

CITY OF БЕЛОIT



THE БЕЛОIT REPORT

CONTINUING ITS RESURGENCE AS A GEM OF THE ROCK RIVER VALLEY

CURRENT EVENTS AND ACTIVITIES

May 31, 2013

*A weekly publication
from the Office of the
City Manager*

Larry N. Arft
City Manager
City of Beloit
100 State Street
Beloit, WI 53511

608-364-6614
608-364-6756 (Fax)

arftl@ci.beloit.wi.us
www.ci.beloit.wi.us

Special points of interest:

- **City Council Meeting
Agenda Information
(page 2)**
- **Community Events
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GOT ART! EVENT

Got Art! Event is scheduled for June 5th -15th. A number of arts related events are scheduled to occur throughout the City of Beloit. For more information on Got Art! and the events that will be sponsored during that period of time please visit <http://www.friendsoriverfront.com/>

RECYCLING DROP OFF CENTER

Just a reminder that the Recycling Drop Off Center, 2351 Springbrook Court, will be closed on Saturday, June 1, 2013 to accommodate equipment/staff needs for Saturday trash/recycling collection, following the Memorial Day holiday schedule.

CITY REVENUE BOND REFUNDING GETS SECOND EVALUATION

As we reported in last week's Beloit Report the approximately \$1.4 million refunding for storm water revenue bonds was rejected for not meeting parameters included in Council's authorizing resolution. Earlier this week, the consultant recontacted the City and indicated that the underwriter that submitted the bid was willing to work with the City to insure that the refinancing would be fully compliant with the Council's resolution. We are interested in proceeding with the refinancing, provided the underwriter can meet all of those terms and conditions. It appears that will be the case, and if so, the refinancing will proceed.

BUDGET REVIEW PROCESS

Once again, the City's Capital Projects Review Committee met with all of the various department and division directors that had submitted projects for the 2014 Capital Budget. As always, there were way more projects and needs than there are available funds, and so the committee has been reducing requests for the 2014 fiscal year to make sure that the final Capital Budget fits within the available revenue parameters. Some projects are simply being eliminated, while others are being incorporated into the five-year capital spending plan, but not funded during 2014. The Capital Budget will, of course, be part of the combined Capital and Operating Budget that will be presented to Council later this year.

TIGER GRANT UPDATES

City staff has had a number of phone calls with representatives and consultants for the Ho Chunk Nation regarding the TIGER Grant for infrastructure improvements. Conference calls were conducted on both Wednesday and Thursday and on Friday, staff was reviewing the final draft language for the grant application. Consultants recommended that the grant application be limited to improvements directly related to the casino project, which includes the completion of the fourth lane on Willowbrook Road, (plus other Willowbrook Road improvements) and the reconstruction of Colley Road. The purchase of one additional bus and improvements to the City's Transit Facility are also included in the grant, since we will be servicing the casino complex with public transit. The consultants recommended that the Milwaukee Road project not be included in the TIGER Grant because, in their opinion, it would downgrade the scoring, since it is not located directly contiguous to, nor would the improvements be for the sole purpose of serving the casino related

complex. This was disappointing news to the City; however, we do have a TIF District available to help fund those improvements. With regard to the TIGER Grant, we will need to begin design work on these projects yet in 2013 in order to meet the grant timelines. We anticipate coming back to Council with more specific information this summer as we work toward completing a detailed development plan with the Ho Chunk Nation for now. The off-site infrastructure will integrate into their planned site improvements. Again, the remaining roadway projects included in the grant application are those that were provided for in the Intergovernmental Agreement entered into between the City and County and the Ho Chunk Nation in 2012.

VACANCIES ON CITY COMMITTEES, COMMISSIONS AND BOARDS

Residents of Beloit are encouraged and welcome to volunteer to serve on municipal advisory committees. By participating, you will have a voice in helping to make the community an even better place to live. [Attached](#) is an application form and more information on each committee. At the present time, we are looking for volunteers to fill vacancies on the following:

Alcohol Beverage License Control Committee
 Appointment Review Committee
 Board of Appeals
 Board of Ethics
 Board of Review (Alternate)
 Business Improvement District (Owner Occupant)

Community Development Authority (Public Housing resident)
 Equal Opportunities & Human Relations Commission
 Municipal Golf Committee (Youth)
 Park, Recreation & Conservation Advisory Commission (Youth)
 Plan Commission
 Traffic Review Committee

CITY COUNCIL MEETING - MONDAY, JUNE 3, 2013

The City Council will hold a **workshop at 6:30 p.m.** in the City Manager's Conference Room, 4th Floor, on Monday, June 3, 2013 for the purpose of reviewing the agenda of the regular 7:00 p.m. City Council meeting.

The [attached](#) agenda is for the **Monday, June 3, 2013** regular City Council meeting beginning at 7:00 p.m. in the Forum.

4. PUBLIC HEARINGS

- a. Resolution authorizing a **Conditional Use Permit** for an existing gas station at Broad and Park under the Wellhead Protection Overlay District. This is a significant improvement of the old Clark station at that location and the new station will be built to all contemporary design and safety standards. The Plan Commission unanimously recommended this project for approval.
- b. Resolution authorizing a **Conditional Use Permit** to allow a church in a R1-B, Single-family Residential District for the property located at 1227 Liberty Avenue. This property was previously used as a church and neither staff nor the Plan Commission had any concerns about resurrecting that use. The Plan Commission's recommendation is for approval.

6. CONSENT AGENDA

- a. Approval of the **Minutes** of the Regular Meeting of May 20, 2013.
- b. Resolution approving the City of Beloit's **Offer to Purchase** a small strip of land located at 150 Depot Street. This small strip of land is actually located immediately south of the service station property recently acquired by the City. This was the only remaining strip of privately held land left in what the City refers to as the "confluence" area. The City earlier purchased the Granary building located immediately east of this site and the City of South Beloit has long owned most of the other property south of Shirland Avenue within this confluence area. We would like to acquire this land, which would put all of this property in the public domain and also make it much easier to complete recapping of the old service station site for possible future use.

- c. Application for **Conditional Use Permit** to allow office space in the CBD-1 Central Business District for the First National Bank properties located on East Grand Avenue and State Street. The bank has been expanding office operations and has plans for an additional building improvement to be constructed yet this season. All first floor office uses in the Central Business District require a Conditional Use Permit and this application will satisfy that requirement. The matter is being referred to the Plan Commission for their review and recommendation.
- d. Application for a **Conditional Use Permit** to allow a wireless communication tower in the C-2/Milwaukee Road Overlay Commercial District. This application is also for the First National Bank but for their satellite facility located at 2600 Cranston Road. The tower is a small individual tower for the bank's own use and will be attached to the north side of their building. This matter is being referred to the Plan Commission for their review and recommendation.
- e. Application for a **Zoning Map Amendment** to change the zoning district classification of property located at 2293 Prairie Avenue from Office District to Neighborhood Commercial District. There is a church property located on this site who would like to update their sign to an electronic billboard. The City has found that those electronic signs are superior in many regards to older painted or paper signs, and certainly to the commander boards, where letters are hand installed and changed. Unfortunately, the C-1 Office District does not allow for the placement of electronic signs, so the rezoning will be required. This matter is being referred to the Plan Commission for their review and recommendation.
- f. Application for a **Conditional Use Permit** to allow a conversion from one legal nonconforming use (passenger vehicle storage) to another nonconforming use (motor vehicle wholesale sales). This is a building that is located in a Single Family Residential District at 920 Keeler Avenue and previously served as a passenger vehicle storage site. The owner is asking that this be converted into a wholesale car sales operation, where they would store and sell cars to various used car lots. This is a somewhat unusual request in a residential neighborhood; however, the matter is being referred to the Plan Commission for their review and recommendation.
- g. Application for the renewal of a **Class "B" Beer and "Class B" Liquor License** for the Eagles Club located at 302 State Street. This is for renewal and a new agent and is being referred to the Alcohol Beverage License Control Committee for their review and recommendation.
- h. Resolution approving the renewal of an **Annual Mobile Home Park License** for the property located at 2601 Colley Road. This is a routine annual renewal of the license for this facility.
- i. Resolution approving the **Renewal of Alcohol Beverage Licenses** for the licensing period of July 1, 2013 through June 30, 2014. Once again, this is the routine annual renewal of all alcohol beverage licenses in the City.
- j. Resolution approving a new **Class "B" Beer and "Class B" Liquor License** for Merrill and Houston's Steak Joint, 500 Pleasant Street. This is related to a change in the corporate structure and a new agent for the license. The Alcohol Beverage License Control Committee reviewed the application and unanimously recommended for approval.
- k. Resolution approving a **Change of Agent** for the Cheese People, located at 431 East Grand Avenue. Once again, the Alcohol Beverage License Control Committee recommended for approval.
- l. Resolution approving a **Change of Agent** for La Casa Grande, located at 618 Fourth Street. Once again, the Alcohol Beverage License Control Committee recommended for approval.

10. CITY MANAGER'S PRESENTATION

- a. We will have representatives here from the City's Parks and Leisure Services Division to make a presentation on **Summer Activities** and facilities available to residents of all ages for the 2013 summer season.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution amending the **2013 Operating Budget** for Focus on Energy Grant and authorizing the transfer of funds from the General Fund Contingency Reserve to cover the local cost for this installation. The City earlier received a Focus on Energy Grant from Alliant Energy to help offset a portion of the cost of installing three wood burning furnaces in the City's Public Works buildings that house both Operations and Utilities and Engineering. The Utilities Building has adequate funds available in their maintenance account to cover the cost for the installation. The General Fund accounts, which include the Operations facility, have some, but not enough, funding to cover the cost of the two furnaces slated for that location. Consequently, we are asking Council to allow for a \$29,000 transfer from the Master Reserve Account to ensure that adequate funding is available. The payback on the installation of these furnaces is extremely attractive, with the City showing savings the very first year, with additional substantial savings thereafter. We also have more than adequate wood available from the City's forestry program to provide fuel for these furnaces. We want to make every effort to complete the installation before the Fall heating season begins.
- b. Resolution adopting the **2014 City of Beloit Strategic Plan**. The draft Strategic Plan was prepared following a full-day Council workshop. The draft document is now ready for Council consideration. As in past years, this will be the first action Council will take as part of the annual budget preparation process.
- c. Resolution approving the **Compliance Maintenance Annual Report (2012)**. Once again, this is an annual report that is required related to the operation of the Waste Water Treatment Facility. Harry Mathos, Director of Water Resources, will be in attendance to present the findings of the compliance report and to answer any questions. In reading through the materials, Councilors will note that the City once again this year received a very high score and is not subject to any required compliance modifications to the facility at this time.

CITY MEETING CALENDAR— JUNE 3—7, 2013

Monday, June 3	9:00 a.m.	Board of Review , Forum
Monday, June 3	6:30 p.m.	Agenda Review , City Manager's Conf. Room (All Councilors)
Monday, June 3	7:00 p.m.	City Council Meeting , Forum (All Councilors)
Tuesday, June 4	9:00 a.m.	Board of Review, Forum
Wed., June 5	7:30 a.m.	Rock County Breakfast (C. Haynes and M. Spreitzer)
Wed., June 5	7:00 p.m.	Plan Commission , Forum (C. Kincaid)

UPCOMING COMMUNITY EVENTS

This is just a sample of events coming up in Beloit. A more complete listing is available on the Visit Beloit website: www.visitbeloit.com

Beloit Public Library offers many events for youth, teens and adults. Please click [\[here\]](#) for more information.

Beloit Snappers season is underway! Please click [\[here\]](#) to view their website for game schedules, special promotions, and more.

Beloit Farmers Market every Saturday through October, 300 block of State Street, 400 block of East Grand Ave. and the Gantry Area. Produce, jams, honey, baked goods, fish, meet, flowers and more!

Fridays in the Park free Summer concert series every Friday through the end of August. Gantry Park in downtown Beloit, 11:30—1:30 p.m. Lunch available for purchase, \$6.

Saturday, June 1—Sunday, June 2 **Free Fishing Weekend** at Welty Environmental Center, Beckman Mill County Park. Call the Welty Environmental Center for more information and to ask about borrowing equipment. 608-361-1377

Wednesday, June 5 6:00 p.m.—8:00 p.m. **“Silver Linings Playbook”** Adult Event at the Beloit Public Library, 605 Eclipse Blvd. Sponsored by FABL. Refreshments will be served. Free and open to all adults.

June 5—15 **7th Annual Edge of the Rock Plein Air Painting Events.** Please see [attached](#).

APPLICATION FOR APPOINTMENT

Would You Like to Serve in Beloit's Municipal Committee System?

The Municipal Committee System is a way for citizens to take part in city government and local decision making. **All applications will be kept in an active file for 2 years.** After that time we encourage you to complete a new application. Please note that by City Ordinance, it is not possible to serve on more than one committee at a time.

NAME: _____

ADDRESS [HOME]: _____

PHONE [HOME]: _____ E-MAIL: _____

OCCUPATION: _____ EMPLOYER: _____

WORK PHONE: (____) _____ ADDRESS: _____

How long have you been a resident of the City of Beloit? _____

MUNICIPAL COMMITTEE PREFERENCES: (see attached summary of committees)

1st Choice: _____ 2nd Choice: _____

3rd Choice: _____ 4th Choice: _____

WORK EXPERIENCE AND EDUCATION: pertaining to choices above.

PREVIOUS COMMITTEE EXPERIENCE OR AFFILIATIONS: (City, School, Church and Social clubs) Include dates and a brief description of each.

According to the City Ordinances: No person may be appointed to the committee if any member of that person's family is a municipal employee whose job is affected, directly or indirectly, by the work of the committee. Family is defined as: mother, father, spouse, brother, sister and natural or adopted son or daughter. Therefore, we need to ask the following question:

Is any member of your family (as listed above) a City employee? YES _____ (please list below) NO _____

<u>NAME</u>	<u>DEPARTMENT</u>
_____	_____
_____	_____

List any additional information you feel is relevant to your application for appointment to the Beloit Municipal Committee System.

If you are appointed to serve, please be aware that Wisconsin State Statutes require you to take an Oath of Office and file a Statement of Economic Interest before attending your first meeting.

OPTIONAL INFORMATION

The City of Beloit is a very diverse community comprised of people from all ages; social, educational and economic levels; racial and ethnic groups; religious faiths; and lifestyles. The Appointment Review Committee seeks to promote greater participation of persons from those segments of the community currently under represented throughout Beloit's Municipal Committee System. In an effort to achieve that goal, the following supplementary information is requested:

GENDER: Please Check One

Male Female

AGE: _____

RACE/ETHNIC GROUP: Please Check One

- White/Caucasian
- Black/African-American
- Hispanic/Latino
- Asian-American/Pacific Islanders
- Native American Indian/Alaskan Native
- Other:

Thank you very much for taking the time to complete this application for appointment. Your interest in participating in the Municipal Committee System is greatly appreciated. **If you have any question, please contact us at (608) 364-6614. Return application to Appointment Review Committee, c/o City Manager's Office, 100 State Street, Beloit, WI 53511.**

**CITY OF BELOIT
MUNICIPAL COMMITTEE SYSTEM**

BOARDS

Appeals
Ethics
Municipal Library
Review (Assessments)

COMMITTEES

Alcohol Beverage License
Control & Advisory
Appointment Review
Municipal Golf
Traffic Review

COMMISSIONS

Equal Opportunities and
Human Relations
Landmarks
Park, Recreation &
Conservation
Plan
Police & Fire

OTHER BODIES

Business Improvement
District (Downtown
Beloit Association)
Community
Development Auth.

Descriptions of their respective functions and membership qualifications, where applicable, are given below:
Please note that meetings may be cancelled or rescheduled. See specific posted agenda for details.

ALCOHOL BEVERAGE LICENSE CONTROL & ADVISORY COMMITTEE - Recommends action to City Council regarding liquor licensing. Meet on 2nd Tuesday of the month at 4:00 p.m. in the Forum, City Hall. Members must be over legal drinking age. Term: 3 years.

APPOINTMENT REVIEW COMMITTEE - Recommends to City Council nominees for vacancies on municipal committees. Meets monthly at 4:30 p.m. on 2nd Monday in Manager's Conference Room. Term: 3 years.

BOARD OF APPEALS - Hears and acts upon variances to the zoning and floodplain ordinances and appeals of administrative decisions regarding enforcement of the zoning and floodplain ordinances. Meets monthly at 7:00 p.m. on the 2nd Tuesday in the Forum, City Hall. Term: 3 years.

BOARD OF ETHICS - Hears charges against the conduct of public employees and recommends local Ethics Code amendments. Meets on notice except annual meeting 3rd Thursday in January. Term: 3 years.

BOARD OF REVIEW - Sets tax assessment roll and hears property valuation disputes. Meets annually at 10:00 a.m. on 2nd Monday in May in the Forum. Term: 5 years.

BUSINESS IMPROVEMENT DISTRICT (DOWNTOWN BELOIT ASSOCIATION) - Implements the operating plan for the development, redevelopment, maintenance, operation and promotion of the downtown business improvement district. The annual plan and changes are submitted to the City Council for approval. Meets monthly at 8:00 a.m. on the 4th Thursday at 500 Public Ave. Term: 3 years.

COMMUNITY DEVELOPMENT AUTHORITY Plans and implements economic redevelopment and housing initiatives; oversees the operations of the public housing office. Meets monthly at 4:30 p.m. on 4th Wednesday at Beloit City Hall Forum, 100 State Street. Term: 4 years.

EQUAL OPPORTUNITIES & HUMAN RELATIONS COMMISSION - Created to improve the quality of life by the elimination of racism in the Beloit community. Encourages compliance with municipal, state and federal laws providing for equal opportunities in housing, employment public accommodations and education. Studies and recommends solutions to local social, economic and cultural problems to ensure equal opportunities for all people residing or working in the City of Beloit. Meets at 5:30 p.m. on the 3rd Wednesday of each even-numbered month. Term: 3 years.

LANDMARKS COMMISSION Designates historic landmarks and regulates construction in historic districts. Members: 1 City Councilor; 1 representative from the Bluff St. or Merrill St. Historic District; 1 rep from the College Park/Near East Side Historic District; 1 rep each with expertise in construction, real estate and history/archeology and 2 citizens at large. Meets monthly as needed on the 3rd Tuesday at 7:00 p.m. in the Forum. Term: 3 years.

MUNICIPAL GOLF COMMITTEE - Reviews the operations, maintenance and financing of the Municipal Golf Course and makes recommendations regarding operation of the same. Meets on the 3rd Wed. of the months of March through October at 4:00 p.m. Term: 3 years (1 year for youth rep.).

MUNICIPAL LIBRARY BOARD - Sets library policies; monitors finances; employs staff. Meets monthly at 4:00 p.m. on 3rd Wednesday at Beloit Public Library, 605 Eclipse Blvd. Term: 3 years.

PARK, RECREATION & CONSERVATION ADVISORY COMMISSION - Recommends action regarding parks, recreation programs and facilities use as well as local conservation issues. Meets the 2nd Wednesday of each month at 6:30 p.m. at the DPW, 2351 Springbrook Ct. Term: 3 years.

PLAN COMMISSION - Produces master plan regulating physical community development; recommends action on zoning, subdivision and planning. Meets bimonthly in Forum at 7:00 p.m. on Wednesdays following Council meetings. Term: 3 years.

POLICE AND FIRE COMMISSION - Hears disputes regarding Police and Fire Depts; recruits and employs staff. Meets monthly at 5:00 p.m. on 4th Monday in the Forum or other designated area. Term: 5 years. (Supplemental application necessary, please contact City Manager's Office, 364-6614.)

TRAFFIC REVIEW COMMITTEE - Studies traffic conditions in the City and makes recommendations to City Council on local traffic-related issues. Meets monthly at 1:30 p.m. on 4th Monday in Manager's Conference Room. Term: 2 years.

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Please complete an application and **return it to the Appointment Review Committee, c/o City Manager's Office, City Hall 100 State Street, Beloit, WI 53511-6234**

Revised February 4, 2013



PUBLIC NOTICE

The City of Beloit City Council will hold a **Workshop** on Monday, June 3, 2013, at 6:30 p.m. in the 4th floor City Manager's Conference Room, City Hall, 100 State Street, Beloit, WI 53511. The purpose of the workshop is to review the agenda of the regular 7:00 p.m. City Council meeting.

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Larry N. Arft, City Manager

Dated: May 29, 2013
Rebecca Houseman LeMire
City Clerk
www.ci.beloit.wi.us

** 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.



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, June 3, 2013**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
4. PUBLIC HEARINGS
 - a. Resolution authorizing a **Conditional Use Permit** to allow the expansion of an existing gas station with underground fuel tanks in a Wellhead Protection Overlay District for the properties located at 903, 911, and 915 Broad Street (Christensen)
Plan Commission recommendation for approval 4-0
 - b. Resolution authorizing a **Conditional Use Permit** to allow a church in a R1-B, Single-family Residential District, for the property located at 1227 Liberty Avenue (Christensen)
Plan Commission recommendation for approval 4-0

5. CITIZENS PARTICIPATION

6. CONSENT AGENDA

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

- a. Approval of the **Minutes** of the Regular Meeting of May 20, 2013 (LeMire)
- b. Resolution approving the City of Beloit's **Offer to Purchase** 150 Depot Street and authorizing the execution of the same (Casper) Refer to the Plan Commission
- c. Application for a **Conditional Use Permit** to allow office space in the CBD-1, Central Business District – Core, for First National Bank, located at 405 and 413 E. Grand Avenue and 413 and 417 State Street (Christensen) Refer to the Plan Commission
- d. Application for a **Conditional Use Permit** to allow a wireless communication tower in a C-2/MRO, Neighborhood Commercial/Milwaukee Road Overlay District, for the property located at 2600 Cranston Road (Christensen) Refer to the Plan Commission
- e. Application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 2293 Prairie Avenue, from C-1, Office District, to C-2, Neighborhood Commercial District (Christensen) Refer to the Plan Commission
- f. Application for a **Conditional Use Permit** to allow a conversion from one legal nonconforming use (passenger vehicle storage) to another nonconforming use (motor vehicle wholesale sales) in a R-1B, Single-family Residential District, for the property located at 920 Keeler Avenue (Christensen) Refer to the Plan Commission

- g. Application for the renewal of a **Class “B” Beer and “Class B” Liquor License** for the Fraternal Order of Eagles #557, d/b/a/ Beloit Eagles Club, located at 302 State Street, Ronald Minnick, new Agent (LeMire) Refer to ABLCC
- h. Resolution approving the renewal of an **Annual Mobile Home Park License** for the property located at 2601 Colley Road (LeMire)
- i. Resolution approving the **Renewal of Alcohol Beverage Licenses** for the License Period July 1, 2013 through June 30, 2014 (LeMire)
ABLCC recommendation for approval 6-0
- j. Resolution approving a new **Class “B” Beer and “Class B” Liquor License** for Merrill and Houston’s Steak Joint, LLC, located at 500 Pleasant Street, Jayme Braasch, new Agent (LeMire) ABLCC recommendation for approval 6-0
- k. Resolution approving a **Change of Agent** for the Cheese People of Beloit, LLC, located at 431 East Grand Avenue, from Lloyd Smith, to Jill DeLisle Smith (LeMire)
ABLCC recommendation for approval 6-0
- l. Resolution approving a **Change of Agent** for La Casa Grande, Inc., located at 618 Fourth Street, from Ron Ross to Andrew Boros-Kazai (LeMire)
ABLCC recommendation for approval 6-0

7. ORDINANCES - None

8. APPOINTMENTS – None

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER’S PRESENTATION

- a. Parks and Recreation Presentation on **Summer Activities** (Ramsey/Waite)

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution amending the **2013 Operating Budget** for Focus on Energy Grant and authorizing the Transfer of Funds from the General Fund Contingency Reserve Account (Boysen)
- b. Resolution adopting the **2014 City of Beloit Strategic Plan** (Arft)
- c. Resolution approving the **Compliance Maintenance Annual Report (2012)** (Mathos)

12. ADJOURNMENT

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Dated: May 29, 2013
Rebecca Houseman LeMire
City of Beloit City Clerk
<http://www.ci.beloit.wi.us>

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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.



**AGENDA AND PUBLIC NOTICE
CITY OF БЕЛОIT BOARD OF REVIEW**

June 3, 2013
9:00 a.m.
The Forum - City Hall
100 State Street
Beloit, WI 53511

1. Call to Order and Roll Call
2. Presentation and Acceptance of Assessment Roll
3. Hearing of Assessment Objections
4. Adjournment Sine Die

Dated: May 28, 2013
Rebecca Houseman LeMire
City Clerk

C: Dan McHugh, City Assessor
Tom Casper, City Attorney
Board of Review Members
Beloit Daily News, News Media

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CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, June 5, 2013 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the May 22, 2013 Meeting**
3. **Certified Survey Map – First National Bank – 405 & 413 E. Grand Avenue and 413 & 417 State Street**
Review and consideration of a two-lot Certified Survey Map for the properties located at 405 & 413 E. Grand Avenue and 413 & 417 State Street in the City of Beloit
4. **Conditional Use Permit – First National Bank – 405 & 413 E. Grand Avenue and 413 & 417 State Street**
Public hearing, review and consideration of a Conditional Use Permit to allow a ground-floor office use in the CBD-1, Central Business District – Core, for the properties located at 405 & 413 E. Grand Avenue and 413 & 417 State Street
5. **Conditional Use Permit – First National Bank – 2600 Cranston Road**
Public hearing, review and consideration of a Conditional Use Permit to allow one 50-foot wireless communication tower in a C-2, Neighborhood Commercial District, and MRO, Milwaukee Road Overlay District, for the property located at 2600 Cranston Road
6. **Sign Ordinance Exception – Beloit Cancer Center – 1670 Lee Lane**
Public hearing, review and consideration of an exception to Section 30.40(2)(c), of the Outdoor Sign Ordinance, to allow two secondary, on-premises wall signs to be more than 30 square feet in area in a C-1, Office District and MRO, Milwaukee Road Overlay District, for the property located at 1670 Lee Lane
7. **Conditional Use Permit – West Auto Sales – 920 Keeler Avenue**
Public hearing, review and consideration of a Conditional Use Permit to allow the conversion from one legal nonconforming use, storage of used passenger vehicles, to another legal nonconforming use, sale of used passenger vehicles to dealerships, for the property located at 920 Keeler Avenue

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8. **Zoning Map Amendment – Good News Christian Center - 2293 Prairie Avenue**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to C-2, Neighborhood Commercial District, for the property located at 2293 Prairie Avenue
9. **Acquisition of Property for a Public Purpose – 150 Depot Street**
Review and consideration of the acquisition of 150 Depot Street by the City of Beloit
10. **Status Report on Prior Plan Commission Items**
11. **Adjournment**

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If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: May 31, 2013

Approved: Julie Christensen
Community Development Director

Featuring our highlight event:

7TH ANNUAL EDGE OF THE ROCK PLEIN AIR PAINTING EVENTS

JUNE 5-15, 2013
BELOIT, WISCONSIN

A-PLEIN AIR PAINTING

June 5-13 — throughout the community

Visit artists at their easels throughout the community as they capture a broad spectrum of Beloit settings, ranging from its meandering riverfront and confluence with Turtle Creek, its Great American Main Street, award-winning Farmers' market, and the Beloit College campus with effigy mounds and historic New England-style architecture.

B-PLEIN AIR WORKSHOPS

Friday, June 7 — along the Rock River

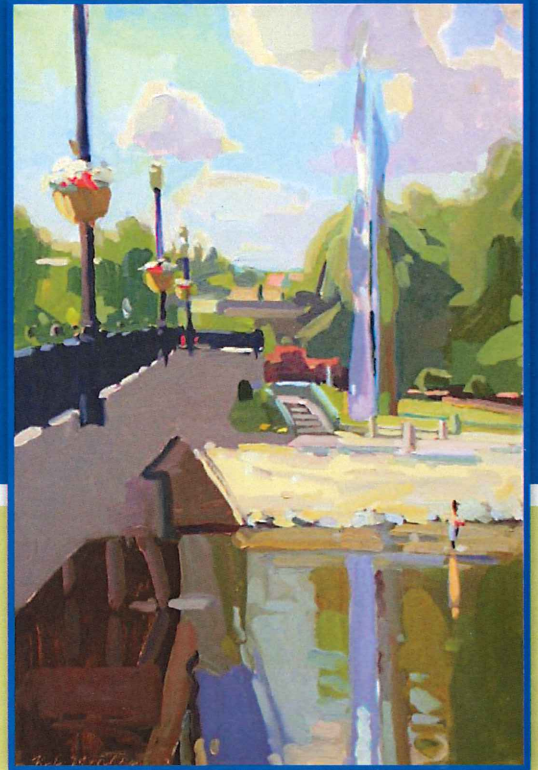
Instructors Tina Duemler and Gordon France teach oil painting and watercolor techniques.

Q-PLEIN AIR EXHIBIT | SALE

Saturday, June 15 — 9am-1pm

Hendricks Center for the Arts, 409 Pleasant Street
Conclusion of Plein Air exhibit and sale.

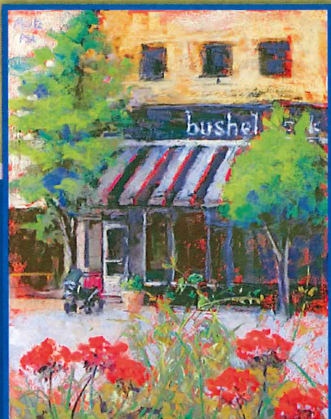
Best of Show 2012
Kyle Martin, *The Place Where the City Meets Nature*



O-EDGE OF THE ROCK AWARDS | EXHIBIT | SALE

Friday, June 14 — 5pm-8pm
Hendricks Center for the Arts,
409 Pleasant Street

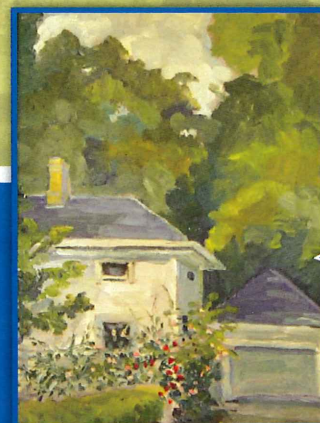
Event organizers announce the winners of the judged competition of original Plein Air creations painted during the previous week. The awards ceremony is followed by a public exhibit and sale of all work.



Nancie King Mertz, *To Go*



Kathie Wheeler, *Old Friends*



Carolyn Larkin, *Early Bloomers*

GET READY
TO BE AMAZED!
Experience beautiful
Beloit through the
eyes of skilled plein
air painters!

got art!

Beloit Arts Event June 5-15

Friday, June 7



Mark Zelten, Fridays in the Park

C—FRIDAYS IN THE PARK

11:30am-1:30pm
Gantry Park,
Corner of State and Grand

Listen to live local music while enjoying food from one of Downtown Beloit's vendors.



A Little Night Music will be held at two separate locations and during two different times, all on one evening.

D—A LITTLE NIGHT MUSIC

7pm-8pm
Harry C. Moore Pavilion,
1240 Riverside Drive

8pm-9pm
Gantry Park,
Corner of State and Grand
An evening of music and dancing at two venues.



Jody Covington, Dancing Flowers

E—WISCONSIN REGIONAL ARTS PROGRAM (WRAP) OPENING

5:30pm-8:30pm
Beloit Fine Arts Incubator,
520 E. Grand Avenue

WRAP opening reception for its month-long exhibit and sale.

Saturday, June 8



Tom Linden, Reflections at the Lagoon

F—ART EXHIBIT

6am-3pm
Bagels & More,
324 State Street

Month-long exhibit featuring the work of Tom Linden.

Saturday, June 8

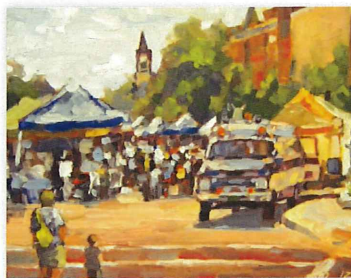


Carmen Goralski, Pottery Demonstration

G—POTTERY DEMO

8am-Noon
Nikki's Café,
431 E. Grand Avenue

Carmen Goralski demonstrates how to "throw" clay pieces on a potter's wheel.



Jason Prigge, Beloit Farmers' Market

H—FARMERS' MARKET

8am-1pm
City Center
Award-winning market with over 90 area vendors.



The Armadillo is a recently founded independent campus arts journal at Beloit College.

I—THE ARMADILLO THIRD EDITION LAUNCH PARTY

10am-4pm
Gallery ABBA,
439 E. Grand Avenue

Original art, poetry, graphic literature, and more from contributors and founders of Beloit College's art journal.



Photographic Narrative

J—LIFE COURSE INITIATIVE

10am-1pm
Vision Beloit,
500 Public Avenue

Photographic Narrative of the African American community in Beloit.



Pam Moller, Fiber Art

K—QUILTING EXHIBIT AND DEMOS

10am-1pm
Attic Quilts,
322 State Street

Exhibit by the Art Quilt Club, small traditional quilts, demo of "stitch and paint" by Pam Moller, and weaving demo by Emily Nie.

L—ART FAIR AT THE ROCK

11am-8pm — The Rock Bar & Grill, 101 Maple Avenue
The Beloit Fine Arts Incubator will hold an Art Fair offering fine art, jewelry, pottery, woven art, photography, and high-grade crafts.

Monday, June 10



Dancin' at Harry's Photo credit: Mark Preuschl

M—DANCIN' AT HARRY'S
7pm-9pm
Harry C. Moore Pavilion,
1240 Riverside Drive
*Free swing dancing lessons
down by the riverside.*

Friday, June 14



Fridays in the Park Photo credit: Mark Preuschl

N—FRIDAYS IN THE PARK
11:30am-1:30pm
Gantry Park,
Corner of State and Grand
*Listen to live local music
while enjoying food from
one of Downtown Beloit's
vendors.*



John Linquist, Main Street America

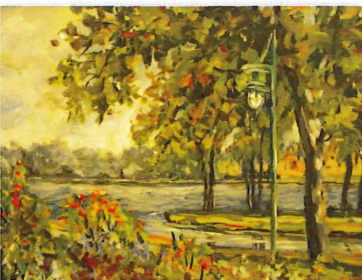
**O—EDGE OF THE ROCK
PLEIN AIR PAINTING
EXHIBIT, AWARDS & SALE**
5pm-8pm
Hendricks Center for the Arts,
409 Pleasant Street
*Public exhibit and sale of
original paintings created
during the previous week.
Paintings for sale after the
awards ceremony.*

Saturday, June 15



Farmers' Market Photo credit: Mark Preuschl

P—FARMERS' MARKET
8am-1pm
City Center
*Award-winning market with
over 90 area vendors.*



Michael Reif, Leave The Light On

**Q—EDGE OF THE ROCK
PLEIN AIR PAINTING
EXHIBIT & SALE
(CONTINUED)**
9am-1pm
Hendricks Center for the Arts,
409 Pleasant Street
Exhibit and sale.

Saturday, June 15

R—ART EXHIBIT
9am-1pm — The Villager Gallery, 429 E. Grand Avenue
Original artwork.

S—FIBER ART
10am-1pm — Attic Quilts, 322 State Street
*Long-arm machine quilter demo by Sally McFerren and weaving
demo by Emily Nie.*



Family fun around the Community Mural.

T—COMMUNITY MURAL
10am-2pm
Bushel & Peck's Local Market,
328 State Street
*Everyone is invited to create
this mural using styrofoam
blocks and stencils on a
large canvas. Instruction
provided by MaryAnn
Inman.*



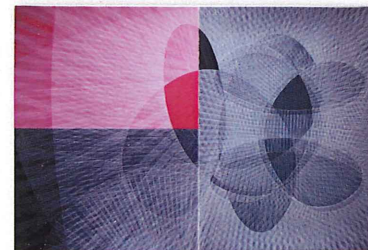
Make and Take Workshop at The Villager

**U—HANDS-ON "MAKE
AND TAKE" WORKSHOP**
11am
My Apartment @429,
429 E. Grand Avenue
(above The Villager Gallery)
*Family-style workshop
transforming discarded
paperback books into
beautiful three dimensional
folded paper flowers.*



Susan Swedlun, Pottery Demonstration

V—POTTERY DEMO
1pm and 3pm
Beloit Fine Arts Incubator,
520 E. Grand Avenue
*Susan Swedlun
demonstrating slab-building
techniques with clay to
create clay tiles.*



Michael Julian, Systemic Diptych Drawing

**W—56th ANNUAL
BELOIT & VICINITY
EXHIBITION**
4:30pm
Beloit College Wright
Museum of Art,
700 College Street
*One of Wisconsin's oldest
continuous juried art
shows showcasing a wide
range of media, styles
and subjects.*



Beloit Arts Event

June 5-15, 2013
Beloit, Wisconsin



[Return to page 5](#)

Beloit Arts Event

June 5-15, 2013
Beloit, Wisconsin

Schedule at a Glance

JUNE 5—JUNE 15

A 7th Annual Edge of the Rock Plein Air Painting Events

FRIDAY, JUNE 7

- B** Edge of the Rock Plein Air Workshop
- C** Fridays in the Park
- D** A Little Night Music
- E** WRAP Opening

SATURDAY, JUNE 8

- F** Art Exhibit
- G** Pottery Demo
- H** Farmers' Market
- I** Beloit College Student Art Exhibition
- J** Life Course Initiative
- K** Quilting Exhibit and Demos
- L** Art Fair at The Rock

MONDAY, JUNE 10

M Dancin' at Harry's

FRIDAY, JUNE 14

- N** Fridays in the Park
- O** Edge of the Rock Plein Air Exhibit, Awards & Sale

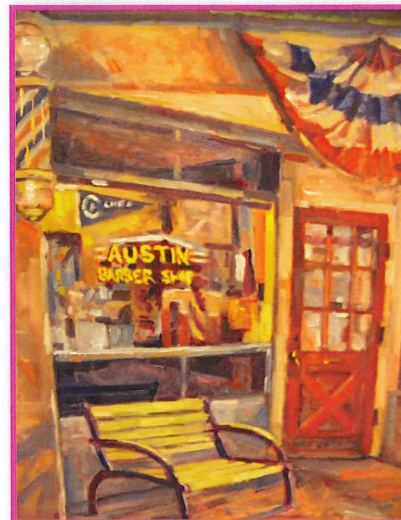
SATURDAY, JUNE 15

- P** Farmers' Market
- Q** Edge of the Rock Plein Air Exhibit & Sale (Continued)
- R** Art Exhibit
- S** Fiber Art
- T** Community Mural
- U** "Make and Take" Workshop
- V** Pottery Demo
- W** 56th Annual Beloit & Vicinity Exhibit

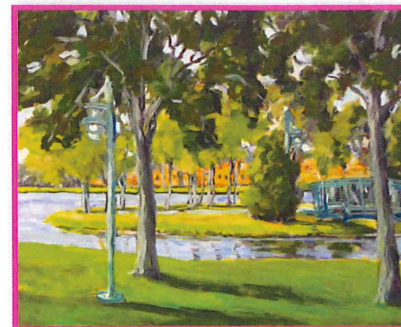
All venues located in Beloit's City Center.



Martha Hayden, *Green Bridge*



Jason Prigge, *Austin's*



Ingrid Dohm, *The Bridge*

Watch it.
Create it.
Buy it!

**COMMUNITY
ARTS EVENT**

Eleven days of art for artists, browsers, families, and collectors.

Make beautiful Beloit your Wisconsin arts destination in early June!

Friends of RiverFront would like to thank the underwriters of our 2013 Season (Music & More): ABC Supply, Beloit Health System, Fairbanks Morse, First National Bank, and Kerry Ingredients & Flavours.



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