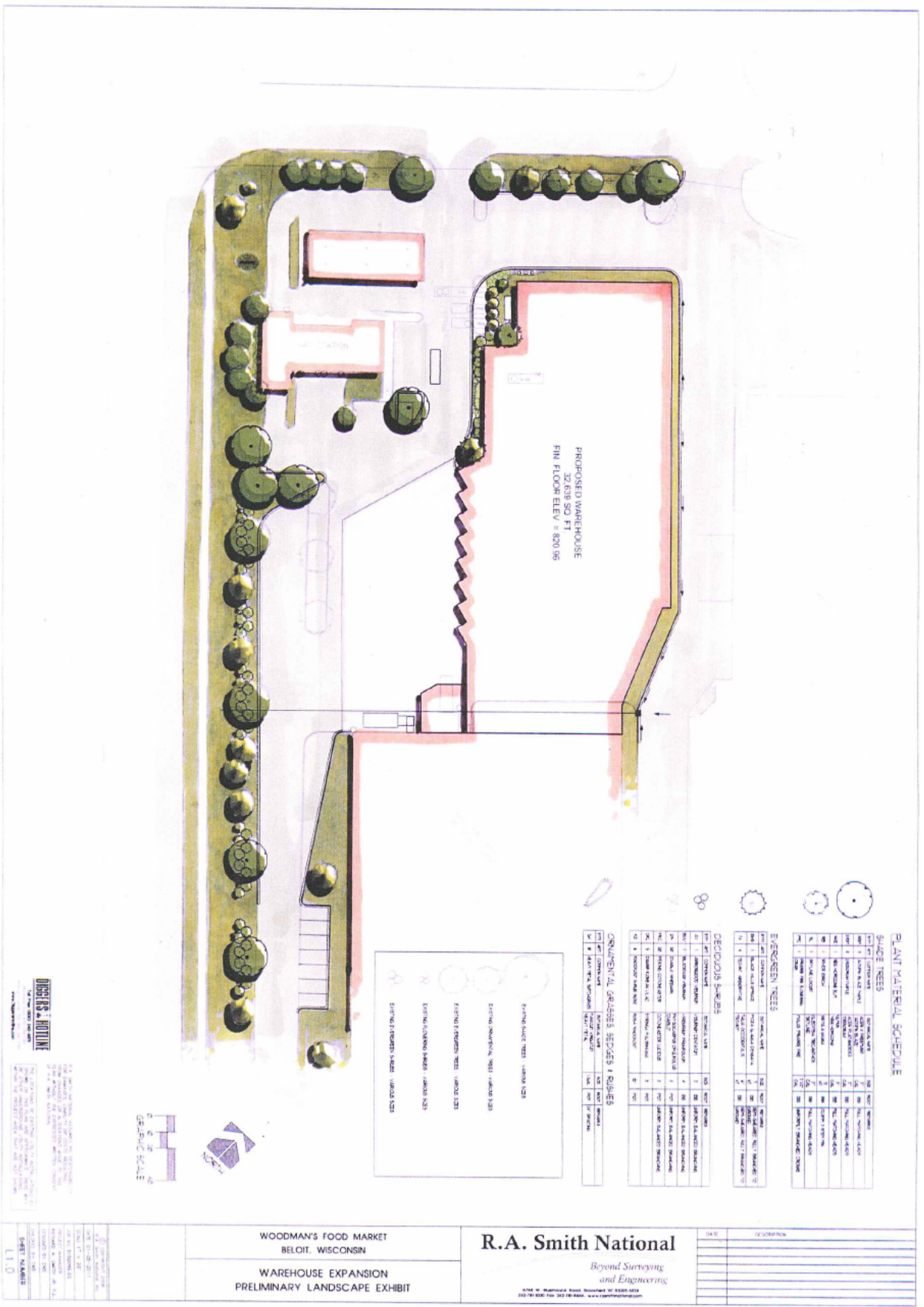
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DATE: 11/11/11	BY: J. SMITH
CHECKED: 11/11/11	BY: J. SMITH
PROJECT NO.: 11-001	
SCALE: AS SHOWN	
DRAWN BY: J. SMITH	
CHECKED BY: J. SMITH	
PROJECT NO.: 11-001	
DATE: 11/11/11	

WOODMAN'S FOOD MARKET
BELOIT, WISCONSIN
WAREHOUSE EXPANSION
OVERALL SITE PLAN

R.A. Smith National
Beyond Surveying and Engineering
1218 W. Commercial Street, Beloit, WI 53510
 608.735.2222 FAX 608.735.2223

DATE	DESCRIPTION



PLANT MATERIAL SCHEDULE

LANDSCAPE TREES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET
7	10' ROUND TOP	10	EA	PLANT TO BE SET
8	8' ROUND TOP	10	EA	PLANT TO BE SET
9	6' ROUND TOP	10	EA	PLANT TO BE SET
10	4' ROUND TOP	10	EA	PLANT TO BE SET
11	2' ROUND TOP	10	EA	PLANT TO BE SET
12	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE SHRUBS

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE GRASSES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE ROCKS

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE LIGHTS

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE FENCES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE SIGNAGE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE PAINTS

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE UTILITIES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE MATERIALS

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE FINISHES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE EQUIPMENT

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

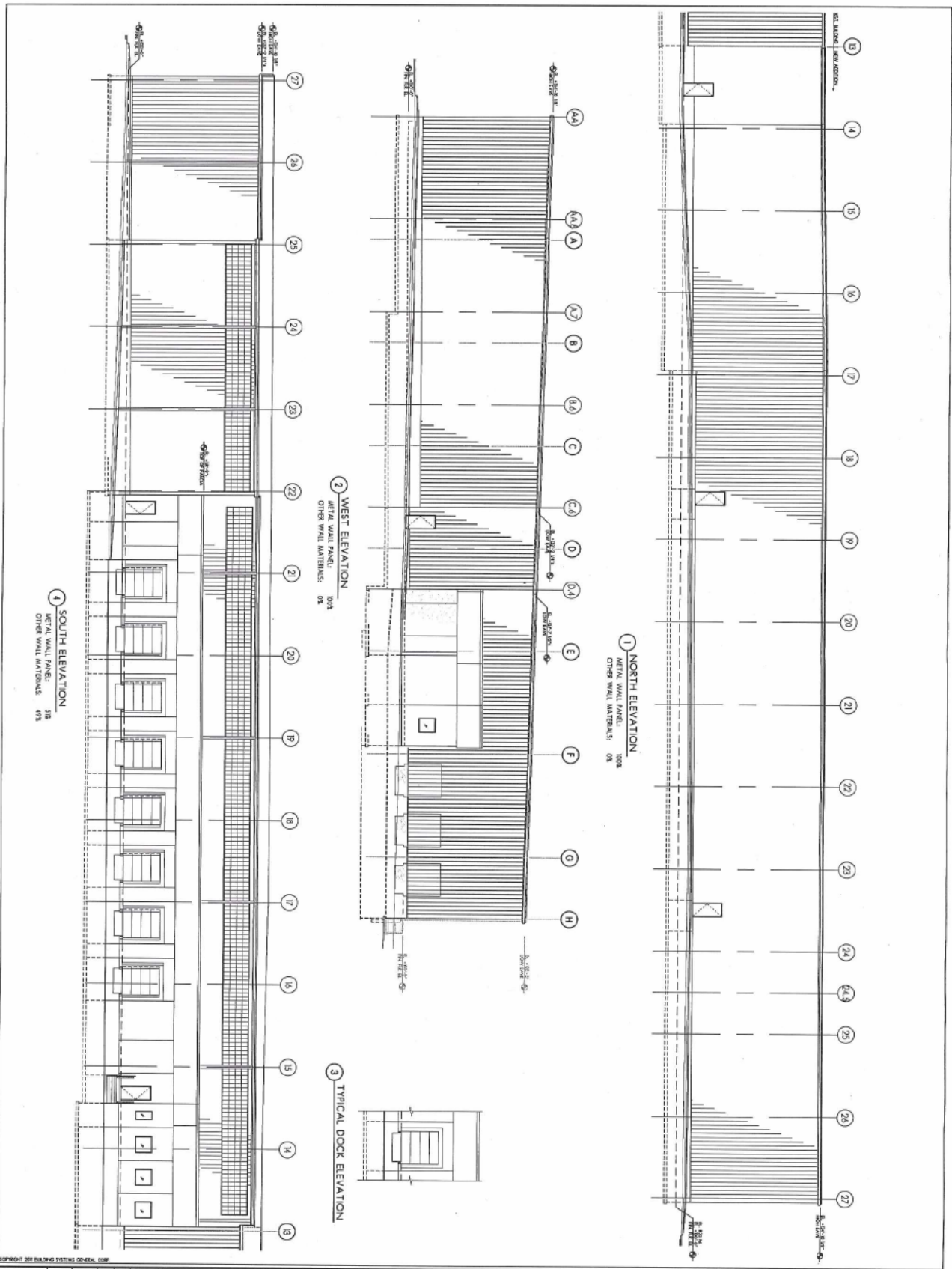
LANDSCAPE SUPPLIES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	10' ROUND TOP	10	EA	PLANT TO BE SET
2	8' ROUND TOP	10	EA	PLANT TO BE SET
3	6' ROUND TOP	10	EA	PLANT TO BE SET
4	4' ROUND TOP	10	EA	PLANT TO BE SET
5	2' ROUND TOP	10	EA	PLANT TO BE SET
6	1' ROUND TOP	10	EA	PLANT TO BE SET

LANDSCAPE NOTES

1. ALL PLANT MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
2. ALL PLANT MATERIALS TO BE SET BY THE CONTRACTOR.
3. ALL PLANT MATERIALS TO BE MAINTAINED BY THE CONTRACTOR.
4. ALL PLANT MATERIALS TO BE REPLACED BY THE CONTRACTOR.
5. ALL PLANT MATERIALS TO BE REMOVED BY THE CONTRACTOR.
6. ALL PLANT MATERIALS TO BE DESTROYED BY THE CONTRACTOR.

<p>WOODMAN'S FOOD MARKET BELOIT, WISCONSIN</p> <p>WAREHOUSE EXPANSION PRELIMINARY LANDSCAPE EXHIBIT</p>	<p>R.A. Smith National <i>Beyond Surveying and Engineering</i></p> <p>1748 W. WASHINGTON ROAD, SUITE 200, BELOIT, WI 53510-1010 608.735.1111 FAX: 608.735.1110 WWW.RASMITHENGINEERING.COM</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION												
DATE	DESCRIPTION															



A3.1 SHEET NO. 11-101 TRANSMISSION DATE: 11-10-11 SCALE: 1/4" = 1'-0" PROJECT NO.	EXTERIOR ELEVATIONS COUNTY: _____ DRAWN: _____ CHECKED: _____ DATE: _____			WAREHOUSE EXPANSION WOODMAN'S FOOD MARKET, INC. SILOTT, WISCONSIN	Building Systems General Corp. 2072 Executive Drive • Suite 101 • Madison, Wisconsin 53718 Phone: (608) 271-8833 Fax: (608) 271-8428
	COPYRIGHT 2011 BUILDING SYSTEMS GENERAL CORP.				

CITY of BELOIT

Neighborhood Planning Division

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

Architectural Review Exception Application Form

(Please Type or Print)

File number: ARC/EXP-2011-01

1. Name of applicant: BUILDING SYSTEMS GEN. CORP. Phone #: 608-276-4400

5972 EXECUTIVE DR MADISON WI. 53719
(Address) (City) (State) (Zip)

2. Address of subject property: 1877 MADISON ROAD

3. Tax Parcel Number(s): 12810060

4. Legal description: _____

5. Present zoning: C-3 DP Present use: Grocery Store & Distribution Warehouse

6. Proposed use (if different): Same DP

7. Owner of record: WOODMAN'S FOOD MARKET, INC Phone: 608-754-8382

2631 LIBERTY LANE JANESVILLE WI. 53545
(Address) (City) (State) (Zip)

8. Code from which relief is sought or exception is taken:

Architectural Review () Landscape Regulations

9. State specific sections of code and exception(s) requested: (Use separate sheet if necessary)

CHAPTER 34.15 (1) EXCEPTION REQUESTED: ALLOW MORE THAN 25% OF THE EXTERIOR SURFACE TO BE METAL.

10. State specific hardship experienced by the applicant: (Use separate sheet if necessary)

SEE ATTACHED

(Continued on back)

11. In order for this application to be considered complete, the applicant must attach a scale drawing (1" = 20' usually works best) showing the location of property lines and their dimensions, existing buildings and improvements, all abutting properties and improvements thereon, and the proposed changes or additions. A professional drawing is not required. You are required to furnish a legible drawing with enough detail that will adequately advise and inform the Commission.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

[Signature] , Clint Woodman , 1-10-11
(Signature of Owner) (Print name) (Date)

[Signature] , Gary W. Fox , 1/14/11
(Signature of Applicant, if different) (Print name) (Date)

The applicant acknowledges that this application is not deemed filed until dated and receipt acknowledged by a person authorized to receive the application. The applicant is entitled to receive a copy of the acknowledged application once it is officially reviewed and accepted.

Hearings are usually held in City Hall Forum, City Hall, 100 State Street at 7:00 P.M.

In order for your request to be heard and considered in a timely manner, you must submit the completed application to the Neighborhood Planning Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

The application fee will be \$100 and applicants will be charged actual out-of-pocket costs for mailing public notices at the rate of \$0.50 per notice.

To be completed by Planning staff	
Filing fee: \$100.00	Amount paid: <u>\$100.⁰⁰</u> Meeting date: <u>February 9, 2011</u>
Application accepted by: <u>Don Demington</u>	Date: <u>1/14/11</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Date Notice Published: _____	Date Notice Mailed: _____

10. The existing building that we are adding on to, was built prior to the enactment of your Chapter 34.15. The Architecture of the building is "Metal Wall Panels". To change the Architecture to another material other than "Metal Wall Panels" would in our opinion be inappropriate for the architecture that is in place. The existing buildings to the South are covered with metal wall panels and the "Old" Woodman's Grocery store has metal wall panels.

We have broken up the South elevation plane by recessing the addition back from the plane of the existing building and have created different wall heights. This not only accommodates the operational aspect of the warehouse but also softens the long expanse of the existing wall along Madison Road.

Our design incorporates metal wall panels, pre-cast concrete wall panels and translucent wall panels. The percentage of metal wall panels used in the addition along the Madison Road elevation is 42%. The North wall and the East wall are being proposed as metal wall panels.

There are currently 15 employees working in the warehouse and Woodman's anticipate they will be hiring an additional 5 employees.

**RESOLUTION AUTHORIZING THE CITY MANAGER
TO APPLY FOR NEIGHBORHOOD STABILIZATION PROGRAM FUNDS**

WHEREAS, the State of Wisconsin has received a Neighborhood Stabilization Program funding allocation from the U.S. Department of Housing and Urban Development (HUD), and

WHEREAS, the City of Beloit's Strategic Goals includes neighborhood revitalization activities; and

WHEREAS, the City of Beloit and the Rock County Consortium has met all the required benchmarks under NSP 1 which allows the consortium to apply for NSP 3 funds, and

WHEREAS, the Neighborhood Stabilization Program funds will allow us to meet some of the needs addressed in the City's Strategic Plan.

NOW THEREFORE BE IT RESOLVED, that the City Manager is authorized to apply for funds from the Neighborhood Stabilization Program in cooperation with City of Janesville to help revitalize City of Beloit neighborhoods that have been affected by the national mortgage crisis.

Adopted this 7th day of February, 2011

BELOIT CITY COUNCIL

Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Neighborhood Stabilization Program

Date: February 7, 2011

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

The Neighborhood Stabilization Program (NSP) is authorized under Title III of Division B of the Housing and Economic Recovery Act (HERA), 2008 for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. NSP 3 funds in the amount of \$5,000,000 are available to the Wisconsin Department of Commerce from HUD.

In January, 2009 the Council authorized the City Manager to apply for NSP 1 funds as a consortium between Beloit, Janesville, Rock County and NHS. The Rock County Consortium received \$1,917,921 in NSP 1 funds that was split between the consortium partners to purchase and rehabilitate foreclosed properties in designated areas.

The Wisconsin Department of Commerce is accepting applications for NSP 3 funds. The City of Beloit and the Rock County Consortium met all the required benchmarks for NSP 1 which allows us to apply for NSP3 funds. The City Manager is requesting permission to apply for \$1,250,000 of these funds through an RFP process set up by the Wisconsin Department of Commerce. The Wisconsin Department of Commerce is allowing only current and eligible NSP1 recipients to apply for NSP 3. Because of this and our successful collaboration effort on NSP 1, Beloit and Janesville will submit a joint application.

Key Issues (maximum of 5):

1. The City of Beloit intends to partner the City of Janesville to apply for NSP 3 funding from the Wisconsin Department of Commerce.
2. The funds will be used to acquire, rehabilitate and sell foreclosed and abandoned properties to low or moderate income families. The funds may also be used for down payment assistance.
3. Some of the funds will also be used to raze some properties that are not suitable for rehabilitation which will be land banked and redeveloped.
4. Some of these units may be rented or marketed as a lease to own homes depending on the housing market conditions.
5. This money can only be used to purchase, remodel and resell foreclosed and abandoned homes; this money may not be used for foreclosure prevention.
6. The City of Beloit will be the lead agency.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

This request conforms to Goal 4 of the Strategic Plan: Apply sound, sustainable practices to promote a diverse, high quality community through historic preservation, community revitalization and successful new development.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
This program will improve homes so that they are more energy efficient and in turn will use less electricity and gas.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
Through the rehabilitation or the demolition of these homes, we will be removing harmful chemicals from the environment such as asbestos and lead.
- **Reduce dependence on activities that harm life sustaining eco-systems**
NA
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The program will help provide quality housing options to the citizens of Beloit.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The approval of a resolution to allow the City Manager to apply for \$1,250,000 from the Neighborhood stabilization Program 3 in partnership with the City of Janesville.

Fiscal Note/Budget Impact:

There will be no negative financial impact to the City of Beloit.

ORDINANCE NO. _____

**AN ORDINANCE TO ESTABLISH 2-HR. PARKING
TIME LIMIT FOR THREE STALLS LOCATED IN FRONT
OF 149 STATE STREET (BELOIT DAILY NEWS)**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by adding to Section III (E), Index of Special Locations, Two Hour Parking, the following:

State Street - St. Paul Avenue to 100' south - EAST SIDE

Section 2: This ordinance shall take effect and be in force upon its passage and publication.

Adopted this 7th day of February, 2011.

BELOIT CITY COUNCIL:

By: _____
Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

Published this _____ day of _____, 2010

Effective this _____ day of _____, 2010

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance to establish 2-hour parking time limit on State Street for stalls in front of 149 State Street (Beloit Daily News)-EAST SIDE

Date: February 7, 2011

Presenter(s): David Botts

Department(s): Public Works/Engineering

Overview/Background Information:

Request was submitted by William Barth, Editor, Beloit Daily News.

Key Issues (maximum of 5):

1. The Traffic Review Committee reviewed this request during the January 24, 2011 meeting. The Committee voted (5-0) in favor of changing the parking time limit to 2-hours for the 3 stalls in front of the Beloit Daily News.
2. Currently, there are no time restrictions for the marked parking stalls on State Street.
3. The 2-hour time limit will better serve the customers of the Beloit Daily News.
4. The 2-hour time limit is consistent with other time restrictions in the downtown area.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
N/A
- Reduce dependence on activities that harm life sustaining eco-systems
N/A
- Meet the hierarchy of present and future human needs fairly and efficiently
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approval of the ordinance to establish a 2-hour time limit for the three marked stalls located in front of 149 State Street-EAST SIDE.

Fiscal Note/Budget Impact:.



Proposed
"2-Hr. Parking"

ST. PAUL AVENUE

City
Hall

STATE STREET

Beloit Daily News



WISCONSIN

BELOIT

2-Hour Parking for BDN



LOCATION: 149 State Street

CITY OF BELOIT, WISCONSIN

SCALE: NONE

DRAWN BY: JRD

ORDINANCE NO. _____

**AN ORDINANCE TO ESTABLISH 10-HR. PARKING TIME LIMIT
FOR PARKING LOT #2, CHESTER SQUARE LOT**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by removing from Section I (C), Index of Special Locations, Two Hour Parking Zones, the following:

Parking Lot #2 - Located on the west side of the Rock River, east of Fourth Street and south of Back Street, the two center rows.

Section 2: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by adding to Section I (E), Index of Special Locations, Ten Hour Parking Zones, the following:

Parking Lot #2 - All marked stalls in Lot #2, known as the Chester Square Parking Lot .

Section 3: This ordinance shall take effect and be in force upon its passage and publication.

Adopted this 7th day of February, 2011.

BELOIT CITY COUNCIL:

By: _____
Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

Published this _____ day of _____, 2010

Effective this _____ day of _____, 2010

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance to establish 10-hour parking time limit for entire Parking Lot #2, commonly referred to as the Chester Square Parking Lot.

Date: February 7, 2011

Presenter(s): David Botts

Department(s): Public Works/Engineering

Overview/Background Information:

Request was submitted by Kathleen Braatz, Executive Director, Downtown Beloit.

Key Issues (maximum of 5):

1. The Traffic Review Committee reviewed this request during the January 24, 2011 meeting. The Committee voted (5-0) in favor of changing the parking time limit from 2-hours to 10-hours for the center two rows of the Chester Square Parking Lot.
2. Currently, the outside rows are designated as 10-hour stalls and the inner rows are designated as 2-hour stalls.
3. Adjacent businesses would like all of the stalls to be designated as 10-hour to help with employee parking .
4. Customers have ample parking opportunities nearby. West Grand Avenue, near the store fronts, is limited to 1-hour. Also, the Iron Works South Parking Lot is located across the street and provides additional long-term customer parking.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
N/A
- Reduce dependence on activities that harm life sustaining eco-systems
N/A
- Meet the hierarchy of present and future human needs fairly and efficiently
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approval of the ordinance to establish a 10-hour time limit for all stalls located Parking Lot #2, commonly referred to as the Chester Square Parking Lot.

Fiscal Note/Budget Impact:.



10-Hour Parking for Chester Square Lot



LOCATION: Chester Square Lot

CITY OF BELOIT, WISCONSIN

SCALE: NONE

DRAWN BY: JRD

ORDINANCE NO. _____

**AN ORDINANCE TO REMOVE PARKING FOURTH STREET
BETWEEN ST. LAWRENCE AVENUE AND PORTLAND AVENUE**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby adding to Section II (E), Index of Special Locations, Parking Prohibited At All Times On Certain Streets, the following:

Fourth Street - From St. Lawrence Avenue to Portland Avenue - WEST SIDE

Section 2: This ordinance shall take effect and be in force upon its passage and publication.

Adopted this 7th day of February, 2011.

BELOIT CITY COUNCIL:

By: _____
Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

Published this _____ day of _____, 2010

Effective this _____ day of _____, 2010

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance to establish No-Parking regulations on Fourth Street between St. Lawrence Avenue and Portland Avenue - WEST SIDE

Date: February 7, 2011

Presenter(s): David Botts

Department(s): Public Works/Engineering

Overview/Background Information:

The parking regulations along Fourth Street were reviewed during a parking study for the downtown area. These two blocks were discovered to be inconsistent with the rest of Fourth Street.

Key Issues (maximum of 5):

1. The Traffic Review Committee reviewed this request during the January 24, 2011 meeting. The Committee voted (5-0) in favor of restricting parking along the west side of Fourth Street
2. The stretch of Fourth Street between St. Lawrence and Portland functions as a four-lane roadway.
3. Parking is restricted on the east side of Fourth Street between St. Lawrence and Portland and on both sides of Fourth Street north of Portland.
4. All of the businesses along this stretch have off-street parking facilities for use by employees/customers.
5. The new ordinance will allow the City to install signs that would make this stretch consistent with the rest of the Fourth Street corridor.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
N/A
- Reduce dependence on activities that harm life sustaining eco-systems
N/A
- Meet the hierarchy of present and future human needs fairly and efficiently
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approval of the ordinance to establish No-Parking regulations on Fourth Street between St. Lawrence Avenue and Portland Avenue-WEST SIDE.

Fiscal Note/Budget Impact:.

ORDINANCE NO. _____

**AN ORDINANCE TO REMOVE PARKING
ON NORTH STREET AND MIDDLE STREET
BETWEEN FOURTH STREET AND SIXTH STREET**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by removing from Section III (E), Index of Special Locations, Two Hour Parking, the following:

Middle Street - From Fourth Street to Fifth Street - SOUTH SIDE
Middle Street - From Fifth Street to Bluff Street - SOUTH SIDE

Section 2: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by removing from Section II, Index of Special Locations, Parking Prohibited At All Times On Certain Streets, the following:

Middle Street - Fourth Street to Fifth Street - SOUTH SIDE (6 A.M. to 6 P.M.)

Section 3: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by adding to Section III (E), Index of Special Locations, Two Hour Parking, the following:

Middle Street - From Sixth Street to Bluff Street - SOUTH SIDE

Section 4: Section 13.02 of the Code of General Ordinances of the City of Beloit, Rock County, Wisconsin, is hereby amended by adding to Section III (H), Index of Special Locations, Miscellaneous Limitations on Parking, the following:

North Street - from Fourth Street to Sixth Street, No-Parking from 7:00 A.M.-4:00 P.M. on school days - SOUTH SIDE
Middle Street - from Fourth Street to Sixth Street, No-Parking from 7:00 A.M.-4:00 P.M. on school days - SOUTH SIDE

Section 5: This ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2011.

BELOIT CITY COUNCIL:

By: _____
Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

Published this _____ day of _____, 2010

Effective this _____ day of _____, 2010

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance to remove parking on North Street and Middle Street between Fourth Street and Sixth Street-SOUTH SIDE

Date: February 7, 2011

Presenter(s): David Botts

Department(s): Public Works/Engineering

Overview/Background Information:

Request was submitted by Dan Stauffacher on behalf of the School District. Ordinance is related to the closing of Fourth Street. If Fourth Street is not closed, the parking will not be removed.

Key Issues (maximum of 5):

1. The Traffic Review Committee reviewed this request during the January 24, 2011 meeting. The Committee voted (5-0) in favor of removing the parking along North Street and Middle Street.
2. Due to the closure of Fourth Street, vehicles will be forced to turn down North Street or Middle Street.
3. City of Beloit buses currently travel on Fourth Street in front of the high school. The buses would need to utilize North and Middle during the closure times. Having parking removed would allow the city buses and other vehicles to easily travel down these two side streets.
4. By only removing parking during school hours, on-street parking would be available during sporting or after school events.
5. Removing the on-street parking would hopefully encourage current students to park in the under-utilized student lot on the west side of Fourth Street.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approval of the ordinance to remove parking on North Street and Middle Street from Fourth Street to Sixth Street on school days between 7 A.M. and 4 P.M.-SOUTH SIDE.

Fiscal Note/Budget Impact:.



North and Middle No-Parking



LOCATION: Near High School

CITY OF BELOIT, WISCONSIN

SCALE: NONE

DRAWN BY: JRD

**RESOLUTION FOR THE CLOSURE OF FOURTH STREET
BETWEEN MIDDLE STREET AND NORTH STREET
ON SCHOOL DAYS BETWEEN 7 A.M. AND 4 P.M.**

WHEREAS, the School District of Beloit has requested to close one block of Fourth Street in front of Beloit Memorial High School, and

WHEREAS, the road will be closed on school days between the hours of 7 A.M. and 4:00 P.M., and

WHEREAS, the Traffic Review Committee voted unanimously in favor (5-0) of the road closure, and

WHEREAS, the road will be blocked by School District personnel with barricades similar to the wood barricades used for a block party or the Farmer's Market, and

WHEREAS, the closure is scheduled to begin on February 14, 2011 and subsequently reviewed by the Traffic Review Committee during the June 27, 2011 TRC meeting, and

WHEREAS, the School District has agreed to work with the City of Beloit on a joint public outreach program that would aim to inform all of the students, parents, motoring public, and emergency responders of the closure before implementation, therefore

IT IS RESOLVED, that Fourth Street between Middle Street and North Street be closed on school days between the hours of 7 A.M. and 4. P.M.

Dated at Beloit, Wisconsin this _____ day of _____, 2011.

City Council of the City of Beloit

Kevin D. Leavy, President

ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution from Traffic Review Committee supporting the closure of Fourth Street in front of Beloit Memorial High School

Date: February 7, 2011

Presenter(s): David Botts

Department(s): Public Works/Engineering

Overview/Background Information:

Request was submitted by Tom Johnson, principal of the high school on behalf of the School District. City of Beloit staff, including Police and Fire, met with School District staff on January 7th to discuss options, including closing, Fourth Street in front of the high school.

Key Issues (maximum of 5):

1. The Traffic Review Committee reviewed this request during the January 24, 2011 meeting. The Committee voted (5-0) in favor of submitting a resolution in support of the closure.
 2. One block of Fourth Street, directly in front of the high school entrance, will be closed off each day between 7 A.M. and 4 P.M. using wood barricades similar to what is used for a block party or the Farmer's Market.
 3. School District will be responsible for placing and removing the barricades each day. They will also be responsible for any maintenance of the barricades and occasional snow plowing of the street during the hours of the street closure.
 4. The traffic signal programming at 4th/Middle and 4th/North will remain the same since the closure will not adversely affect turning movements at these locations. The City has agreed to monitor the signals as well as other nearby intersections and will adjust the timing as needed.
 5. The School District has agreed to work with the City on a joint outreach program that would aim to inform all of the students, parents, motoring public, and emergency responders of the closure before implementation. The City has already notified adjacent property owners related to the TRC meeting.
 6. If supported by the City Council, the closure is scheduled to begin on February 14, 2011 with a review by the Traffic Review Committee at the June 27th meeting.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
N/A

- **Reduce dependence on activities that harm life sustaining eco-systems**
N/A

- **Meet the hierarchy of present and future human needs fairly and efficiently**
N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends approving the resolution to close Fourth Street from Middle Street to North Street on school days between the hours of 7 A.M. and 4 P.M.

Fiscal Note/Budget Impact:



Fourth Street Closure



LOCATION: 1225 Fourth Street

CITY OF БЕЛОИТ, WISCONSIN

SCALE: NONE

DRAWN BY: JRD

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Dave Botts, Public Works Director

FROM: Jason Dupuis, Transportation Engineer (Ext. 6735)
-JRD
1/26/11

DATE: January 26, 2011

SUBJECT: Additional information request related to Fourth Street closure

During the January 24th Traffic Review Committee meeting, councilmember Eric Newnham requested additional information be made available for the upcoming City Council meeting. Mr. Newnham requested a count of the previous referendum to close Fourth Street and any information related to accidents along Fourth Street. Below is information related to both requests.

1994 referendum to close Fourth Street:

- Referendum was on the April 5, 1994 spring ballot
- Referendum was for the permanent closure of two-way traffic between Liberty and North, worded as follows:

"Closure of Fourth Street. Shall Fourth Street, between Liberty and North Street, in the City of Beloit, Rock County, Wisconsin, be closed to two-way through traffic on a permanent basis in connection with the expansion of Beloit Memorial High School?"

- The referendum was voted down: **NO-3536**
 YES-1931

It should be noted that the 1994 referendum was to close a longer stretch of Fourth Street on a permanent basis. The latest closure request is for the block just in front of the high school and only for a limited amount of time during school days.

Fourth Street Accidents:

- Data was extracted from the WisTransPortal database using MV4000 crash reports. The database is current through October, 2010.
- Accident reports were evaluated between 1994-2010 on Fourth Street between Middle and North Streets, including both of the intersections. Also, data from accidents that were reported in the High School Parking lot were included.
- This block of Fourth Street, including the parking lot, **averaged 11.8** accidents per year.

- Reportable accidents by year:

1994-17	1995-10	1996-22	1997-15	1998-9
1999-13	2000-10	2001-13	2002-12	2003-14
2004-15	2005-8	2006-7	2007-10	2008-8
2009-11	2010-7			

Please review the information and let me know if you should have any questions or seek additional information.

Phone Contact

Date: 1-25-2011
Time: 10:45 AM

Project Number:
Project Name: Fourth Street – Road Closure, BMHS

Contact Type: phone1-815-316-2307
Individuals Contacted: Dave Cook, Owner
Of: Taco John's (corner of Fourth/Liberty)

City of Beloit Rep(s): Jason Dupuis, Transportation Engineer

Topics discussed: Talked with Dave about where and when the closure will take place. Explained to Dave the reasons that the TRC was in support of the closure and that if passed, the issue will be reviewed at the June TRC meeting. Also explained that he would have an opportunity to discuss the topic at the February 7 City Council meeting. Finally, I explained to Dave that the Henry Avenue bridge will be under repair beginning in September and that will change traffic patterns for the area. Dave asked if a traffic study, including business impacts, was conducted before the consideration of closing the street. Also, he was concerned with the time of the closure. If the closure passes he would like the closure to be only during the beginning of the school day and the end of the school day. Finally, he was concerned about the economic impacts this might have on his business.

Resolution/Future Action: Dave wasn't sure if he would make it to the council meeting, but wanted to make sure his comments were noted in the council packet. I assured him that I would make a report of our phone conversation and include it in the council packet.

Form Completed by: JASON DUPUIS
Time: 11:40 AM
Date: 1-25-2011

**RESOLUTION
APPROVING AMENDMENTS TO THE CITY OF БЕЛОIT HOUSING LOAN
PROCEDURE MANUAL AND PROGRAM**

WHEREAS, the City of Beloit is committed to neighborhood revitalization; and

WHEREAS, it is the desire of the City of Beloit to improve the City's housing stock;
and

WHEREAS, the Department of Housing and Urban Development recommended changes to our Rehabilitation Loan Program Procedure Manual; and

WHEREAS, it is the desire of the City of Beloit to provide funds and encourage all eligible property owners to participate in the City's Housing Loan Program by adjusting the program to reflect current need.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Beloit, Rock County, Wisconsin, does hereby approve and adopt the amended Housing Loan Program Procedure Manual and Program guidelines.

Dated at Beloit, Wisconsin this 7th day of February, 2011

BELOIT CITY COUNCIL

Kevin D. Leavy, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Changes to Housing Rehabilitation Loan Procedure Manual

Date: February 7, 2011

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

The City of Beloit Housing Rehabilitation Loan program consists of five programs.

- a. Owner Occupied Low Interest & Deferred Payment Loans – this loan program provides loans to homeowners.
Maximum Loan Amount: \$20,000
Interest Rate: Deferred loans are 0 percent and installment loans are 3 percent.
Term of the Loan: 10 years, with the ability of staff to extend the term to 15 years
- b. Rental Housing Rehabilitation Loan Program – this loan program is available to property owners to rehab their rental properties. Each property owner can receive one rental rehab loan each year. This was modified earlier this year to temporarily allow each property owner to receive two rental rehab loans per year and to allow up to 50 percent of the available CDBG and HOME funds to be loaned for rental housing rehab loans. This change will expire at the end of 2012.
Maximum Loan Amount: \$20,000 for a single-family; \$25,000 for a multi-family building and \$8,000 for each additional unit over two units. A temporary change which will expire at the end of 2012 was approved to cap the amount of a single rehab loan at \$70,000.
Interest Rate: 3 percent
Term: 10 years.
- c. Distressed Property Loan Program – this loan program is an emergency loan program.
Maximum Loan Amount: \$5,000
Interest Rate: Deferred loans are 0 percent; installment loans are 3 percent
Term of the Loan: 10 years
- d. Construction Loan Program – this loan program is available to a person who wants to rehab a house and then sell it to a low- to moderate-income homeowner. Only one loan is allowed each year. The loan payments are deferred for six months. If the property owner cannot sell the house after six months, they can rent the house but only to low- to moderate-income households.
- e. Lead Hazard Control Grants – this grant program is available to remove lead hazards from dwellings.
Maximum Grant Amount: \$11,500

The City's loan program is intended to provide financial incentives to help improve all housing stock rented or owned by low and moderate income households. All of the loan programs are important as they complement other neighborhood revitalization efforts going on in the City of Beloit.

Key Issues (maximum of 5):

Community Development staff is proposing changes to the Housing Rehabilitation Loan Manual. These proposed changes are coming to Council because of recommendations made to us by HUD during a monitoring visit in May 2010. The changes add specific language about the qualifications of contractors, Environmental Review, Architectural and Lead Based Paint requirements and makes changes to the Distressed Property Loan Program. Please see Attachment A which compares current language to the new proposed language.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

This request conforms to Goal 4 of the Strategic Plan: Apply sound, sustainable practices to promote a diverse, high quality

community through historic preservation, community revitalization and successful new development.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**

Creates more energy-efficient housing units which will reduce our dependence on fossil fuels.

- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**

This activity will remove lead and other hazardous substances from Beloit housing units.

- **Reduce dependence on activities that harm life sustaining eco-systems**

N/A

- **Meet the hierarchy of present and future human needs fairly and efficiently**

This activity will provide safe and healthy housing units.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

City Council approval of the recommended changes in the Housing Rehabilitation Loan Program Manual.

Fiscal Note/Budget Impact:

These are CDBG and HOME funds, so this would have no impact on the general fund. There are adequate funds in both programs to accommodate the increased loan amounts for distressed properties.

ATTACHMENT A

Environmental Review, Architectural, Lead-Based Paint Assessment

Current Language: There is no current language related to this topic.

Proposed Language:

City staff will prepare an environmental review for the processed activity. The City will utilize the HUD Statutory Worksheet and attach the necessary documentation to the environmental review. If the environmental review indicates a concern, the home owner will be notified in writing of the issue and also the course of action to be taken by the City.

Upon verification and eligibility, staff will check to see if the property is a local or national designated landmark or in an historic district as part of the environmental review. If any of the previous applies, the project shall be referred to the Landmarks Commission for review.

Housing Rehabilitation staff will also order a lead-risk assessment for the subject property. The lead based paint risk assessment will be ordered and completed by a qualified contractor.

Selecting Contractors/ Requirements of Contractors

Current Language:

The Community Development Department exercises caution in maintaining a contractor list. A general or sub-contractor wishing to participate in the program will be considered if he or she files Proof of Responsibility Form and an approved insurance certificate. Whether a general or sub-contractor is acceptable will depend on:

1. His or her general business reputation in the community;
2. His or her experience in the type of rehabilitation work the Department undertakes;
3. His or her ability to perform quality work in a timely manner;
4. His or her ability to secure and maintain adequate insurance;
5. The submission of reasonable bids.

Proposed Language:

Contractor qualification policy for housing rehabilitation. It is the intent of the City of Beloit when undertaking housing rehabilitation projects to create a pool of responsible, qualified contractors to bid on projects. Staff will check tax status and for any recent judgments or changes of status prior to signing a contract or at least yearly.

REQUIREMENTS:

1. The contractor must provide contact information and information about the business including the type of business, FEIN or social security numbers, and

other information required by the Department of Housing and Urban Development.

2. References. Staff needs to ensure the contractor is capable of providing quality work. References must be provided so staff can review the quality of past work. Substandard work will be grounds for disqualification.
3. Trade certification. Each trade requires, by Wisconsin Administrative Codes COMM 5 and DHS 163, certain registry and certifications. The City needs to ensure contractors are licensed to do certain work. In addition, any contractor that may disturb paint or varnished surfaces after April 22, 2010 must be a certified Lead-Safe Company and have on staff a Certified Lead-Safe Renovator. More information can be found on the Lead Rule at www.dhs.wi.gov/lead. Information on certificates or registrations needed for building trades can be found at <http://www.commerce.state.wi.us/SB/>.
4. Insurance. The contractor must provide proof of insurance as indicated in the application. These values may be updated periodically. Staff will conduct annual (or more frequent, at the discretion of staff) checks on insurance and will contact contractors with any change in requirements.
5. Responsibility. The City has an obligation to the federal government and taxpayers to make sure contractors are responsible, and the City needs to minimize risk. Contractors may be disqualified for any of the following issues.
 - If the contractor appears on the Federal Government “Excluded Parties List System”. If a contractor appears on this list they are debarred or suspended from participating in Federal Contracts.
 - If a contractor has a felony, fraud, bankruptcy, judgments or liens related to contracting.
 - Owed property and income taxes, child support or conviction on citations from Housing Services could disqualify a contractor.
 - Contractors must be current on any loans with the City. If there is a small delinquency staff may consider awarding a contract and garnishing the amount due from the first payment.
 - Staff will review cases and complaints made to Wisconsin Consumer Protection regarding contract work done in the past.

DISQUALIFICATION: Applicants will be notified in writing if they are disqualified to be on the contractor bid list. Staff decisions may be appealed in writing to the Loan Review Committee within 30 days of disqualification. The Loan Review Committee will make the final decision. Contractors may re-apply after 6 months of being notified of

disqualification.

PROBATION: If a contractor is not fulfilling obligations pursuant to the contracted obligations, staff, at its sole discretion, may place the contractor on probation for 6 months. Staff shall notify the contractor in writing of the probation. During probation the contractor may only have one contract at a time to ensure problems have been remedied. Contractors may appeal in writing to the Loan Review Committee regarding being placed on probation, and the right to a final determination of probationary status shall be vested solely in the Loan Review Committee. Probation may be extended by either staff or the Loan Review committee depending on circumstances at the end of the period of probation.

DEBARRED: Contractors not fulfilling obligations of a contract or providing substandard work will be notified in writing of debarment by staff. Debarment shall be for a defined amount of time ranging from one to three years. Contractors may appeal in writing to the Loan Review Committee if they are debarred. The right to a final determination on debarment shall be vested solely in the Loan Committee. Contractors may re-apply after debarment period, if accepted they would be on probation for the first year.

Disputes/Conflict Resolution Policy

Current Language: None

Proposed Language:

It is the intent of Staff to assist the homeowner in every way with the loan and construction process. The following is in place to establish a policy and procedures for conflict resolution between the homeowner and their selected contractor and subcontractors, if any, to resolve disputed issues.

At the time of the loan closing the home owner shall receive and sign a copy of the conflict resolution policy, acknowledging receipt and explanation of the policy.

- At the time of the award of the job, the contractor will be asked to review and sign a copy of the conflict resolution policy, acknowledging receipt and the explanation of the policy.
- At closing, staff will advise homeowner that it is their responsibility to communicate with the contractor about any job related concerns that deviate from the finished specifications provided at closing in addition, to relay the concerns to City staff.
- At the first sign of dispute with the contractor, the homeowner shall contact City staff about the issue and make staff aware of the concern or potential problem.
- If the concern is not resolved by the homeowner and the contractor, City staff will set up a mediation meeting to discuss the problem and resolution with both

parties. A determination will be made at the time as to what a reasonable resolution is and both parties will sign an agreement indicating what, if any corrective action will be taken.

- In the event the homeowner and the contractor cannot or will not come to terms, the homeowner can choose to terminate the contract and seek out another contractor from the approved list of contractors to finish the job. City staff will mediate re-numeration for work that has been completed to that point and both parties will sign an agreement for payment and release of contract.
- Staff will assist homeowner with securing a new contractor to complete the job.

In the event that either party fails to make a good faith effort to resolve the conflict, in a timeframe specified by said agreement, the following may occur. The homeowner may be subject to immediate repayment and cancellation of the loan, which could result in foreclosure action. The contractor may be terminated from the job and subject to probation or disqualification from future City contracts.

Distressed Loans Limits and Procedures

The Community Development Staff is requesting a change to the amount we can loan to a distressed property. Currently the maximum loan amount is \$5,000, and we are requesting that the maximum loan limit be raised to \$7,500. Staff is requesting this increase because often times, \$5,000 does not enough money to address issues such as a roof or unsafe electrical systems. Because of the low amount, many times we have to turn away people who are in need of the program.

Current Loan Limit: \$5,000

Proposed Loan Limit: \$7,500

The Distressed Loan program is designed to take care of a major life safety issue for a low to moderate owner-occupied property with no other assistance options. Current wording does not specify that these funds would be used only for a life safety issue and that the entire home does not have to me brought under code compliance under the Distressed Loan Program. HUD recommended that the language be changed to reflect this policy.

Current Language:

The Housing Rehabilitation Coordinator may, at his discretion, assign a first priority to the correction of emergency or hazardous conditions that pose an imminent threat to the health and safety to the occupants. Insurance proceeds, if any, are to be applied to the emergency repair work before housing rehabilitation funds are used.

Proposed Language:

The Housing Rehabilitation Finance Specialist, at his/her discretion, may assign a first priority to the correction of emergency or hazardous conditions that pose an imminent threat to the health and safety to occupants. Insurance proceeds, if any, are to be

applied to the emergency repair work before housing rehabilitation funds are used.

Emergency loans are to address emergency repairs only. The granting of an Emergency Loan may require the property to be brought into some compliance of the City of Beloit Property Maintenance Code or other applicable property rehabilitation standards; where safety or hazardous code issue is deemed necessary to correct.

**RESOLUTION AMENDING THE 2011 CAPITAL IMPROVEMENT
BUDGET TO REFLECT THE INCLUSION OF THE MILWAUKEE
ROAD GATEWAY CORRIDOR STUDY**

WHEREAS, the City adopted the 2011 Capital Improvement Budget on November 1, 2010, excluding the Milwaukee Road Gateway Corridor Study; and

WHEREAS, the City has partnered with the Vision Beloit Partners and the I-90 Business Connection to jointly initiate a new First Impressions Project; and

WHEREAS, the goal of the First Impressions Project is to hire a consulting firm to develop a streetscape enhancement plan for the Milwaukee Road Corridor; and

WHEREAS, the Milwaukee Road Corridor is of vast importance in the imaging and perception of the City of Beloit, as nearly 25,000 vehicles use it per day and is the main entry point into the City of Beloit; and

WHEREAS, the proposed plan will involve recommendations for the enhancement of the Milwaukee Road gateway, including lighting, signage, landscaping, and more.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the 2011 Capital Improvement Budget is amended to appropriate additional funds, as follows.

Funding:

Fund Balance (Tax Increment District No. 13)	
P5303597-4999-2011	\$17,890
Total	<u>\$17,890</u>

Expenditures:

<u>Project Name</u>	<u>Original</u>	<u>Amended</u>	<u>Difference</u>
Milwaukee Road Corridor Study	\$0	\$17,890	<u>\$17,890</u>
P5303597-5240-2011			
Total			<u>\$17,890</u>

Dated at Beloit, Wisconsin, this 7th day of February 2011.

BELOIT CITY COUNCIL

Kevin D. Leavy, President

Attest:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution amending the 2011 Capital Improvement Budget to reflect the inclusion of the Milwaukee Road Gateway Corridor Study.

Date: 2/7/11

Presenter(s): Andrew Janke

Department(s): Economic Development

Overview/Background Information: For over 20 years the City along with its public and private sector partners have visually transformed the Beloit riverfront and City Center. Investing incrementally over time the community has seen major public infrastructure improvements to roads, bridges, bike paths, and parks. This work helped to leverage private investment and the attraction of two corporate headquarter businesses both with sales over a billion dollars. The revitalization of the riverfront and City Center has done much to improve the morale of the community and improve the community's image. Most of our guests to City Center enter via the Milwaukee Road corridor from the I-39, I-43, and I-90 interchange. This corridor is of vast importance in the imaging and perception of the City of Beloit as nearly 25,000 vehicles use it per day. Although this corridor is not considered blighted, it fails to leave the same impression that the City Center currently does. To enhance the image of this corridor the City has collaborated with the Vision Beloit Partners and the I-90 Business Connection to jointly initiate a new First Impressions Project. This project will involve the hiring of a consultant to develop a comprehensive streetscape enhancement plan for this important portal into our community. The cost of this study is \$17,890 and will be funded from Tax Increment District 13 tax increment proceeds.

Key Issues (maximum of 5):

1. The project will be coordinated by a committee comprised of Vision Beloit Partners First Impressions Committee members, I-90 Business Connection members, and City of Beloit staff.
2. The completed plan will involve recommendations for the enhancement of the Milwaukee Road gateway including lighting, signage, landscaping, and more along with cost estimates.
3. The cost to hire R. H. Batterman to conduct the study will be \$17,890.
4. TID # 13 will be used to finance this project.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.): This community development project supports Goal #4 since it will support community revitalization.

Sustainability (Briefly comment on the sustainable long-term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
NA
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
NA
- **Reduce dependence on activities that harm life sustaining eco-systems**
The proposed development will not impact wetlands or sensitive wildlife.
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The project has the potential to enhance existing industrial park surrounding the corridor, and therefore will not contribute to urban sprawl.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation: Staff recommends approval of the resolution.

Fiscal Note/Budget Impact: There are sufficient cash reserves in TID # 13 to fund the study.

RESOLUTION
AWARDING CONTRACT C11-03, AMENDING THE 2010 CAPITAL IMPROVEMENTS
BUDGET, AND APPROPRIATING ADDITIONAL FUNDS FOR THE STATE STREET
RECONSTRUCTION PROJECT

WHEREAS, the adopted capital improvements budget for 2010 provided funding and an appropriation for the reconstruction of State Street, and;

WHEREAS, project design and construction bid specifications were developed by the City Engineer and distributed to qualified contractors, and;

WHEREAS, the project and this contract will reconstruct State Street between Broad Street and East Grand Avenue including storm sewers; traffic signals; electrical upgrades to add festoon outlets to the street lights, outlets to the tree grates, and a new power panel for the street dance; new planters, trash cans and benches; new curb and gutter; a new clay brick pavement; and pavement marking; and will resurface State Street from East Grand Avenue to Public Avenue, and Public Avenue from State Street to Pleasant Street, and;

WHEREAS, on January 27, 2011, Six (6) competitive bids were received, the low bid being from Rock Road Companies, Inc., and;

WHEREAS, Rock Road Companies, Inc. is a qualified bidder, and;

NOW, THEREFORE BE IT RESOLVED, that Contract C11-03, State Street Reconstruction, be, and hereby is, awarded to Rock Road Companies, Inc., Janesville, Wisconsin, in the following amounts:

Rock Road Companies, Inc.
P.O. Box 1779
Janesville, WI 53547

Base Bid	\$ 692,370.21
Allowance for Change Orders and/or Extra Work	\$ 103,629.79
TOTAL CONSTRUCTION CONTRACT AMOUNT	\$ 796,000.00

BE IT FURTHER RESOLVED that funding for the project, the 2010 Capital Budget is amended, and an additional appropriation is authorized as follows:

EXPENDITURES:

	<u>Original</u>	<u>Amended</u>	<u>Difference</u>
P4506569-5258-2010 State St Broad to Grand - Cont-Prof	\$ 1,000	\$ 45,000	\$ 44,000
P4506569-5258-2010 State St Broad to Grand - Engineering	\$ 85,000	\$ 150,000	\$ 65,000
P4506569-5514-2010 State St Broad to Grand – Streets Construction	\$ 600,000	\$1,045,000	\$ 445,000
TOTAL	<u>\$ 686,000</u>	<u>\$1,240,000</u>	<u>\$ 576,000</u>

FUNDING:

P4506569-4900-2010 TID Financing	\$686,000	\$1,240,000	\$576,000
TOTAL	<u>\$ 686,000</u>	<u>\$1,240,000</u>	<u>\$ 576,000</u>

Dated at Beloit, Wisconsin this 7th day of February, 2011.

City Council of the City of Beloit

Kevin D. Leavy
Council President

ATTEST:

Rebecca Houseman
City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award of Construction Contract for C11-03, State Street Reconstruction

Date: February 7, 2011

Presenter(s): David Botts, Public Works Director

Department(s): Public Works/Engineering

Overview/Background Information:

This project will reconstruct State Street between Broad Street and East Grand Avenue. Work includes storm sewers; new traffic signals; electrical upgrades to add festoon outlets to the street lights, outlets to the tree grates, and a new power panel for the street dance; new planters, trash cans and benches; new curb and gutter; a new clay brick paver pavement; and will resurface State Street from East Grand Avenue to Public Avenue, and Public Avenue from State Street to Pleasant Street; and pavement marking.

Key Issues (maximum of 5):

1. Six (6) bids were received for this project. The low bid of \$ 692,370.21 was from Rock Road Companies, Inc. and is 8.5% less than the engineer's estimate of \$ 751,419.00.
 2. Rock Road Companies, Inc. is considered a responsible bidder for this project.
 3. The costs for this project are as follows: \$ 692,370.21 for construction, \$ 103,629.79 for Change Orders or extra work, for a total of \$ 796,000.00.
 4. No properties will be special assessed for this project.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project will enhance the quality of life in Beloit by improving the appearance and quality of ride and improving pedestrian safety on State Street while lowering street maintenance costs.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
N/A
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems**
N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently**
The improved pavement meets the present and future human needs by extending the life of the pavement, increasing pedestrian safety, and reducing pavement maintenance.
-

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends awarding this Public Works Contract to Rock Road Companies, Inc. in the amount of \$692,370.21.

Fiscal Note/Budget Impact:

Funding is available in the 2010 Capital Improvement Plan under State Street Reconstruction, and a budget amendment is included in the resolution to award.

CITY OF BELOIT

DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Luke Arnold, Project Engineer

DATE: January 27, 2011

SUBJECT: Bid Results for Contract C11-03
State Street Reconstruction

Pursuant to advertisements placed January 12 & 19, 2011, bids were received until 10:30 a.m. on January 27th, 2011 for C11-03 State Street Reconstruction. A summary and tabulation of bids is attached.

Six (6) bids were received for this project as follows:

1. Rock Road Companies, Inc.	Janesville, WI	\$ 692,370.21	*Low Bid*
	<i>Engineer's Estimate</i>	\$ 751,419.00	+8.5%
2. Gilbank Construction, Inc.	Clinton, WI	\$ 789,234.95	+14.0%
3. E&N Hughes Co., Inc.	Monroe, WI	\$ 817,812.60	+18.1%
4. Parisi Construction Co., Inc.	Verona, WI	\$ 921,535.25	+33.1%
5. Raymond P. Cattell, Inc.	Madison, WI	\$ 923,088.75	+33.3%
6. Radke Contractors Inc.	Winneconne, WI	\$1,039,848.20	+50.2%

Upon review of the Contractor's Proof of Responsibility Statement, Rock Road Companies, Inc. is determined to be a responsible bidder.

I recommend that the contract be awarded to Rock Road Companies, Inc. of Janesville, WI. The following is a breakdown of the proposed project cost:

COSTS

Rock Road Companies, Inc. Base Bid	\$ 692,370.21
Allowance for Change Orders and/or Extra Work	<u>\$ 103,629.79</u>
TOTAL PROJECT COST	\$ 796,000.00

PROJECT INFORMATION

This project will reconstruct State Street between Broad Street and East Grand Avenue. Work includes storm sewers; new traffic signals; electrical upgrades to add festoon outlets to the street lights, outlets to the tree grates, and a new power panel for the street dance; new planters, trash cans and benches; new curb and gutter; a new clay brick paver pavement; and pavement marking.