



**AGENDA  
BELOIT CITY COUNCIL  
100 State Street, Beloit WI 53511  
City Hall Forum - 7:00 p.m.  
Tuesday, January 18, 2011**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDER OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS – none
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 3, 2011 (Houseman)
- b. Resolution **Renaming that Portion of Frederick Street** lying Northeast of Madison Road to Woodman Lane (Botts)  
Plan Commission recommendation for approval 5-0
- c. Application for **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 (Christensen)  
Refer to Plan Commission
- d. Application for **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)  
Refer to Plan Commission
- e. Renaming of the Henry Avenue Bridge to be known as the **Ken Hendricks Memorial Bridge** (Arft)  
Refer to Plan Commission
- f. Resolution approving **Intergovernmental Agreement** between the City of Beloit and the Town of Beloit regarding the Stateline Area Transportation Study (Botts)
- g. Resolution authorizing Final Payment of Public Works **Contract C09-20 Behr Site Remediation** (Botts)

## 7. 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 (Krueger)

## 8. ORDINANCES – none

## 9. APPOINTMENTS

## 10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

## 11. CITY MANAGER'S PRESENTATION

## 12. 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 (Botts)  
Plan Commission recommendation for approval 6-0
- 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 (Braatz)

## 13. 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: January 12, 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.



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, January 3, 2011**

Presiding: Kevin D. Leavy

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

Absent: None

1. The meeting was called to order at 7:00 p.m.
2. SPECIAL ORDER OF THE DAY/ANNOUNCEMENTS
  - a. Proclamation honoring **City Clerk Carol Alexander** was presented by President Leavy and Councilor Densch who presented her with a framed picture signed by all the City Councilors as a retirement gift.
3. PUBLIC HEARINGS
  - a. (Continued from the 12-20-10 Council meeting) Resolution approving a change in Use of the **City's HOME Program** Income and 2008, 2009 and 2010 HOME Dollars. It was noted that the Community Development Authority recommended approval. Community Development Director Julie Christensen explained the details of the request and the changes proposed. Public hearing opened and closed without participation. Councilor De Forest moved to adopt, second by Councilor Van De Bogart. Motion carried. File 8406/8311/8370
4. CITIZENS' PARTICIPATION - none
5. CONSENT AGENDA

Councilor Johns moved to adopt, second by Councilor Van De Bogart. 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.

  - a. **Minutes** of the Regular meeting of December 20, 2010 were approved.
  - b. Application for **Street Name Change** from Frederick Street to Woodman Lane was referred to the Plan Commission. File 8072
  - c. Resolution approving **Intergovernmental Agreement** between the City of Beloit and the State of Illinois Department of Transportation regarding Funding for the Operation of the Stateline Area Transportation Study was adopted. File 8008
6. ORDINANCES - none
7. APPOINTMENTS - none
8. COUNCILOR ACTIVITIES AND UPCOMING EVENTS
  - a. Councilor Newnham wished everyone a Happy New Year and thanked Carol Alexander for all of her work.
  - b. Councilor Johns extended her gratitude to Carol Alexander and congratulated Rebecca Houseman as the new City Clerk.
  - c. Councilor Haynes said thank you to Carol Alexander.
  - d. Councilor De Forest congratulated Carol Alexander and commented on her impressive achievement of the Lifetime Achievement Award from Wisconsin Municipal Clerks Association.
  - e. Councilor Densch congratulated Carol Alexander and thanked her for her service to everyone and high degree of professionalism.
  - f. Councilor Van De Bogart said that the accolades, awards and comments discussed were well deserved and thanked Carol.
  - g. Councilor Leavy congratulated Carol Alexander and thanked her for her flexibility and congratulated Rebecca Houseman.

## 9. CITY MANAGER'S PRESENTATION

- a. **Energy Efficiency and Renewable Energy Assessment** Presentation. Assistant to the City Manager Beth Jacobson introduced William Haas, Director of Energy Programs at Shaw Environmental and Infrastructure Group, who reviewed potential energy efficiency initiatives and Shaw's recommendations. Councilors questioned various aspects of the report and received information to consider for possible future action regarding funding and projects. Mr. Haas noted that most gains were made in the cost of energy efficient equipment, with manufacturing costs decreasing while efficiency increases. City Manager Larry Arft summarized a discussion that had occurred at the staff level with the City's Sustainability Committee in regards to the funding available. He said that they wished to defer any recommendation on wind turbines until the new State regulations were in place because amendments to the Zoning Ordinance would be necessary. Manager Arft said that the first project after the design and engineering phase would be the installation of solar energy panels at City Hall, which would be funded with \$110,000 in grants. The second project would be at Fire Station #1 at a cost of \$15,000 cost, and the third project would be Grinnell Hall, which was in need of substantial energy upgrades. He said that the Energy Audit information had been reviewed and many of the recommendations had been completed as routine maintenance. He also noted that the Energy Block Grant and other energy grant funds would be used first before any City budget dollars. Mr. Arft said that final plans would come back to Council for approval before any bids were approved. Councilor Johns expressed caution before going forward with any expenditure, and Ms. Jacobsen noted that \$75,000 in grant funding remains for sustainability projects with a deadline for use. Councilor De Forest stated that since we were an eco-municipality, we should move forward, and her comment was seconded by Councilor Haynes. President Leavy noted general consensus was to move forward, with every step of approval to come back to Council. File 8410

## 10. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution affirming Local Support for Housing Tax Credit Application by **Keystone Development** for Rehabilitation of Countryside Village Apartments located at 2101 Freeman Parkway. Ms. Christensen introduced Cal Schultz and Andy Dumke, representatives from Keystone Development, who reviewed the project and showed drawings of the potential redevelopment using tax credits. They explained the proposed plans and said the support of the City is key to obtaining the necessary tax credits. Councilor De Forest moved to adopt, second by Councilor Densch. Mr. Schultz and Mr. Dumke said that the tax credits run for 15 years, which is the original compliance period and said that they intend to purchase the property once the tax credits are secured, which is only one of the contingencies proposed. They said that they have developed over 1700 units in several states, there would be an onsite manager and maintenance person, and they plan to shelter neighboring property owners from the development through berming. Several Councilors said that this appeared to be a good solution for a problem property, it was suggested to hold a neighborhood meeting to share the plans, and Ms. Christensen stated that it would occur when the Planned Unit Development (PUD) process begins. Councilor De Forest requested that sidewalks be included along Freeman Parkway. Motion carried 6-1 with Councilor Van De Bogart voting no. File 8483
- b. Resolution authorizing a Temporary change in the **Housing Rehabilitation Loan Program**. Ms. Christensen stated that there was more demand for rental loans and less demand for homeowner loans, and this request would make a temporary change to allow a rental housing borrower to receive two loans in a twelve month period and allow for 50% of the Community Development Block Grant funds to be allocated to rental loans. Councilor Haynes moved to adopt, second by Councilor Johns. Councilor Johns asked to amend the resolution to add wording "to cap the amount of a single rehab loan to \$70,000", second by Councilor Newnham. Motion carried. Councilor De Forest moved to adopt as amended, second by Councilor Johns. Motion carried. File 7977

11. At 8:30 p.m. Councilor Johns moved to adjourn, second by Councilor De Forest. Motion carried.

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Rebecca S. Houseman City Clerk

**RESOLUTION  
RENAMING THAT PORTION OF FREDERICK STREET  
LYING NORTHEAST OF MADISON ROAD TO WOODMAN LANE**

**WHEREAS**, the City of Beloit City Council has jurisdiction over the streets located in the City of Beloit, Rock County, Wisconsin; and

**WHEREAS**, the Christilla Heights Subdivision Plat dedicated a segment of Frederick Street between Madison Road and Cleora Drive (now vacated), but Certified Survey Map No. 1723830 extended this street using the name Woodman Lane; and

**WHEREAS**, having two different names for the same street may cause confusion with emergency response and delivery of services to future residents or businesses located on this street; and

**WHEREAS**, this proposal will not affect that portion of Frederick Street lying southwest of Madison Road or the 1900 and 2000 blocks of Frederick Street (between Burton Street and Staborn Drive); and

**WHEREAS**, the City of Beloit Plan Commission held a public hearing on the proposed street renaming on January 5, 2011, reviewed the request, and recommended approval of the renaming of that portion of Frederick Street lying northeast of Madison Road to Woodman Lane.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Beloit, Rock County, Wisconsin that the street name of that portion of Frederick Street lying northeast of Madison Road be, and hereby is, renamed Woodman Lane.

Adopted this 18<sup>th</sup> day of January, 2011.

**BELOIT CITY COUNCIL**

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Kevin D. Leavy, Council President

ATTEST:

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Rebecca S. Houseman, City Clerk



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

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**Topic:** Renaming a Portion of Frederick Street to Woodman Lane

**Date:** January 18, 2011

**Presenter(s):** Julie Christensen

**Department:** Community Development

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**Overview/Background Information:**

The Engineering Division has proposed the renaming of that portion of Frederick Street lying northeast of Madison Road to Woodman Lane. The attached **Location and Zoning Map** shows the street segment involved in this proposal.

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**Key Issues (maximum of 5):**

- The attached Certified Survey Map (CSM) dedicated Woodman Lane and a portion of Fir Drive to the public. However, the CSM did not address an approximately 300-foot segment of Frederick Street between Madison Road and the beginning of Woodman Lane (highlighted in orange). Therefore, this street has two names, which may cause confusion.
  - This proposal will not affect that portion of Frederick Street lying southwest of Madison Road or the 1900 & 2000 blocks of Frederick Street (between Burton Street and Staborn Drive).
  - The parcels adjacent to the affected street segment have Madison Road addresses, so this proposed street renaming will not change any property addresses.
  - The attached Public Notice was published as a Class I notice and posted on the City's website. This proposal will not change any property addresses, so Public Notices were not mailed to adjacent property owners.
  - The standards to be considered when renaming an existing street are discussed in the attached Staff Report to the Plan Commission.
  - The Plan Commission reviewed this item on January 5, 2011 and voted unanimously (5-0) to recommend approval of this street renaming.
- 

**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
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**Action required/Recommendation:**

- City Council consideration and action on the proposed Resolution
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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Resolution and Staff Report to the Plan Commission

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# CITY OF BELOIT

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** January 5, 2011

**Agenda Item:** 3

**File Number:** RPB-2011-01

**Applicant:** Engineering Division

**Owner:** City of Beloit (Right-of-Way)

**Location:** Frederick Street

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### Request Overview/Background Information:

The Engineering Division has proposed the renaming of that portion of Frederick Street lying northeast of Madison Road to Woodman Lane. The attached **Location and Zoning Map** shows the street segment involved in this proposal.

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### Key Issues:

- The attached Certified Survey Map (CSM) dedicated Woodman Lane and a portion of Fir Drive to the public. However, the CSM did not address an approximately 300-foot segment of Frederick Street between Madison Road and the beginning of Woodman Lane (highlighted in orange). Therefore, this street has two names, which may cause confusion.
- This proposal will not affect that portion of Frederick Street lying southwest of Madison Road or the 1900 & 2000 blocks of Frederick Street (between Burton Street and Staborn Drive).
- The parcels adjacent to the affected street segment have Madison Road addresses, so this proposed street renaming will not change any property addresses.
- The attached Public Notice was published as a Class I notice and posted on the City's website. This proposal will not change any property addresses, so Public Notices were not mailed to adjacent property owners.
- The process for renaming an existing street is contained in Section 12.07(4) of the Subdivision Ordinance, which directs the Plan Commission to hold a public hearing and to consider the following standards:
  - **Any notable geologic, geographic, cultural, biographical, historical, botanical, horticultural, scientific or other factors or events associated with the area served by the street.**  
N/A
  - **The appropriateness of honoring or showing gratitude to a person, group or event deserving of recognition within the local community served by the street or the greater Beloit region.**  
N/A
  - **The desirability of maintaining a single name for the entire length of any particular street.**  
This standard is the impetus for this street renaming request.
  - **The potential impact and inconvenience upon residents of an existing street whose name is proposed to be changed.**  
N/A
  - **Existing street names shall be projected wherever possible.**  
The affected street segment will be renamed Woodman Lane, which will project the existing Woodman Lane all the way to Madison Road.

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### Consistency with Strategic Plan:

Consideration of this request supports City of Beloit Strategic Goals #1 and #4.

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### Sustainability:

- **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

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### Staff Recommendation:

The Neighborhood Planning Division recommends **approval** of the renaming of that portion of Frederick Street lying northeast of Madison Road to Woodman Lane.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, CSM, Memo from Transportation Engineer, and Public Notice.



# Location & Zoning Map

Street Renaming

RPB-2011-01



1 inch = 135 feet



### Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington  
Date: December 2010  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: April 2008

## NEIGHBORHOOD PLANNING DIVISION

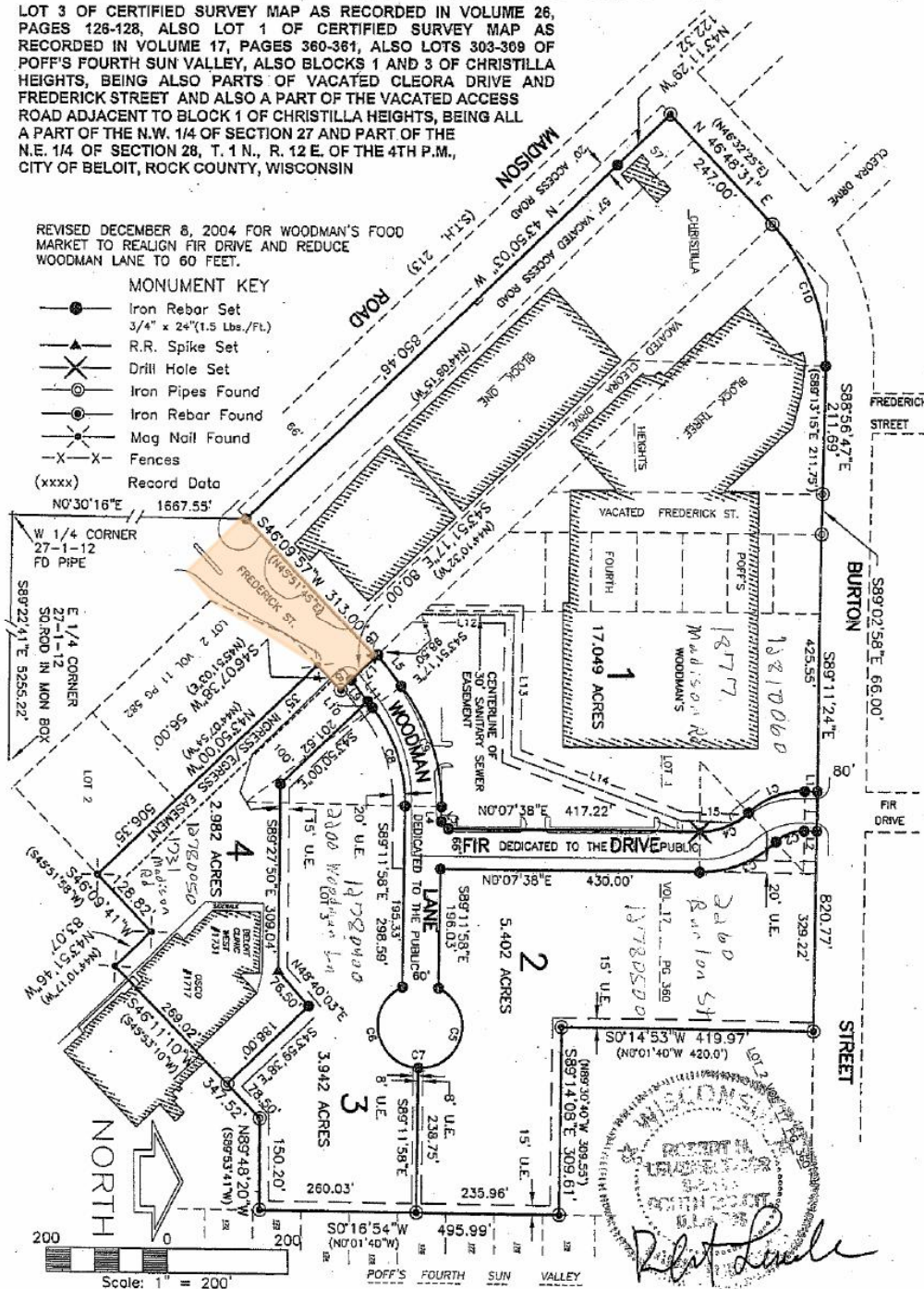


# CERTIFIED SURVEY MAP OF

LOT 3 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 26, PAGES 126-128, ALSO LOT 1 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 17, PAGES 360-361, ALSO LOTS 303-309 OF POFF'S FOURTH SUN VALLEY, ALSO BLOCKS 1 AND 3 OF CHRISTILLA HEIGHTS, BEING ALSO PARTS OF VACATED CLEORA DRIVE AND FREDERICK STREET AND ALSO A PART OF THE VACATED ACCESS ROAD ADJACENT TO BLOCK 1 OF CHRISTILLA HEIGHTS, BEING ALL A PART OF THE N.W. 1/4 OF SECTION 27 AND PART OF THE N.E. 1/4 OF SECTION 28, T. 1 N., R. 12 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

REVISED DECEMBER 8, 2004 FOR WOODMAN'S FOOD MARKET TO REALIGN FIR DRIVE AND REDUCE WOODMAN LANE TO 60 FEET.

- MONUMENT KEY**
- Iron Rebar Set
  - 3/4" x 24"(1.5 Lbs./Ft.)
  - ⊗ R.R. Spike Set
  - ⊙ Drill Hole Set
  - ⊕ Iron Pipes Found
  - ⊖ Iron Rebar Found
  - ⊗ Mog Nail Found
  - X-X- Fences
  - (xxxx) Record Data



File Name: J:\28550-28599\28575\28575.DWG  
 ORDER NO. 27929  
 DATE DECEMBER 19, 2003  
 FOR J & D БЕЛОIT PROPERTIES, LLC  
 SHEET 1 OF 4

**R.H. BATTERMAN & CO. INC.**  
 LAND SURVEYORS - ENGINEERS - PLANNERS  
 2857 BARTELLS DR, БЕЛОIT, WISCONSIN 53511  
 (608) 365-4464 FAX (608) 365-1850

**CITY OF БЕЛОIT**  
**DEPARTMENTAL CORRESPONDENCE**

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**TO:** Drew Pennington

**FROM:** Jason Dupuis, Transportation Engineer (Ext. 6735)

**DATE:** December 6, 2010 RD  
12/6/10

**SUBJECT:** Renaming Frederick Street to Woodman Lane

This memo is to request that the renaming of Frederick Street between *Madison Road* and *vacated Cleora Drive* to Woodman Lane be placed on the January 5<sup>th</sup> Plan Commission Meeting. The attached Certified Survey Map (CSM) shows a portion of Fir Drive and Woodman Lane as dedicated to the public. However, the existing right-of-way portion of Frederick Street, shown in orange, was not addressed in the CSM. To avoid any confusion with the street naming for this area, Woodman Lane should begin at the intersection of Madison Road and continue east until it terminates at the east end of the cul-de-sac. Since no buildings front this portion of Frederick Street, no changes in addresses, licenses or other personal information is required. If you should have any questions, please contact me.

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

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**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 – Council Referral to the Plan Commission

**Date:** January 18, 2011

**Presenter(s):** Julie Christensen

**Department:** Community Development

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### **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.

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### **Key Issues (maximum of 5):**

- 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. This project does not involve the creation of any new public housing units.
  - 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.
- 

### **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 help to meet the community's need for ADA-accessible dwelling units.
- 

### **Action required/Recommendation:**

- Referral to the Plan Commission for the January 19, 2011 meeting
  - This item will most likely return to the City Council for a public hearing and possible action on February 7, 2011
- 

**Fiscal Note/Budget Impact:** N/A

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**Attachments:** PUD – Master Land Use Plan (2 pages), Proposed Elevations (2 pages), and Application.

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McLenagan\_PUD\_Sunshine\_Lane\_12-14-2010.dwg

**HIRSCH GROUP, LLC**  
14 North Allen Street  
Madison, WI 53705-3824

**Thomas Hirsch, AIA**  
thirsch@gmail.com  
P 608.322.7787  
F 608.231.3533  
C 608.332.7787

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

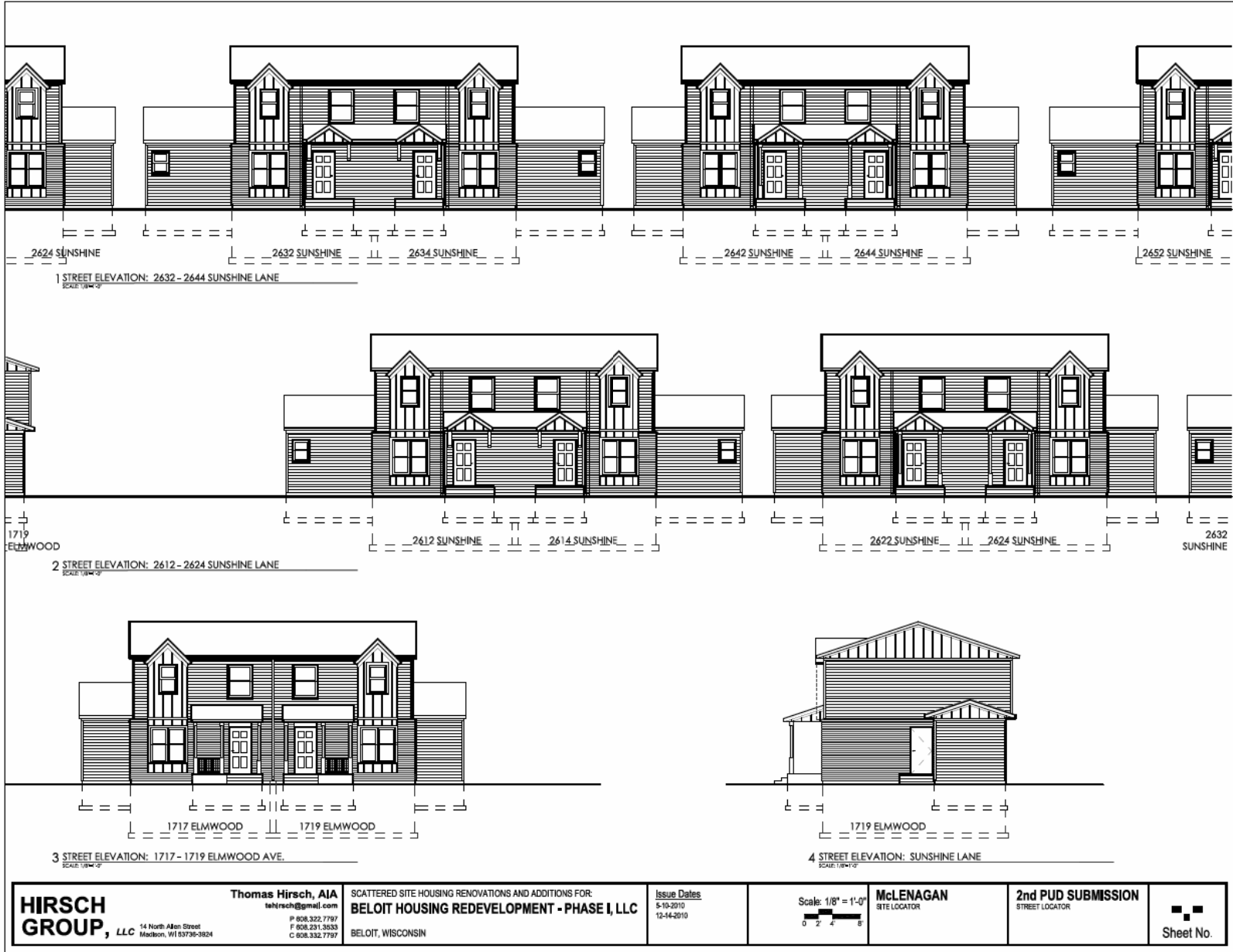
Issue Dates  
5-10-2010  
12-14-2010

Scale: 1/8" = 1'-0"  
0 2 4 8

**McLENAGAN**  
SITE LOCATOR

**2nd PUD SUBMISSION**  
STREET LOCATOR

Sheet No.



McLenagan\_PUD\_Presentation\_10-14-2010.dwg

**HIRSCH GROUP, LLC**  
14 North Allen Street  
Madison, WI 53736-3824

**Thomas Hirsch, AIA**  
thirsch@gmail.com  
P 608.322.7797  
F 608.251.3633  
C 608.332.7797

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

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

Scale: 1/8" = 1'-0"  
0 2 4 8

**McLENAGAN**  
SITE LOCATOR

**2nd PUD SUBMISSION**  
STREET LOCATOR

Sheet No.

**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  
100 State Street                      Beloit                      WI                      53511  
(Address)                                      (City)                                      (State)                                      (Zip)
6. 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)
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: <b>\$200.00</b>                 | 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

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

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**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 – Council Referral to the Plan Commission

**Date:** January 18, 2011

**Presenter(s):** Julie Christensen

**Department:** Community Development

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### 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.

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### 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.
- 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. This project does not involve the creation of any new public housing units.

---

### 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 help to meet the community's need for ADA-accessible dwelling units.

---

### Action required/Recommendation:

- Referral to the Plan Commission for the January 19, 2011 meeting
- This item will most likely return to the City Council for a public hearing and possible action on February 7, 2011

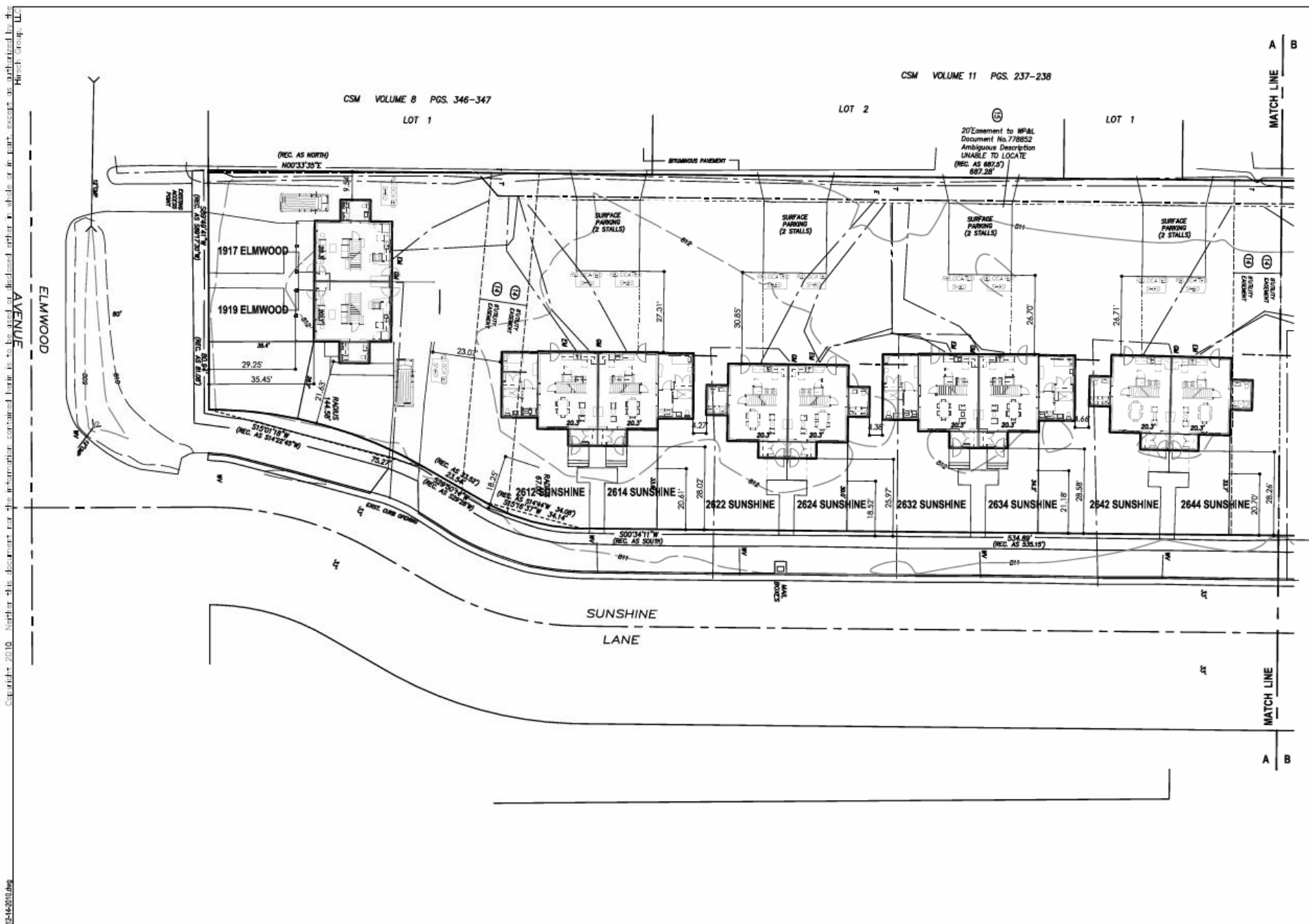
---

**Fiscal Note/Budget Impact:** N/A

---

**Attachments:** PUD – Master Land Use Plan (2 pages) and Application.





|                                                                                         |                                                                                                                     |                                                                                                                                              |                                                                                          |                                                     |                                                 |                                                       |                  |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------|-------------------------------------------------------|------------------|
| <p><b>HIRSCH GROUP, LLC</b></p> <p>14 North Allen Street<br/>Madison, WI 53736-3824</p> | <p><b>Thomas Hirsch, AIA</b><br/>th@trsch@gmail.com</p> <p>P 608.322.7797<br/>F 608.231.3533<br/>C 608.330.7797</p> | <p>SCATTERED SITE HOUSING RENOVATIONS AND ADDITIONS FOR:<br/><b>BELOIT HOUSING REDEVELOPMENT - PHASE I, LLC</b></p> <p>BELOIT, WISCONSIN</p> | <p>Issue Dates</p> <p>11-4-2008 12-14-2010<br/>3-31-2010<br/>5-10-2010<br/>6-20-2010</p> | <p>N</p> <p>Scale: 1" = 20'-0"</p> <p>0 5 10 20</p> | <p><b>MCLENAGAN 1 OF 2</b><br/>SITE LOCATOR</p> | <p><b>PUD - 2nd Submission</b><br/>STREET LOCATOR</p> | <p>Sheet No.</p> |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------|-------------------------------------------------------|------------------|

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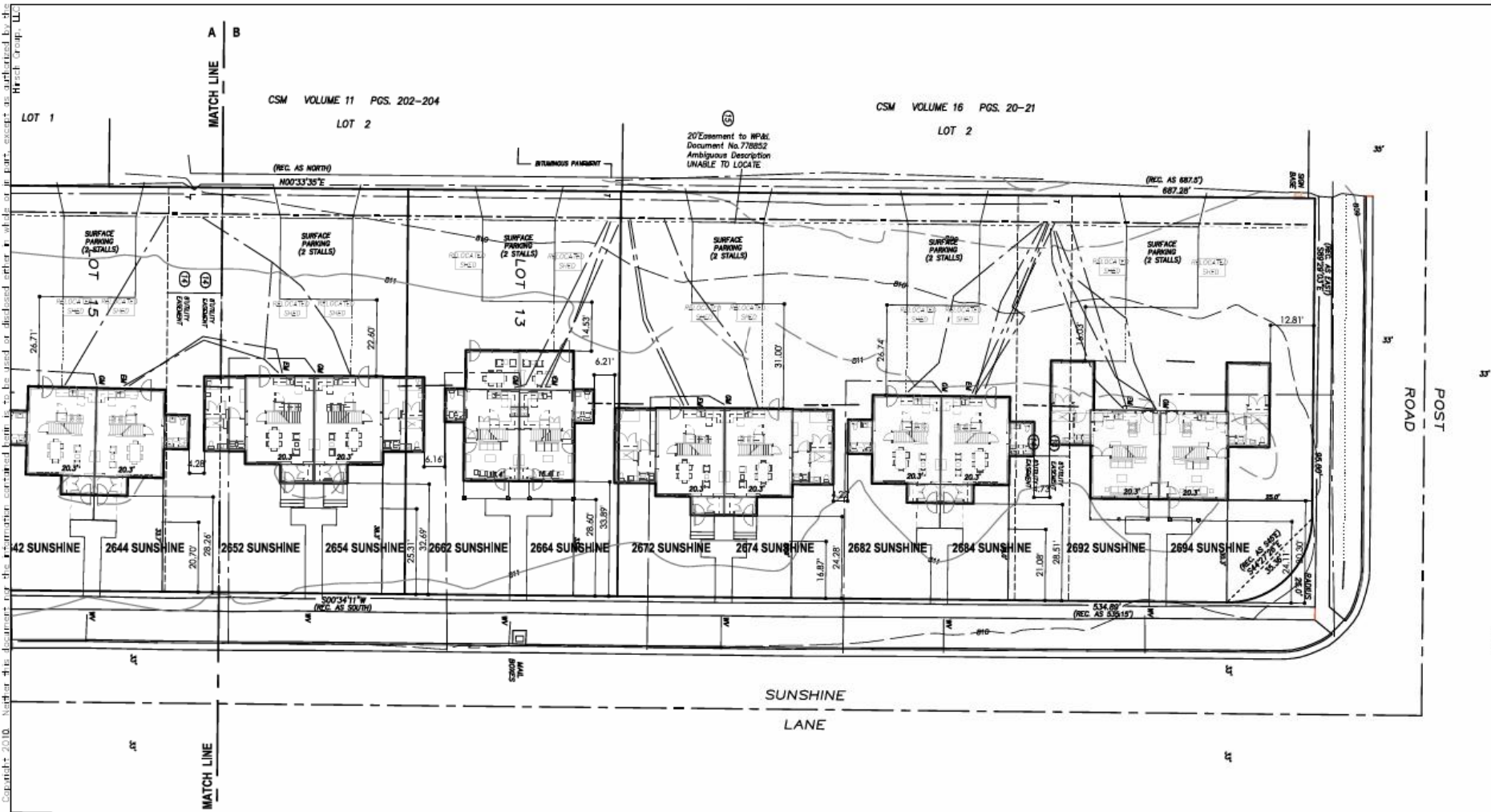
CSM VOLUME 11 PGS. 237-238

CSM VOLUME 8 PGS. 346-347

LOT 2

LOT 1

MATCH LINE A B



**HIRSCH GROUP, LLC**  
 14 North Allen Street  
 Madison, WI 53736-3924

**Thomas Hirsch, AIA**  
 tehirsch@gmail.com  
 P 608.322.7797  
 F 608.231.3533  
 C 608.332.7797

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

Issue Dates  
 11-8-2009 12-14-2010  
 3-31-2010  
 5-10-2010  
 6-20-2010

Scale: 1" = 20'-0"  
 0 5 10 20

**MCLENAGAN 2 OF 2**  
 SITE LOCATOR

**PUD 2 nd Submission**  
 STREET LOCATOR

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  
(Address)

Beloit  
(City)

WI  
(State)

53511  
(Zip)

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

100 State Street  
(Address)

Beloit  
(City)

WI  
(State)

53511  
(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 Pellard* / *Cathy Pellard* / *1/04/2011*  
(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: <b>\$275.00</b>                                                          | Amount Paid: <i>N/A</i>   | Meeting Date: <i>January 19, 2011</i> |
| Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____ |                           |                                       |
| Application accepted by: <i>Debra Livingston</i>                                     |                           | Date: <i>1/4/11</i>                   |
| Date Notice Published: _____                                                         | Date Notice Mailed: _____ |                                       |

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Renaming the Henry Avenue Bridge the Ken Hendricks Memorial Bridge – Council Referral to the Plan Commission

**Date:** January 18, 2011

**Presenter(s):** Larry N. Arft

**Department(s):** City Manager

---

**Overview/Background Information:**

In recognition of Ken Hendricks' extraordinary contributions to the City of Beloit and the entire Stateline area, the City Manager and an ad hoc citizens committee have proposed renaming the Henry Avenue Bridge the Ken Hendricks Memorial Bridge.

---

**Key Issues (maximum of 5):**

- The City Manager's Office and an ad hoc citizens committee have analyzed renaming several public facilities in honor of Ken Hendricks, and have identified the Henry Avenue Bridge as the ideal structure.
- The reconstruction and widening of the Henry Avenue Bridge will begin later this year, and is expected to last a full year.
- In accordance with Wisconsin Statutes and City policy, all memorials must be reviewed by the Plan Commission.

---

**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 Goals #1 and #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 on February 21, 2011

---

**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Memo from the City Manager



**CITY OF BELOIT**  
**DEPARTMENTAL CORRESPONDENCE**

---

**TO:** Julie Christensen, Community Development Director  
**FROM:** Larry N. Arff, City Manager  
**DATE:** January 10, 2011  
**SUBJECT: RENAMING OF HENRY AVENUE BRIDGE IN HONOR OF KEN HENDRICKS**

Please find attached a draft resolution for consideration by the Beloit City Council, which would be used for the purpose of renaming the current Henry Avenue Bridge to the "Ken Hendricks Memorial Bridge" in honor of the former Ken Hendricks and all of his many contributions to the City of Beloit.

The recommendation comes following numerous discussions by an ad hoc citizens committee considering appropriate memorials to honor Ken Hendricks and the many contributions that both Ken and Diane Hendricks have made to the City of Beloit.

Diane Hendricks, representing the family, has also requested that this particular structure be named in Ken's honor following review of a number of possible alternative public facilities that were available for this purpose.

Ken's contribution to the City of Beloit, including his extraordinary entrepreneurial successes; his extensive philanthropic activities; and his love for the arts have made a substantive and lasting impression on the City of Beloit. Ken's passion for recycling and reusing old buildings made him a legend and his reuse of the former Beloit Corporation campus; a number of the former Fairbanks Morse structures; his development of the former Beloit Mall into the Eclipse Center; and his role in developing the Vision Beloit facility downtown, were some of his many significant City Center contributions that have had an incalculably positive impact on our community.

Per established City policy, this item will be placed on Council's agenda for referral to the Plan Commission for their review and recommendation prior to Council taking final action on this request. Should you have questions or need additional information regarding this matter, do not hesitate to contact my office.

Att.

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE CITY OF БЕЛОIT AND THE TOWN OF БЕЛОIT  
REGARDING THE STATELINE AREA TRANSPORTATION STUDY**

WHEREAS, the attached Intergovernmental Agreement between the City of Beloit and the Town of Beloit provides for a planning study of the Inman Parkway – Park Avenue corridor; and

WHEREAS, the Intergovernmental Agreement requires the Town of Beloit to be the lead agency and contract with a consultant and pay for said planning study using federal funds and a local 20% Town of Beloit match; and

WHEREAS, the planning study will be of benefit to the region, including the City of Beloit and the Town of Beloit.

NOW, THEREFORE, BE IT RESOLVED that the attached Intergovernmental Agreement be, and is hereby, approved.

BE IT FURTHER RESOLVED that the City Manager of the City of Beloit be, and he is hereby, authorized to execute the same on behalf of the City of Beloit.

Adopted this 18<sup>th</sup> day of January, 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 approving Intergovernmental Agreement between the City of Beloit and the Town of Beloit regarding the Stateline Area Transportation Study

**Date:** January 18, 2011

**Presenter(s):** David Botts

**Department(s):** Public Works / Engineering Division

---

**Overview/Background Information:**

The area has industrial and developable to the north, hospital/commercial to the east, housing to the west, and office to the south with schools in the middle of the target area, and the extension of Inman Parkway to the east which needs coordination for logical land use and road development for the future.

---

**Key Issues (maximum of 5):**

1. The Town of Beloit should be coordinated with the City.
2. Logical and safe development is needed through a professional planning process as identified through a study which the Town of Beloit has been requesting through SLATS for a couple years. It is funded through WisDOT and the Town of Beloit.

---

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

This study conforms with the Comprehensive Plan because it seeks to identify professionally sound development patterns and road connections for an area which has several different types of development and conflict needs to be avoided. The planned developments and roads should also be coordinated with what the City has planned as well as nearby developments.

---

**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** The plan will try and reduce traffic conflict and congestion in the future.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** The types of light industrial development that should be encouraged should not create environmental problems.
- **Reduce dependence on activities that harm life sustaining eco-systems** There do not appear to be natural eco-systems in the area being studied and the study could be an initial look at some safety procedures for protecting eco-systems in the area of the Inman extension.
- **Meet the hierarchy of present and future human needs fairly and efficiently** Driving forces behind this study are good long-term development as well as safety for local homeowners.

---

**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 intergovernmental agreement.

---

**Fiscal Note/Budget Impact:**

Approval of this policy will not have an adverse impact on the budget and would likely have a positive impact on long-term development of the Beloit regional area.

---

**Attachments:**

Resolution & Intergovernmental Agreement

## INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement, made pursuant to section 66.0301 of the Wisconsin Statutes, is made between the Town of Beloit with an address of 2871 South Afton Road, Beloit, Wisconsin 53511 (hereafter called "Town") and the City of Beloit with an address of 100 State Street, Beloit, Wisconsin 53511 (hereafter called "City").

WHEREAS, the City is contracting on behalf of the Stateline Area Transportation Study (hereafter called "SLATS").

NOW, THEREFORE, in consideration of the promises exchanged by the parties, they agree as follows:

1. The parties will have prepared an Inman Parkway-Park Avenue Corridor Planning Study.
2. The Town will be the lead agency using 80% federal funding provided by Wisconsin Department of Transportation through SLATS with a requirement of a 20% local match.
3. The Town will acquire and contract with a consultant and take the lead in the study and SLATS will participate on the Task Force guiding the study.
4. Along Inman Parkway and Park Avenue and the surrounding area and its corridors of extension are a wide variety of land uses including: a lengthy stretch of residential at its west end; a mix of office, light industrial uses, and schools in its central and southern areas; and farmland, and wetland, and developable land in the northern and eastern reaches of the corridor. The consultant will be asked to identify future traffic levels (via modeling analysis), identify safety and compatibility issues with existing and proposed land uses.
5. Future traffic forecasts will be developed based on the proposed extension of Inman Parkway to the east.
6. Conflicts and compatibilities of land uses will be identified and recommendations will be made to create compatible recommended land uses and road improvements to encourage safety for walking and pedestrian users as well as motorists, and to encourage compatible economic development and future growth.
7. The Town will pay the consultant bills and submit paid receipts to SLATS which will reimburse the Town on a quarterly basis for the 80% of federal funds spent on the study with the Town spending the other 20% as local match.

8. Funds available for the study are as follows:

\$29,600 Federal Pass-Through Funds  
\$ 7,400 Town of Beloit 20% Match  
\$37,000 Total Cost of Transportation

A study in written report form should be provided as a final work product that SLATS can send to WisDOT.

9. Contractual activities can commence after January 1, 2011 and must finish no later than December 31, 2011.

Dated: \_\_\_\_\_, 2011.

CITY OF BELOIT

TOWN OF BELOIT

By: \_\_\_\_\_  
Larry N. Arft, City Manager

By: \_\_\_\_\_  
Robert A. Museus  
Its: Town Administrator

ATTEST:

By: \_\_\_\_\_  
Rebecca S. Houseman, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Thomas R. Casper, City Attorney

I hereby certify that there are sufficient funds available to pay the liability incurred by the City of Beloit pursuant to this agreement.

By: \_\_\_\_\_  
Paul York, City Comptroller



**RESOLUTION  
AUTHORIZING FINAL PAYMENT OF  
PUBLIC WORKS CONTRACT C09-20  
BEHR SITE REMEDIATION**

**WHEREAS**, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract, and

**WHEREAS**, the city engineer, comptroller, and attorney recommend final payment to the contractor, therefore

**IT IS RESOLVED**, that Gilbank Construction, Inc. be paid \$13,574.44 as the final payment for Contract C09-20, Behr Site Remediation, as recommended by the City Engineer.

Dated at Beloit, Wisconsin this 18<sup>th</sup> day of January 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 Final Payment of Public Works Contract C09-20 Behr Site Remediation

**Date:** January 17, 2011

**Presenter(s):** David Botts, Public Works Director      **Department(s):** Public Works/Engineering

---

### Overview/Background Information:

Final Payment for Contract C09-20, Behr Site Remediation

---

### Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the city.
2. The awarded amount was \$ 501,993.59  
Quantity increases \$ 40,984.05  
Net Payment due contractor \$ 13,574.44
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Gilbank Construction, Inc. in the amount of \$13,574.44.

---

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

1. As an eco-municipality, focus on the sustainable stewardship of City resources, services and infrastructure; to protect both our built and natural environment and enhance the quality of life for current and future generations.
  - This project will take an environmentally contaminated abandoned industrial site and convert it into a prairie restoration area with bike/walk paths for people's enjoyment.
3. Proactively partner with individuals and businesses to promote a safe and healthy community, minimize personal injury, prevent loss of life and protect property and natural resources.
  - We have an intergovernmental agreement with South Beloit to remove neglected, abandoned buildings and to clean up a contaminated site, and to create a park along Turtle Creek.
4. Apply sound, sustainable practices to promote a high quality community through historic preservation, community revitalization and successful new development.
  - By restoring the park into a prairie, the site can harbor a variety of plants that would have been found in this area 300 years ago, which can be enjoyed by many.

---

### 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  
By maintaining this site as a prairie restoration area, gasoline and oil consumption will be significantly reduced as opposed to having a park with a maintenance intensive grass.
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature  
Once the prairie establishes itself, there would be less of a need for weed control in the park.
- 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:

Approval of the Resolution authorizing the Final Payment.

---

### Fiscal Note/Budget Impact:

Adequate funding has been budgeted and is available via C.I.P..

**CITY OF BELOIT**  
**DEPARTMENTAL CORRESPONDENCE**

---

**TO:** Mike Flesch

**FROM:** Scott Schneider, Project Manager (Ext. 6447)

**DATE:** December 9, 2010

**SUBJECT:** Final Payment Contract C09-20  
Behr Site Remediation

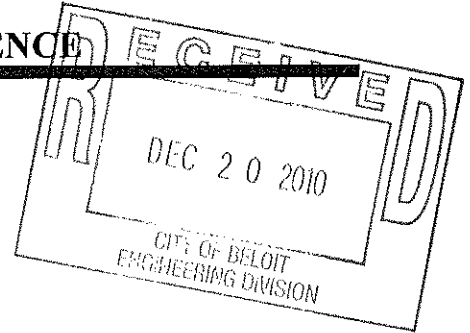
The work on this project was substantially completed on November 5, 2010. You and I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The final payment quantities have been approved by the contractor.

The original contract amount was for \$501,993.59, and the final amount is \$542,977.64. The increase in cost was due to additional soils needed to cap the site, additional foundations found under grade on site, as well as other miscellaneous items. Payments to date under this contract total \$529,403.19, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$13,574.44 be made to Gilbank Construction, Inc.

**CITY OF BELOIT**  
**DEPARTMENTAL CORRESPONDENCE**

---



**TO:** Scott Schneider

**FROM:** Thomas R. Casper *TLC / TDH*

**DATE:** December 17, 2010

**SUBJECT:** **Final Payment Public Works Contract C09-20**  
**Gilbank Construction, Inc.**  
**Behr Site Remediation**

I have reviewed the materials you submitted requesting approval for final payment on the above contract. Everything appears in order and final payment processing is hereby approved.

/tdh  
encs.

**RESOLUTION SETTING RETURN DATE AND  
AUTHORIZING ISSUANCE OF SUMMONS FOR AN ALCOHOL LICENSE SANCTION  
HEARING FOR SEMBHI, INC., D/B/A BP GAS STATION**

**WHEREAS**, the City of Beloit Alcohol Beverage License Control and Advisory Committee at its meeting on December 14, 2010 recommended that the alcohol beverage license issued to Sembhi, Inc. d/b/a BP Gas Station, be suspended for 15 consecutive days; and

**WHEREAS**, City Ordinance 31.01 adopts Wisconsin State Statutes 125.12(1) -(3m) which, among other things, requires that the City Council shall issue a summons signed by the City Clerk upon the filing of a complaint seeking revocation or suspension of a license; and

**WHEREAS**, such a complaint has been duly presented to the City Council; and

**WHEREAS**, the City Council is desirous of setting a return date and a hearing date on said matter at 6:30p.m., on the 24<sup>th</sup> day of January, 2011, at the Forum in City Hall.

**BE IT RESOLVED**, that the City Clerk is hereby directed to sign a summons, said summons being hereby issued by the City Council for a hearing date of 6:30 p.m., on the 24<sup>th</sup> day of January, 2011, at the Forum in City Hall.

Adopted this 18<sup>th</sup> day of January, 2011.

**BELOIT CITY COUNCIL:**

By: \_\_\_\_\_  
Kevin D. Leavy, President

**ATTEST:**

\_\_\_\_\_  
Rebecca S. Houseman  
City Clerk  
City of Beloit, Wisconsin

IN THE MATTER OF THE  
SUSPENSION OR REVOCATION  
OF THE ALCOHOL BEVERAGE  
LICENSE OF  
SEMBHI, INC.  
d/b/a BP GAS STATION  
KRISTIN M. LOEHR, AGENT

**SUMMONS**

THE CITY OF БЕЛОIT TO:

Sembhi, Inc.  
d/b/a BP Gas Station  
Kristin M. Loehr, Agent  
2933 Milwaukee Road  
Beloit, Wisconsin, 53511

You are hereby summoned and required to appear before the City Council for the City of Beloit, Rock County, Wisconsin on the January 24, 2011 at 6:30 p.m. in the Forum, City Hall, 100 State Street, Beloit, Wisconsin regarding the attached Complaint.

The hearing will be held in accordance with the provisions of Section 31.01 of the Beloit Code of General Ordinances, which adopts by reference Section 125.12 of the Wisconsin Statutes.

At said hearing, you will be expected to be present to admit or deny the allegations of the Complaint. If you do not appear, the allegations of the Complaint shall be taken as true, and should the City Council deem said allegations sufficient, your license shall be revoked. Should you appear and deny the Complaint, the City Council will proceed to a hearing at said time and you will be required to show cause as to why the relief requested in the Complaint should not be granted.

You are further notified that the City Council will consider evidence regarding the allegations alleged in the Complaint at said hearing.

You are notified that at said hearing you have the right to be personally present and represented by counsel. You will have the right to confront any sworn witnesses under oath who support the aforementioned charges.

You will have the right to present evidence on your own behalf by witnesses that you choose to present under oath. If you desire, you may have subpoenas issued requiring the attendance of witnesses on your behalf.

The hearing will be recorded on tape. You have the right to have a verbatim record of the hearing proceeding made at your own expense. Should you desire a stenographic transcript, you have the right to have a stenographer present, but the arrangement and expenses, therefore, shall be your responsibility.

Dated this 18<sup>th</sup> day of January, 2011.

---

Rebecca S. Housman  
City of Beloit City Clerk

IN THE MATTER OF THE  
SUSPENSION OR REVOCATION  
OF THE ALCOHOL BEVERAGE  
LICENSE OF  
SEMBHI, INC  
d/b/a BP GAS STATION  
KRISTIN M. LOEHR, AGENT

**COMPLAINT**

TO: THE CITY COUNCIL OF  
THE CITY OF БЕЛОIT  
ROCK COUNTY, WISCONSIN

COMES NOW Captain Vincent Sciamme being first duly sworn and upon oath respectfully makes the following allegations against Sembhi, Inc., d/b/a BP Gas Station:

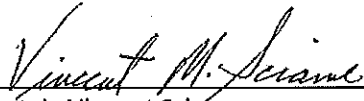
1. The Complainant is Vince Sciamme, Captain for the City of Beloit Police Department, 100 State Street, Beloit, WI 53511.
2. Sembhi, Inc., d/b/a BP Gas Station, Kristin Loehr, Agent, 2933 Milwaukee Road, is the holder of the attached alcohol beverage license issued for the period of July 1, 2010 through June 30, 2011 and the license and application are attached hereto as Exhibit 1 and Exhibit 2.
3. The abridged minutes of the December 14, 2010 meeting of the City of Beloit Alcohol Beverage License Control Committee are attached hereto as Exhibit 3 and incorporated herein by reference. Said minutes document the committee's recommendation of a consecutive 15-day suspension of said license.
4. As grounds for said sanction, it is alleged that the licensed establishment violated City Ordinance Section 31.01, adopting § 125.32(2), Wis. Stats., by operating a Class A premise without a licensee present on November 11, 2010. ISR 10-8460 documents the police department investigation into this incident and is attached hereto and incorporated herein as Exhibit 4.
5. That because of said violation, the license holder is subject to sanction under Wis. Stats. Section 125.12(2)(ag)(1) in that the license holder has violated Chapter 125 of the Wisconsin Statutes and Section 31.01 of the Code of General Ordinances of the City of Beloit constituting a municipal regulation adopted under Wis. Stats. Section 125.10.
6. City of Beloit Municipal Court records indicate that Kristin Loehr, agent for Sembhi, Inc., was issued Citation N1232571 alleging "Class A Premise Open Without a Licensee Present" on November 11, 2010. Said records further indicate that Ms. Loehr was convicted of said offense on December 9, 2010. A Certificate of Conviction in Beloit Municipal Court is attached hereto and incorporated herein by reference as Exhibit 5.



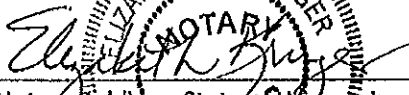
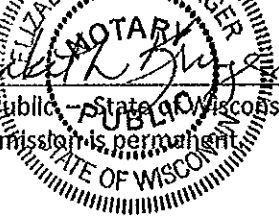
7. In addition to the incidents described above, the City reserves the right to rely on evidence, if any, arising out of any further violations at or about the premises complained of up to the time of any hearing held herein.

8. By reason of the foregoing acts and omissions of the license holder, Sembhi, Inc., d/b/a BP Gas Station, the present license is recommended by ABLCC to be suspended for a period of 15 days beginning forthwith and running for 15 consecutive days.

Dated this 17<sup>th</sup> day of December, 2010.

  
\_\_\_\_\_  
Captain Vincent Sciamme  
Police Department, City of Beloit, Wisconsin

Subscribed and sworn to before me  
on this 17<sup>th</sup> day of December, 2010:

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission is permanent  


File Copy

**CITY OF БЕЛОIT**  
STATE OF WISCONSIN

Non-Transferable

**SEMBHI, INC. ~ KRISTIN LOEHR, AGENT**

Having paid to the City of Beloit, the sum of \$1000.00

**IS HEREBY GRANTED A LICENSE**

To: Sell Class "A" Fermented Malt Beverages and "Class A" Intoxicating Liquors  
At: BP GAS STATION, 2933 MILWAUKEE RD., sales floor, cooler, stockroom

*Within this City, subject to the Ordinances thereof and to the laws of this State, unless previously relinquished or revoked.*

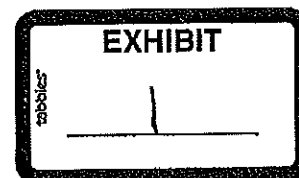
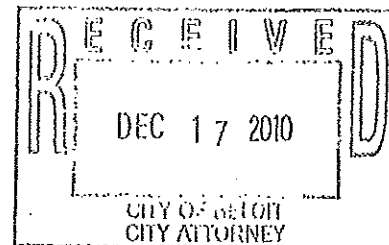
This License expires: **June 30, 2011**

Approved by the Beloit City Council

Issued this 20th day of July, 2010

*Carol S. Alexander*

CITY CLERK



# RENEWAL ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 07/01/10 ending: 06/30/11  
(MM/DD/YYYY) (MM/DD/YYYY)

TO THE GOVERNING BODY of the:  Town of } Beloit  
 Village of }  
 City of }

County of Rock Aldermanic Dist. No. \_\_\_\_\_ (if required by ordinance)

CHECK ONE  Individual  Partnership  Limited Liability Company  
 Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:  
 Full Name(s) (Last, First and Middle Name) \_\_\_\_\_ Home Address \_\_\_\_\_ Post Office & Zip Code Rock 6-14-10

B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company Sembhij, inc.  
 Address of Corporation/Limited Liability Company (if different from licensed premises) \_\_\_\_\_  
 All Officer(s) Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:  
 Title Name (Inc. Middle Name) Home Address Post Office & Zip Code  
 President/Member Kristin Marie Loehr 1163 Milwaukee Rd. Beloit, WI 53511  
 Vice President/Member \_\_\_\_\_  
 Secretary/Member \_\_\_\_\_  
 Treasurer/Member \_\_\_\_\_  
 Agent Kristin Marie Loehr 1163 Milwaukee Rd. Beloit WI 53511  
 Directors/Managers \_\_\_\_\_

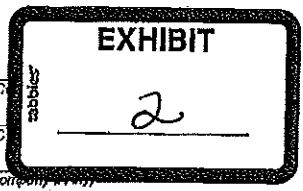
C. 1. Trade Name BPGas Station Business Phone Number 608-365-9791  
 2. Address of Premises 2933 Milwaukee Rd. Post Office & Zip Code Beloit WI 53511

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers?  Yes  No
4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Liquor - behind counter Beer-coolers & stockroom
5. Legal description (omit if street address is given above): \_\_\_\_\_
6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side ..  Yes  No
- b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side ..  Yes  No
7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain.  Yes  No
8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain.  Yes  No
9. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown under Section A or B above? (phone (608) 266-2776) ..  Yes  No
10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ..  Yes  No
11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ..  Yes  No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.)

SUBSCRIBED AND SWORN TO BEFORE ME  
 this 14 day of June, 20 10  
[Signature]  
(Notary Public)  
 My commission expires 9-22-13

[Signature]  
(Officer of Corporation/Member/Manager of Limited Liability Company)  
[Signature]  
(Officer of Corporation/Member/Manager of Limited Liability Company)  
[Signature]  
(Additional Partner(s)/Member/Manager of Limited Liability Company)



| Applicant's Wisconsin Seller's Permit Number: <u>456-1020029359-03</u> |                   |
|------------------------------------------------------------------------|-------------------|
| Federal Employer Identification Number (FEIN): <u>20-3221696</u>       |                   |
| LICENSE REQUESTED                                                      |                   |
| TYPE                                                                   | FEE               |
| <input checked="" type="checkbox"/> Class A beer                       | \$ <u>500</u>     |
| <input type="checkbox"/> Class B beer                                  | \$                |
| <input type="checkbox"/> Wholesale beer                                | \$                |
| <input type="checkbox"/> Class C wine                                  | \$                |
| <input checked="" type="checkbox"/> Class A liquor                     | \$ <u>500</u>     |
| <input type="checkbox"/> Class B liquor                                | \$                |
| <input type="checkbox"/> Reserve Class B liquor                        | \$                |
| Publication fee                                                        | \$ <u>50</u>      |
| <b>TOTAL FEE</b>                                                       | \$ <u>1050.00</u> |

|                                                                |                                                  |                                                       |
|----------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------|
| Date received and filed with municipal clerk<br><u>6-14-10</u> | Date reported to council/board<br><u>6-21-10</u> | Date license granted<br><u>7-19-10</u>                |
| License number issued<br><u>2/A</u>                            | Date license issued<br><u>7-20-10</u>            | Signature of Clerk/Deputy Clerk<br><u>[Signature]</u> |

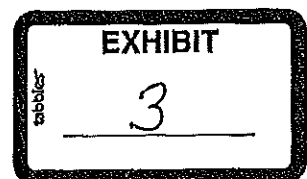
5. Consideration of an underage alcohol sale without a licensed Operator or the Agent on the premises on November 11, 2010 at Sembhi, Inc., d/b/a BP Gas Station, Kristin Loehr, Agent, 2933 Milwaukee Road.

Captain Sciame stated the Police Department discovered during an alcohol compliance check that the clerk making the underage sale did not hold a valid Operators License for the City of Beloit nor was the Agent on the premise. Agent Kristin Loehr stated she was having the employee work only when the alcohol was locked, however the employee called that day to tell her employer that she had her license, however Ms. Loehr did not check to see if this was true. Captain Sciame explained to Ms. Loehr that it was her responsibility to make certain a licensed person was working and based on this violation the Police Department is recommending a 15 day suspension of the liquor license.

Tilley asked Ms. Loehr if this employee was still working for her and Ms. Loehr responded that she was no longer employed by her.

Berkley moved a 15 day suspension of alcohol sales at BP Gas Station, 2933 Milwaukee Road, second by Marsden. Motion carried 7-0.

Attorney Krueger explained to Ms. Loehr that a Complaint will be drafted to be presented to the City Council and the City Council will set a date for a hearing which will happen sometime in January 2011 and Ms. Loehr will receive a letter from the Attorney's Office informing her of the date along with a copy of the Complaint. Attorney Krueger informed Ms. Loehr that if she wishes to retain an attorney she should do this immediately. Ms. Loehr asked when her alcohol had to be removed from the business and Attorney Krueger explained that she didn't have to remove anything until after the City Council's decision.



10-8460  
Officer Mackey  
Original

A Copy of this narrative will need to be attached and forwarded to the city attorney along with the attached municipal citations N1232571 and N1241339.

On Thursday, 11/11/10 at approximately 1800 hours, the Beloit Drug and Gang unit took part in an alcohol sting operation targeting Class A establishments in the City of Beloit. The goal was to attempt to purchase beer from local Class A vendors by using underage individuals. I, Officer Mackey, attended the briefing which was supervised by Sergeant Tilley along with participating Officer Sayles. The procedure was for the officer to transport the underage person to the place of business and provide pre-recorded buy money to purchase beer. I would maintain surveillance on the purchaser during the controlled buy. Upon exiting the store, the purchaser would advise the officer who sold them the beer and provide a description of the clerk. The second uniformed officer being Officer Elrod and Officer Linder would then respond to the Class A establishment where the violation occurred, photograph the purchaser with the beer, and make contact with the store clerk who sold the beer to the underage person. The uniformed officer would then return the beer and change from the purchase to the store in exchange for original money used to make the purchase. The citation would then be issued to the clerk who sold the beer to the underage purchaser. Additionally, the citing officers would confirm that a license holder is on the Class A premise and if not, they would write the appropriate citation and close the store for alcohol sales until such time that a license holder could arrive and remain at the store.

The participating underage person was identified by me at the police department was . I positively identified him from his Wisconsin driver's license which clearly showed he would not turn 21 until April 24, 2011. I made a photo copy of his driver's license showing this. Please see attached. I then conducted a pat down of pockets and did not locate any additional money or contraband on his person. I provided a \$20.00 bill, that was pre-recorded, of buy money. I then took a digital photograph of showing what he was wearing and how he looked during the day of this operation.

At approximately 1843 hours, this same date, and myself proceeded to the BP gas station located at 2933 Milwaukee Road, in the City of Beloit. then went into the store while I maintained in the unmarked squad car in the parking lot. At approximately 1844 hours, I observed exit the store carrying a black bag. I met with and he opened the bag, showing me that he was able to purchase a six-pack of 16 oz. cans of Keystone Light beer. I then took a digital photograph of holding the six-pack of Keystone Light beer. Please see attached photo.

I then had Officer Elrod and Officer Linder respond to my location to issue the appropriate citations. said that he purchased the six-pack of beer from the store clerk who was the only clerk working inside the gas station. He described her as f/w wearing a name tag that said "Gladys" on her shirt. then handed the six-pack of Keystone Light beer to Officer Elrod where he and Officer Linder proceeded inside the store to meet with the clerk who sold with the beer.

Officer Elrod and Officer Linder then made contact with me and advised that the clerk was identified as Gladys Avilla, f/w, DOB Officer Elrod informed me that there



was not a licensee present on the premise when this sale was made by Gladys Avilla. Officer Elrod further advised that Gladys Avilla was not a licensee for furnishing alcohol to customers. Officer Elrod then contacted the licensee to respond to this location, Kristin Loehr. Officer Linder then issued Gladys Avilla citation number N1241339 for the violation of non-licensee furnishing alcohol to underage person adopting statute 125.07(1)(a)(1), ordinance number 31.01 with a non-mandatory municipal court date of 12/9/10.

The licensee for this establishment then arrived on-scene identified as Kristin Loehr, f/w, DOB . Loehr informed me that Gladys Avilla was not a licensee permitted to sell alcohol. I informed Loehr that since she (Loehr), was the licensee permitted for sales of alcohol, that she needed to be present on the premise to sell alcohol from this establishment. Officer Linder then issued Kristin Loehr ordinance citation N1232571 for Class A premises open without licensee present adopting statute 125.32(2), ordinance 31.01 with the same non-mandatory court date of 12/9/10.

The six-pack of Keystone Light beer was then returned to Kristin Loehr inside the store and the change was returned to her in exchange for the original twenty dollar bill used to make the purchase. We then left the Milwaukee Road BP gas station.

Mackey/sb/11/13/10



January 18, 2011

**APPOINTMENT REVIEW COMMITTEE  
REPORT TO CITY COUNCIL  
APPOINTMENT RECOMMENDATION**

The undersigned Kevin D. Leavy, duly elected President of the Beloit City Council, subject to confirmation by the Beloit City Council, does hereby appoint the following citizen members to the vacancies and terms indicated below, said appointments being pursuant to nominations made and approved by the Appointment Review Committee at the regular meeting held January 10, 2011:

---

Kevin D. Leavy, President  
Beloit City Council

**Appointments**

**Appointment Review Committee**

Incumbent **Doris Forbes** to a term expiring December 31, 2013

**Board of Ethics**

Incumbent **Milton L. Brown, Jr.** to a term expiring December 31, 2013

**Board of Review**

**James Roe**, 1022 Eleventh St. (replacing Erwin F. Zuehlke) to a term expiring December 31, 2015

**Business Improvement District (Downtown Beloit Association)**

**Brad Austin** (Non-Owner Occupant, replacing Christine Charbonneau), Corporate Contractors, Inc., 655 Third St., Suite 300, to a term expiring December 31, 2012

**Christine Schlichting** (Property Owner, replacing Brad Austin), Neighborhood Housing Services of Beloit, Inc., 520 W. Grand Ave., to a term expiring December 31, 2011

Incumbent **Peter Gabriele** (Owner Occupant) for a term expiring December 31, 2013

Incumbent **Elaine Ribarich** (Owner Occupant) for a term expiring December 31, 2013

Incumbent **Mathew Reynolds** (Owner Occupant) for a term expiring December 31, 2013

**Community Development Authority**

**Cecilia R. Blackwell**, 1143 Lincoln Ave. (replacing Effie L. Garrett) to a term expiring December 31, 2014

**Municipal Golf Committee**

**William F. Howard**, 2535 Bootmaker Drive (replacing Gary L. Gard) to a term expiring December 31, 2012

Incumbent **Harry Wiersgalla** to a term expiring December 31, 2013



**Municipal Library Board**

**Cindy Weber**, Gaston Elementary School (replacing Jessica Everson) as the School District of Beloit representative for the 2010-2011 school year

**PLEASE ANNOUNCE THE FOLLOWING VACANCIES**

Appointment Review Committee (2 vacancies for residents)

Board of Ethics (1 vacancy for former City Councilor, 1 vacancy for resident)

Board of Review (2 vacancies [as Alternate] for residents)

Disabled Parking Enforcement Assistance Council (4 vacancies for residents with disabled plates)

Municipal Golf Committee (1 vacancy for youth representative)

Traffic Review Committee (1 vacancy for resident)

**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**

**WHEREAS**, the Engineering Division has requested the review and approval of 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; and

**WHEREAS**, the Plan Commission reviewed and recommended approval of this Relocation Order on December 8, 2010.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the City Council of the City of Beloit, Rock County, Wisconsin, hereby approves the attached 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.

**BE IT FURTHER RESOLVED** that the City Manager of the City of Beloit be, and is hereby, authorized to execute the Relocation Order on behalf of the City.

**BE IT FURTHER RESOLVED** that the City Clerk be, and is hereby, directed to file a copy of this Resolution and a copy of the Relocation Order with the Clerk of Rock County within twenty (20) days of the date of this Resolution.

Adopted this 18th day of January, 2011.

**CITY COUNCIL OF THE CITY OF BELOIT**

---

Kevin D. Leavy, Council President

Attest:

---

Rebecca S. Houseman, City Clerk

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Relocation Order for Construction Access and Utility Easement

**Date:** December 20, 2010

**Presenter(s):** Julie Christensen

**Department:** Community Development

---

### Overview/Background Information:

The Engineering Division has requested the review and approval of 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.

---

### Key Issues (maximum of 5):

- On August 2, 2010, the City Council authorized the preparation of plans and estimates for the extension of sanitary sewer and potable water to twelve (12) properties on Hawthorne Drive, which are currently served by private wells and on-site septic systems.
- The City Engineer has determined that a connection to the existing utilities along White Oaks Drive is the best approach. This connection necessitates the utilization of the proposed easement and the Sandell Court right-of-way, which is unimproved.
- As shown on the attachments, there is an existing 20-foot sanitary & storm sewer easement over the property located at 2555 White Oaks Drive. The proposed Relocation Order involves the acquisition of a 10-foot temporary limited easement for construction access on both sides of the existing easement.
- The proposed Relocation Order also involves the acquisition of a 10-foot temporary limited easement for construction access over the property located at 2536 Hawthorne Drive and the acquisition of a 20-foot utility easement & 10-foot temporary limited easement for construction access over the property located at 2542 Hawthorne Drive. The owners of all three affected properties have formally objected to this project and the proposed easements.
- The Plan Commission reviewed this item on December 8, 2010 and voted unanimously (6-0) to recommend approval of this Relocation Order.

---

### 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 City of Beloit Strategic Goals #1 and #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** – A reduction in the number of septic systems located in densely populated areas will reduce groundwater contamination.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The provision of sanitary sewer and potable water will satisfy the owners' need for healthy and sanitary dwellings.

---

### Action required/Recommendation:

- City Council consideration and action on the proposed Resolution

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**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

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**Meeting Date:** December 8, 2010

**Agenda Item:** 4

**File Number:** RPB-2010-08

**Applicant:** Engineering Division

**Owners:** Various

**Location:** 2555 White Oaks Drive and  
2536 & 2542 Hawthorne Drive

**Zoning Classification:** R-1A, Single-Family Residential District

**Existing Land Uses:** Single-Family Dwellings

---

### Request Overview/Background Information:

The Engineering Division has requested the review and approval of 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.

---

### Key Issues:

- On August 2, 2010, the City Council authorized the preparation of plans and estimates for the extension of sanitary sewer and potable water to twelve (12) properties on Hawthorne Drive, which are currently served by private wells and on-site septic systems.
- The City Engineer has determined that a connection to the existing utilities along White Oaks Drive is the best approach. This connection necessitates the utilization of the proposed easement and the Sandell Court right-of-way, which is unimproved.
- As shown on the attachments, there is an existing 20-foot sanitary & storm sewer easement over the property located at 2555 White Oaks Drive. The proposed Relocation Order involves the acquisition of a 10-foot temporary limited easement for construction access on both sides of the existing easement.
- The proposed Relocation Order also involves the acquisition of a 10-foot temporary limited easement for construction access over the property located at 2536 Hawthorne Drive and the acquisition of a 20-foot utility easement & 10-foot temporary limited easement for construction access over the property located at 2542 Hawthorne Drive.
- The owners of all three affected properties have formally objected to this project and the proposed easements.

---

### Consistency with Comprehensive Plan and Strategic Plan:

- The extension of public water & sanitary sewer to serve developed residential properties is consistent with the Comprehensive Plan.
- Consideration of this request supports City of Beloit Strategic Goals #1 and #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** – A reduction in the number of septic systems located in densely populated areas will reduce groundwater contamination.
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The provision of sanitary sewer and potable water will satisfy the owners' need for healthy and sanitary dwellings.

---

### Staff Recommendation:

The Neighborhood Planning Division recommends **approval** of the attached 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.

---

**Fiscal Note/Budget Impact:** The cost of this project, including land acquisition and infrastructure, will be specially assessed to the twelve (12) properties that will benefit from this project.

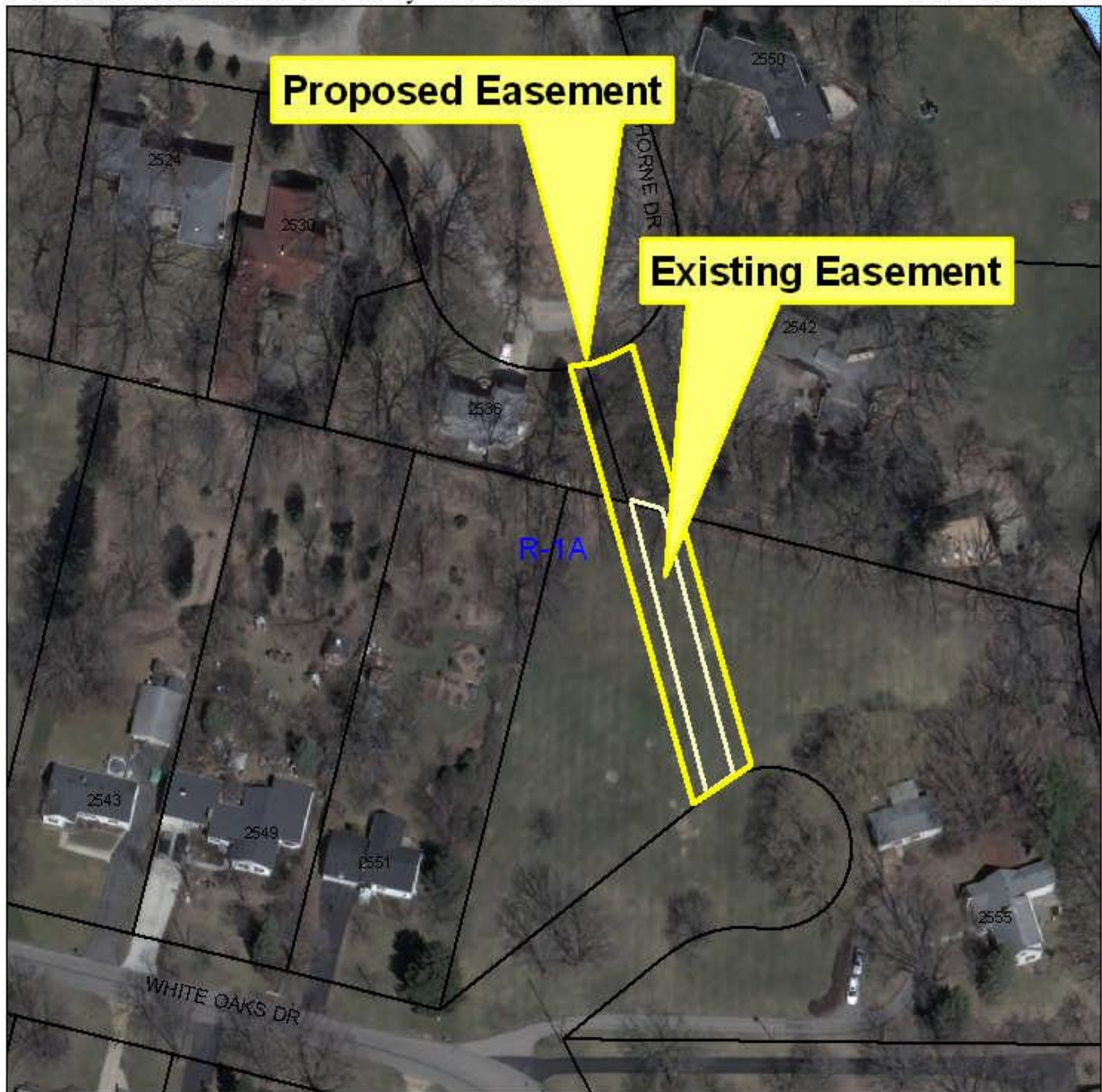
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**Attachments:** Location & Zoning Map, Relocation Order, and Relocation Order Map.

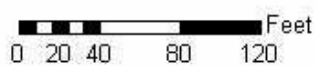
# Location & Zoning Map

Construction Access & Utility Easement

RPB-2010-08



1 inch = 87 feet



## Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington  
Date: December 2010  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: April 2008

# NEIGHBORHOOD PLANNING DIVISION



## RELOCATION ORDER

LPA1708 (revised) 4/2010 (Replaces LPA 3006)

|                                   |                                              |                                                     |                |
|-----------------------------------|----------------------------------------------|-----------------------------------------------------|----------------|
| Project<br>C11-02                 | Name of Road<br>HAWTHORNE DR. to SANDELL CT. | Utility<br>SEWER & WATER                            | County<br>ROCK |
| Right of Way Plat Date<br>11/4/10 | Plat Sheet Numbers<br>1                      | Date of Previously Approved Relocation Order<br>n/a |                |

### Description of Termini of Project:

Commencing at the west corner of Lot 9 of Turtle View Subdivision of Turtle Township, now City of Beloit, in the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 20, T.1 N., R.13 E., Rock County, Wisconsin, Thence N 70°13'52" E 10.00 feet to the intersection of the Right of Way line of Hawthorne Drive and a line offset 10 feet east of the line separating Lots 9 and 10 of Turtle View Subdivision to the Point of Beginning of this reference line of Utility Easement, said point being 632.60 feet south of and 13.58 feet east of the NW corner of said Section:

Thence S 16°11'10" E along a line offset 10 feet east of the line separating Lots 9 and 10 of Turtle View Subdivision 95.42 feet to the southern boundary of said Subdivision;

Thence N 75°37'50" W 0.21 feet;

Thence S 14°08'39" E along the centerline of an existing 20 foot wide easement 176.78 feet to a point on the Right of Way line of Sandell Court, and to the end of said reference line,

said point being 895.72 feet south of and 83.23 feet east of the NW corner of said Section 20 T.1 N., R.13 E., City of Beloit, Rock County, Wisconsin.

---

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the utilities designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 32.02, Wisconsin Statutes, the CITY OF BELOIT orders that:

1. The said utilities are laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the CITY OF BELOIT.
3. This order supersedes and amends any previous order issued by the CITY OF BELOIT.

\_\_\_\_\_  
(Name/Title)

\_\_\_\_\_  
(Date)



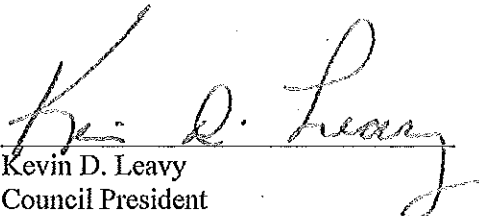
|                              |
|------------------------------|
| FILE# 8470                   |
| AUG 2 2010                   |
| CITY OF БЕЛОIT<br>CITY CLERK |

**PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE  
SPECIAL ASSESSMENT POLICE POWERS  
UNDER SECTION 66.0703, WISCONSIN STATUTES**


**RESOLVED**, by the City Council of the City of Beloit, Wisconsin:

1. The City Council hereby declares its intention to exercise its police power under s.66.0703, Wisconsin Statutes, to levy special assessments upon property within the following described area for special benefits conferred upon such property by improvement of the following streets:
  - Hawthorne Drive
2. The public improvements shall include: sanitary sewer, potable water, and roadway pavement.
3. The total amount assessed against the properties in the defined assessment district shall not exceed the total cost of the improvements. The City Council determines that the improvements constitute an exercise of the police power and the amount assessed against each parcel shall be divided equally among the parcels in the assessment district.
4. The assessments against any parcel must be paid in cash or in annual installments the number of which shall be determined at the time the Final Resolution is presented to the City Council for passage.
5. The City Engineer shall prepare a report which shall consist of:
  - A. Preliminary plans and specifications for said improvements.
  - B. An estimate of the entire cost of the proposed improvements.
  - C. Schedule of proposed assessments.
6. When the report is completed, the City Engineer shall file a copy of the reports with the City Clerk for public inspection.
7. Upon receiving the report of the City Engineer, the Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed assessment district (including a small map thereof), the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a Class 1 notice and a copy shall be mailed, at least 10 days before the hearing, to every interested party.
8. The hearing shall be held in the Council Forum in the City Hall at a time set by the Clerk in accordance with Sec. 66.0703(7), Wisconsin Statutes.

Adopted this 2nd day of August 2010.

  
Kevin D. Leavy  
Council President

ATTEST:

  
Carol S. Alexander, WCPC/MMC, City Clerk



**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**

**WHEREAS**, the economic health and cultural vibrancy of Downtown Beloit is crucial to the overall well-being of the City of Beloit and the continued vitality of the Downtown Business district is necessary to retain existing business and attract new business to the City of Beloit; and

**WHEREAS**, the Downtown Beloit Association was one of the one of the five original Main Street Programs in Wisconsin and one of two that have operated continuously since 1988; and

**WHEREAS**, the Downtown Beloit Association has entered into its 22<sup>nd</sup> year as a Main Street organization with Beloit designated as a Main Street community through the National Trust for Historic Preservation; and

**WHEREAS**, the success of the Main Street program in Beloit has shown dramatic improvements in physical and business environments, reflected in property valuation increases nearing 10% annually averaged through the history of the organization; and

**WHEREAS**, the Downtown Beloit Association drives local economic gains through 40 days of events annually, including an award winning farmers market, and street enhancement programs, such as the 100 hanging baskets and urns that enhances the experience of the Beloit community and makes Downtown Beloit the place to "shop and linger"; and

**WHEREAS**, the continued successful management, promotion, and development of Downtown Beloit through the Main Street model is vital to insure continued success in the Downtown Revitalization program; and

**WHEREAS**, the City of Beloit wholeheartedly supports the revitalization efforts of the Downtown Beloit Association, materially participates in efforts to revitalize downtown, and is committed to maintaining the majority of local government offices in the downtown area.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beloit enthusiastically supports this entry into the *Great American Main Street Awards* competition.

Dated at Beloit, Wisconsin this 18th day of January, 2011

By:

\_\_\_\_\_  
Kevin D. Leavy, City Council President

ATTEST:

\_\_\_\_\_  
Rebecca S. Houseman, City Clerk

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Downtown Beloit Named a Semifinalist in the Great American Main Street Awards Competition!

**Date:** January 18, 2011

**Presenter(s):** Kathleen Braatz

**Department(s):** Downtown Beloit Association



**Overview/Background Information:** The 2011 Great American Main Street Awards® (GAMSA) semifinalists have been selected from a nationwide pool of applicants and now move to the final round for consideration. The National Trust for Historic Preservation will present this year's five winners at the Main Street Awards Ceremony during the National Main Street Conference in Des Moines, Iowa on May 23, 2011. The National Trust Main Street Center's annual GAMSA winners are recognized for their exceptional accomplishments in revitalizing the nation's historic and traditional Main Street commercial districts by using the proven Main Street Four-Point Approach®.

The ten 2011 Great American Main Street Awards semifinalists are:

- **Downtown Beloit Association, Beloit, Wisconsin**
- Boyne City Main Street Program, Boyne City, Michigan
- Durant Main Street, Durant, Oklahoma
- Farmland Downtown Historic District, Farmland, Indiana
- Downtown Fort Pierce, Fort Pierce, Florida
- Hobart Main Street, Hobart, Oklahoma
- Old Town Lansing, Lansing, Michigan
- Main Street Marshfield, Marshfield, Wisconsin
- Downtown Newark Partnership, Newark, Delaware
- Silver City Main Street Project, Silver City, New Mexico

The winners will be selected by a national jury composed of former award winners, community development professionals, representatives from government and foundations, and journalists who are active in community economic development and historic preservation.

"Community leaders and local volunteers have dedicated their time over many years to bring profound, positive change to their communities. These semifinalists have demonstrated a commitment to building sustainable, vibrant Main Streets with successful businesses and exciting events that can weather this recession," said Doug Loescher, director of the National Trust Main Street Center. "They are models for others to follow."

GAMSA semifinalists and winners demonstrate exemplary achievement in the process of strengthening their downtowns and commercial districts based on the following selection criteria:

- Active involvement of the public and private sectors;
- Broad-based community support for the revitalization effort;
- Quality of achievements over time;
- Innovative solutions to significant problems;
- Commitment to historic preservation;
- Evolving track record of successful commercial district revitalization;
- Comprehensive revitalization effort: activity in all four points of the Main Street Four-Point Approach® to commercial district revitalization;
- Economic impact of the revitalization program; and
- Successful small business development.

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Established in 1980, the National Trust Main Street Center® helps communities of all sizes revitalize their older and historic commercial districts. Working in more than 2,200 downtowns and urban neighborhoods over the last 29 years, the Main Street program has leveraged more than \$44.9 billion in new public and private investment. Participating communities have created 370,514 net new jobs and 82,909 net new businesses and rehabilitated more than 199,500 buildings, leveraging an average of \$25.36 in new investment for every dollar spent on their Main Street district revitalization efforts. To learn about previous GAMSA winners, visit <http://www.preservationnation.org/main-street/awards/gamsa/>.

The National Trust for Historic Preservation ([www.PreservationNation.org](http://www.PreservationNation.org)) is a non-profit membership organization bringing people together to protect, enhance and enjoy the places that matter to them. By saving the places where great moments from history – and the important moments of everyday life – took place, the National Trust for Historic Preservation helps revitalize neighborhoods and communities, spark economic development and promote environmental sustainability. With headquarters in Washington, DC, nine regional and field offices, 29 historic sites, and partner organizations in 50 states, territories, and the District of Columbia, the National Trust for Historic Preservation provides leadership, education, advocacy and resources to a national network of people, organizations and local communities committed to saving places, connecting us to our history and collectively shaping the future of America's stories. For more information, visit [www.PreservationNation.org/main-street](http://www.PreservationNation.org/main-street).

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**Key Issues (maximum of 5):**

1. **This award will lend prestige to Beloit's Main Street Program managed by the Downtown Beloit Association and the entire community.**
  2. **This award will build community pride and help remind local Beloiters of the progress being made.**
  3. **This award will offer a platform to tell the Beloit story and will give us national and regional accolades in the media.**
  4. **This award will reinforce the credibility of our community in business recruitment.**
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**Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

This award clearly supports Goal # 4 as it promotes historic preservation and community revitalization.

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**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.):**

- Revitalization of downtowns is "green" at its roots. From adaptive reuse of existing buildings and façade restoration to events supporting the local food movement, such as our award-winning farmers market, the Main Street model promotes reuse, and support of local entrepreneurs at its core.
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**Action required/Recommendation:** Staff recommends approval of the resolution.

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**Fiscal Note/Budget Impact:** There is no fiscal impact to the budget.

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