



**August 30,
2013**

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

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City of Beloit
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**Special points of
interest:**

- **City Council Meeting
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THE БЕЛОIT REPORT

CONTINUING ITS RESURGENCE AS A GEM OF THE ROCK RIVER VALLEY

CURRENT EVENTS AND ACTIVITIES

CITY CELEBRATES LABOR DAY HOLIDAY

All City offices and the Library will be closed on Monday, September 2, 2013 in celebration of the Labor Day holiday.

There will be no trash collection on Monday, Labor Day, and trash collection will be moved back one day for the entire weekly schedule as is normally done following a holiday. The Recycling Drop Off Center at 2351 Springbrook will be closed on Saturday, September 7 to accommodate equipment staffing needs for Saturday trash collection.

BELOIT CITY COUNCIL MEETING

Please note that because of the Labor Day holiday, the Beloit City Council meeting will be held on **Tuesday, September 3, 2013** at 7:00 p.m.

PUBLIC MEETING TO REVIEW PRELIMINARY PLANS FOR WILLOWBROOK ROAD AND COLLEY ROAD RECONSTRUCTION RELATED TO THE TIGER GRANT APPLICATION AND THE CASINO PROJECT

Please find [attached](#) a copy of a public meeting notice and roadway design sketch for a session that will be held at the City's Engineering and Utilities Building located at 2400 Springbrook Court here in Beloit. The meeting will run from 5:00 p.m. to 7:00 p.m. on Wednesday, September 4, 2013 and will include a presentation by City Engineering staff and consultants related to proposed improvements to the Willowbrook Road and Colley Road corridors that will be needed to support the proposed casino project. The City, in conjunction with the Ho Chunk Nation, made application earlier this year for a TIGER grant through the U.S. Department of Transportation, which would cover a significant portion of the cost for improving this infrastructure. The City does not anticipate receiving notification as to whether or not the project will be funded until late in September; however, grant performance timelines are extremely tight and require preliminary design engineering to be completed before the end of September. Consequently, this public information meeting will be held on September 4 to brief adjacent property owners and interested residents on preliminary status of planning for these improvements. Impacted property owners and interested residents are encouraged to attend.

2014 BUDGET UPDATE

The City's budget preparation committee has continued to meet and work on various elements of the 2014 budget. All of the funds have now been balanced and work is beginning on a number of narrative sections that are included in the budget document each year. These sections include various descriptive materials about the missions of the various departments and activities, as well as performance data and related strategic plan components will be incorporated into the final budget document. The Manager's Transmittal Letter will also be drafted shortly, which provides a detailed narrative overview along with appropriate explanatory tables to accompany the proposed budget document.

Once again, the entire proposed budget will be presented to the Council and community at the first regular City Council meeting in October, which will be October 7, 2013 at 7:00 p.m.

ECONOMIC DEVELOPMENT UPDATE

Once again, this week the community saw substantial progress on a number of new business development projects underway in the City.

Hendricks Commercial Properties announced a major reconstruction of a large portion of the Ironworks Campus to accommodate a 100,000(+) sq. ft. occupancy for Universal Acoustic & Emission Technologies.

Construction of a new Clark Station at the current Park Avenue and Broad Street location also commenced construction this week.

Work continued on the Phoenix Project, with the cupola and American flag raised to indicate the project has "topped out" although a good deal of work remains to complete both the exterior facades, as well as the interior finishes for the project. The company still anticipates beginning occupancy later this fall.

The Qdoba Mexican Restaurant, which recently received land use approvals for building at the corner of Cranston and Milwaukee, submitted a full set of construction plans this past week. Those plans are currently under review by City staff and consultants, and the plan review process should be finalized in the next few weeks, although we do not yet have a construction schedule.

The senior housing project located at 2157 Schuster Drive has also submitted a full set of construction plans and indicates that it plans on going to construction as soon as the plan review process is completed and they close on purchasing the site.

The new U.S. Cellular store on Milwaukee Road at Freeman Parkway continued under construction this week.

NEIGHBORHOOD REVITALIZATION

The City's Neighborhood Revitalization Committee met this past week and reviewed a number of topics related to the Neighborhood Stabilization Program, general Code Enforcement activities in residential neighborhoods, as well as the pending acquisition of property tax foreclosure properties from Rock County. As we do each year, the City has been reviewing the total list of tax foreclosures for 2013. This year, the list is again larger than usual, in part because a group of deteriorated former rental properties were essentially abandoned and now completed the tax foreclosure process and will be up for sale. As with the last two years, the City will not be able to acquire all of the foreclosure properties so we have been carefully screening each parcel. As we did last year, the recommendation to Council will be to acquire properties that are severely deteriorated and that should be demolished to protect the City from attempts to reuse those properties following minor cosmetic upgrades. There is also one historic property on Bluff Street included in the group. City staff will be recommending that Council authorize the City to acquire that property and use our Federal HOME dollars to restore and save the historic residential unit. The building is currently a triplex and the restoration process would totally remodel and restore the building as a single family residential unit. As we did last year, the recommendation will be to allow residential units which are in better condition, along with a number of vacant lots, to pass through to auction later this fall. These units are rehabbable and hopefully private citizens will take the opportunity to acquire a home at a very attractive price and then make the necessary repairs to put these units back into livable condition. The matter will be on Council's agenda for consideration at the September 16, 2013 City Council meeting.

DEPARTMENT OF REVENUE EQUALIZED ASSESSED VALUATION NUMBERS FOR 2013

The City received unusually bad news from the Department of Revenue this year related to our equalized assessed valuation. Residential and industrial classes of property were reduced about 4%, which is reasonable in light of the

continued weakness in the real estate market. Unfortunately, we had very few commercial sales last year and several of those involved severely distressed properties that needed major renovation prior to reuse, along with a number of bank foreclosed properties, which were purchased for remodeling and reuse. There were a number of other properties that sold well above their assessed value which were not included on the final report of properties considered by the Department of Revenue. Consequently, the Department determined that, based on this limited sample, the City's values for commercial real estate had dropped 20%. Research in other communities around Rock County and the balance of the State could find no similar dramatic decrease or increase in values and the limited sample of real estate sales most certainly did not justify a reduction in values of that degree. Special Counsel for the City that handles real estate tax matters could not recall ever seeing the Department reduce or increase values by a magnitude that great in a single year. In fact, simple logic would indicate that property values simply do not move that fast and even early in the Great Recession, there were no dramatic shifts of that magnitude in a single year.

More information about this matter is included later in the "Beloit Report" under the agenda section. The City has scheduled a closed session with Council to discuss the pending litigation as a result of this extraordinary and unprecedented action on the part of the agency and a resolution authorizing the first phase of that process, a formal appeal to the State's Tax Appeals Board, is included on the agenda for the following regular City Council meeting. In addition to special Counsel, the City is also in the process of contracting with another Assessor to reexamine all of the commercial property sales in 2012 and to provide a much more positive listing of sales data, including a number of transactions that sold well above assessed value, which for reasons unknown were not included in the City's original report to the Department of Revenue.

The consequence of this draconian reduction was an overall reduction in the City's equalized assessed value of 8.7%, which is way below other communities in Rock County, and not at all indicative of either the quality of properties in the City of Beloit, or the economic recovery, which has slowly been making improvements in the real estate market. At least two of the City's TIF Districts were severely impacted by this degradation of value and our general obligation taxing authority was even further restricted, making it difficult for the City to maintain momentum with regard to public improvements needed, mostly with regard to street work in many of the City's neighborhoods. Once again, every effort will be made to correct this error and address the unfortunate decision by the Department of Revenue.

BELOIT RECEIVES POSITIVE MEDIA ATTENTION

Many of you may have seen in the "Local" section of the Sunday, August 25, 2013 Wisconsin State Journal, the cover story was entitled "Economic Revival is Underway" with a by-line for Downtown Beloit. A copy of the article has been [attached](#), which provides a very important and needed update regarding the tremendous progress that's been made in Beloit's downtown, not only in terms of restoring the District's commercial potential and adding to the number of high quality restaurants and evening spots, but also as a place for social gatherings and special events. We want to make sure that the Beloit community is made aware of the positive representations that are currently being made about our beautiful city.

CITY COUNCIL MEETING - TUESDAY, SEPTEMBER 3, 2013

The City Council will hold a **Special Meeting** at 5:30 p.m. on Tuesday, September 3, 2013 in the City Manager's Conference Room and adjourn into closed session.

The City Council will hold a **workshop** at 6:30 p.m. in the City Manager's Conference Room, on Tuesday, September 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 **Tuesday, September 3, 2013** regular City Council meeting beginning at 7:00 p.m. in the Forum.

4. PUBLIC HEARINGS

- a. Resolution authorizing a **Planned Unit Development** (PUD) for the Woodman's Food Markets site on Madison Road. The PUD pertains to the relocation of the gasoline service station currently located on this site. Plan Commission has recommended for approval.

6. CONSENT AGENDA

- a. Approval of the **Minutes** of the Regular Meeting of August 19, 2013.
- b. Application for a **Zoning Map Amendment** to change the zoning district classification from residential to Neighborhood Commercial for a small shopping center located in the 200 block of Shopiere Road. This shopping center has been in place for many years and is generally fully occupied. Unfortunately, the residential zoning has created a non-conforming status for the property and the businesses. The owner has asked that it be rezoned to commercial and, of course, C-2 Neighborhood Commercial would be the appropriate zoning classification for this location. The matter is being referred to the Plan Commission for their review and recommendation.
- c. Application for an **Architectural Review Exception** for the installation of metal siding on a commercial building located at 105 Dearborn Street. The proposed metal siding is similar to that used on a pole barn or an agricultural building. The site is also highly visible from Broad Street and is one of the key entry points into the City of Beloit. Nevertheless, as requested by the petitioner, we will be referring this matter to the Plan Commission for their review and recommendation.
- d. Application for a **Conditional Use Permit** to allow for a vehicle repair business in a Community Commercial District and an area covered by the Wellhead Protection Overlay District for a property located at 1119 Broad Street. Once again, this is a vacant property located in a very high profile location along one of the main entrée points into the City of Beloit. This matter is being referred to the Plan Commission for their review and recommendation.
- e. Resolution awarding a **Public Works Contract**. While funding was set aside via the Development Agreement for this project, no contract for construction was awarded pending completion of the Phoenix construction nearby. It is anticipated that project will be done this Fall and that the Broad Street Parking Lot will be ready for resurfacing at that time. This contract will complete that project.

7. ORDINANCES

- a. Proposed Ordinance to change the name of the Equal Opportunities and Human Relations Commission to simply the Human Relations Commission. This request came from the Commission and the new name not only simplifies but more accurately reflects the role of the organization. This item is on the agenda for first reading, along with a request to suspend the rules for second reading and adoption.

10. CITY MANAGER'S PRESENTATION

There will be no Manager's presentation for this agenda.

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution approving **Benefits for Employees** in same-sex relationships who meet eligibility requirements. This proposal has been under discussion with Council over the last two months, and was on an earlier agenda for discussion only and a subsequent workshop for more detailed presentation and discussion. The matter is on the agenda for Council action at this meeting.

- b. Resolution authorizing the City Manager to **appeal the Wisconsin Department of Revenue's Assessment and Determination** of the relative value of taxable general property in the City of Beloit to the Tax Appeals Commission. This resolution and accompanying documents explain what we believe was a serious error made by the Department of Revenue (DOR) in assessing commercial properties within the City of Beloit for 2013. Those assessment changes are based on sales in 2012. While the city's residential and industrial classes of property dropped about 4% in value, a number that is not desirable but probably reflective of market reality, the Department found that the City's commercial properties dropped by a value of 20%. Obviously, it is highly unlikely that the entire class of properties would have dropped in value by anything like that amount in a single year. The DOR's findings was based on a very small sample of sales, many of which were not representative of the over 800 commercial properties located in the City of Beloit. Unfortunately, the City was not made aware of this determination until the first of August, had only a few days to research the numbers originally provided by the City Assessor, and to contest this change. That was a tight schedule and our appeal was ignored by the DOR, who proceeded with the draconian drop in values even though the sample was small and there was no other precedent anywhere in Rock County to suggest a pattern of dropping real estate values anywhere close to that magnitude. Special counsel who handles real estate tax matters for the City also confirmed that a change in assessments of this magnitude is unprecedented in the State either in this or prior years.

Because of the damage to the value of commercial property in the City, the adverse impact on some TIF Districts and a significant reduction in the City's bonding capacity, it is imperative that the City appeal and continue to seek redress until this error is corrected. This resolution authorizes the City Manager to initiate the first phase of that process, which would be an appeal to the State's Tax Appeals Commission.

CITY MEETING CALENDAR— SEPTEMBER 2—6, 2013

Tuesday, September 3	5:30 p.m.	Special City Council meeting with Closed Session, City Manager's Conference Room (All Councilors)
Tuesday, September 3	6:30 p.m.	Agenda Review , City Manager's Conference Room (All Councilors)
Tuesday, September 3	7:00 p.m.	City Council Meeting , Forum (All Councilors)
Wednesday, Sept. 4	7:30 a.m.	Rock County Breakfast (C. Haynes and M. Spreitzer)
Wednesday, Sept. 4	3:00 p.m.	TIGER grant briefing for local public officials , 2400 Springbrook (All Councilors Invited)
Wednesday, Sept. 4	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.

Wed., Sept. 4	5:00 p.m.-7:00 p.m.	Public Information Meeting at Beloit Engineering Division, 2400 Springbrook Court, to present information and gather public comments for the improvements of Willowbrook Road from Stateline Road to Milwaukee Road and improvements on Colley Road from Willowbrook Road to Gateway Boulevard.
Sept. 6—8		Heritage Days celebration. Please click here for schedule of events.
Sat., September 7	11:00 a.m.-4:00 p.m.	Heritage Days celebration at Beloit Historical Society Lincoln Center, 845 Hackett St.
Sunday, Sept. 8	11:00 a.m.-4:00 p.m.	Old Fashioned Picnic at the Hanchett-Bartlett Homestead, 2149 St. Lawrence Road. Music, tours, games, petting zoo, food and more!
Tuesday, Sept. 17	3:30 p.m.-5:30 p.m.	Beloit Public Library Adopt-A-Shelf Training for volunteers. Beloit Public Library Meeting Room, 605 Eclipse Blvd. For more information, please contact Vicki Hahn, Public Services Librarian, 364-5756
Friday, Sept. 20	9:00 a.m.-3:00 p.m.	Memory Screening at Grinnell Hall. The Alzheimer's Support Center of Rock County will conduct FREE memory screening at Grinnell Hall, 631 Bluff Street. The professional and confidential memory screens take approximately 20 minutes. Appointments are required; please call 608-364-2875 to schedule.



August 20, 2013

**Subject: TIGER Grant
Willowbrook Road/Colley Road
Stateline to WIS 81/Willowbrook to Gateway Blvd
Beloit, WI**

The City of Beloit has scheduled a public information meeting to present information and gather public comments for the improvements of Willowbrook Road from Stateline Road to Milwaukee Road (WIS 81) and improvements on Colley Road from Willowbrook Road to Gateway Boulevard. The meeting is scheduled from **5 p.m. to 7 p.m. on Wednesday, September 4, 2013 at the Beloit Engineering Division, Large Conference Room, located at 2400 Springbrook Court, Beloit, WI 53511**. The meeting will be an open house format with a brief presentation at 5:30 p.m.

The meeting will present preliminary design information for planned improvements, which includes:

- Reconstruction of Willowbrook Road from Colley Road to Milwaukee Road (WIS 81);
- Widening of Willowbrook Road from the Stateline Road to Colley Road;
- Reconstruction of Colley Road from Willowbrook Road to Gateway Boulevard;
- Widening of the drainage structures along the corridor;
- Intersection improvements along Willowbrook Road at Stateline Road, the future Casino entrance and Colley Road;
- Signal installation at Willowbrook Road and Milwaukee Road

Strip right of way acquisition for properties adjacent to the project corridor is anticipated.

You are encouraged to attend the meeting, provide input, and ask questions regarding this project. Maps showing the proposed improvement alternatives will be on display. Designers from Jewell and Batterman, along with representatives of the City of Beloit will be available to discuss the project on an individual basis.

If you are unable to attend the meeting, or would like more information, contact Frank McKearn at (608) 365-4464. Written comments regarding the project can be mailed to Frank McKearn, R.H. Batterman and Co., Inc., 2857 Bartells Drive, Beloit, WI 53511, or by email at fmckearn@rhbatterman.com.

Yours Sincerely,

Gregory Boysen

Gregory Boysen, P.E.
Public Works Director
City of Beloit

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Enclosures: Project Location Map

c/enc: Scott Whitsett, Jewell and Associates, Project Manager
Frank McKearn, Batterman, Southern Section Project Manager



Willowbrook Road Improvements Public Information Meeting

September 4, 2013

JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

Batterman
engineers surveyors planners



ON WISCONSIN | DOWNTOWN БЕЛОIT

On Wisconsin: Beloit's downtown an emerging destination



AUGUST 25, 2013 6:00 AM • [BARRY ADAMS](#) | [WISCONSIN STATE JOURNAL](#) | BADAMS@MADISON.COM | 608-252-6148

BELOIT — An old Woolworth's building slated for the wrecking ball is now a gathering spot in this city's downtown.

Bushel & Peck's opened its doors in 2008 and is home to a restaurant and locally grown produce packed in Mason jars. There are pickled cucumbers, beans, Brussels sprouts and beets. Large communal tables and soft, comfortable lounge chairs provide a place to enjoy a hummus plate or three-cheese panini.

Five years after the opening, development continues to thrive in this downtown, located in a city that for many is synonymous with high unemployment and crime.

In 2009, I came here to report on ShotSpotter, a system that uses an elaborate series of sound-detecting sensors that allows police to better detect where and when guns are fired. That was the same year this city of 37,000 had an unemployment rate of 17.4 percent, the highest in the state.

Crime and joblessness are still major concerns here. ShotSpotter continues to operate and the city's unemployment rate is the second-highest in the state among major cities, but has fallen to 11.2 percent.

But when I returned recently, I found a downtown with energy, more new businesses, a major redevelopment project underway and, thanks to the Harlan Jefferson Trio, a literal vibe.

On Fridays, during the summer months, the lunch hour is a two-hour affair. When I stopped by it featured a catered lunch of brats topped with shredded smoked cheese, served with a side of cole slaw and a drink for \$6. Jefferson and his soprano saxophone and two bandmates provided the background music at Fridays in the Park, an event sponsored by the Downtown Beloit Association at the southwest corner of State Street and Grand Avenue.

More than 200 people showed up.

"Downtown is kind of the place to be in Beloit right now," said Darren Larsen, who opened his Cheese People shop downtown in 2012. "We just like the idea of the downtown community and everything it's got going now."

Larsen and his wife, Judith, started their cheesemonger careers in 2009, setting up at area farmers markets. In the fall of 2011, they purchased a more than 100-year-old building and remodeled the space into their shop that opened in May of 2012.

This fall, the couple will add Cafe Fromage to their business.

"It was a pretty good risk for us," Darren Larsen said of the initial investment in their downtown business. "It's a big investment for a family-run business, but we're excited about the opportunities that will come in the next few years as we build the business."

The downtown includes longtime businesses such as Stanton Shoes and Austin's Barber Shop but also FatWallet, an advertising and marketing company that features a bargain hunting website. The company employs more than 60 people and in 2011 was named by Entrepreneur.com and the Great Place to Work Institute of San Francisco as one of the best places to work in the country.

Down the street, in the heart of the downtown, Hendricks Commercial Properties is building the Phoenix, a retail and multifamily redevelopment. The four-story project includes three floors of housing and more than 12,000-square-feet of retail space on the ground level.

In midst of a revival

Judy Rasmussen has lived most of her life in Beloit. The 70-year-old retiree of Warner Electric Brake remembers when the downtown flourished in the 1960s and 70s, and saw its decline in later years when many retailers moved to the Beloit Mall. The mall is no more, and Rasmussen is now witnessing the downtown's rebirth. She regularly attends Fridays in the Park and the Saturday downtown farmers market.

"It fills this street and fills that street. It's huge," Rasmussen said referring to the farmers market. "Sometimes you can't even walk through it, it's so crowded. It's nice down here."

Rasmussen remembers when Beloit Corp. employed more than 3,000 people and its closure in 2000, and when Fairbanks Morse had 5,000 employees. The diesel engine manufacturer has shrunk to 350 employees but is now making engines for the U.S. Navy's littoral combat ships being built in Marinette and makes stationary power systems used in hospitals, universities and power plants.

Rasmussen also saw voters here approve a \$70 million referendum in 2012 to renovate most schools in the district and build a middle school and a pool. Officials say the projects will not only benefit education but serve as a catalyst for economic development.

One of the newest arrivals to the downtown would be at home in Cedarburg, Wisconsin Dells or any other tourist destination, but Scott and Teala Lamoreux chose Beloit for their specialty candy, chocolate and gourmet popcorn store. The couple started their Northwoods Premium business in 2007 as a wholesale operation based in northwest Wisconsin. They moved to southern Wisconsin to be closer to family and had a small commercial kitchen in Loves Park, Ill. They moved to Beloit's downtown and opened on Valentine's Day of this year.

"Downtown Beloit is making a lot of strides in upgrading the area, and it's only going to get better," Scott Lamoreux said. "We were encouraged by the progress."

The Lamoreuxs, both 40, still sell at the Beloit and Rockford, Ill., farmers markets, but their shop is packed with specialties such as caramel crunch pretzels, almond English toffee and a variety of chocolate creations. One of their specialties is a popcorn ball that is soft and chewy.

In fact, business is so good, they plan to expand, doubling their floor space and moving some of the production out front so customers can watch how their treats are made. In addition to

their store and the farmers markets, their products are sold in wine and cheese shops, orchards and other retailers in a five-state region.

Scott Lamoreux sees a bright future, not only for his shop but for others .

“I think the progress will continue,” Lamoreux said. “I think it will become an attraction for visitors (from) out of town to come on in and spend some time and enjoy downtown Beloit just as you would enjoy Monroe or Woodstock (Ill.) or Lake Geneva.”

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On Wisconsin



Barry Adams covers regional news for the State Journal. Send him ideas for On Wisconsin at 608-252-6148 or by email at badams@madison.com.

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NOTICE AND AGENDA

Beloit City Council

Special Meeting

Tuesday, September 3, 2013

5:30 p.m.

4th floor City Manager's Conference Room

City Hall – 100 State Street

Beloit, WI 53511

CALL OF MEETING OF CITY OF БЕLOIT COUNCIL
CITY OF БЕLOIT, WISCONSIN

NOTICE IS HEREBY GIVEN that in accordance with Section 2.02(3) of City Code, a Special Meeting of the City Council of the City of Beloit, Rock County, Wisconsin, is being called.

1. Roll call
2. The City Council will adjourn into closed session pursuant to Wis. Stats. 19.85(1)(g) to **confer with legal counsel with respect to pending litigation** in which the City is likely to become involved (Arft)
3. Council will adjourn the closed session meeting and reconvene at approximately 6:30 p.m. for a workshop.

Following the Special Meeting, or at approximately 6:30 p.m., the City Council will hold a **Workshop** in the City Manager's Conference Room to review the agenda of the regular 7:00 p.m. City Council meeting.

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Larry N. Arft, City Manager

Dated: August 28, 2013
Rebecca Houseman LeMire
City Clerk

**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.
Tuesday, September 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 **Planned Unit Development (PUD)** Master Land Use Plan for the property located at 1877 Madison Road (Woodman's Food Markets, Inc.) (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 August 19, 2013 (LeMire)
 - b. Application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 2091 and 2105 Shopiere Road from R-1B, Single-family Residential District, to C-2, Neighborhood Commercial District (Christensen) Refer to Plan Commission
 - c. Application for an **Architectural Review Exception** to Section 34.15(1) of the Architectural Review and Landscape Code to allow the installation of metal siding on a commercial building in a C-2, Neighborhood Commercial District, for the property located at 105 Dearborn Street (Christensen) Refer to Plan Commission
 - d. Application for a **Conditional Use Permit** to allow a vehicle repair business in a C-3, Community Commercial District and Wellhead Protection Overlay District, for the property located at 1119 Broad Street (Christensen) Refer to Plan Commission
 - e. Resolution awarding **Public Works Contract C12-15**, Broad Street Parking Lot (Boysen)
7. ORDINANCES
 - a. Proposed Ordinance to amend various sections of the Code of General Ordinance of the City of Beloit pertaining to the name change of the **Equal Opportunities and Human Relations Commission (EOHRC)** (Christensen) First Reading, suspend rules for Second Reading

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION – none

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution approving **Benefits for Employees** in same-sex relationships who meet eligibility requirements (Arft)
- b. Resolution authorizing the City Manager to **appeal the Wisconsin Department of Revenue's Assessment and Determination** of the relative value of taxable general property in the City of Beloit to the Tax Appeals Commission and designating the City Manager as the City Council's official representative (Arft)
(Documents will be available for review at the regular City Council meeting)

12. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Dated: August 28, 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.

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PUBLIC NOTICE

The City of Beloit will conduct a meeting for local government officials on Wednesday, September 4, 2013, at 3:00 p.m. in the Large Conference Room at the City of Beloit Engineering and Utilities Facility, 2400 Springbrook Court, Beloit, WI 53511. The purpose of the meeting is to provide an update on the **Willowbrook Road Improvements project** prior to the public information meeting at 5:00 p.m. at the same location. A quorum of City Councilors may be present.

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Larry N. Arft, City Manager

Dated: August 28, 2013
Rebecca Houseman LeMire
City Clerk
www.ci.beloit.wi.us

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CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, September 4, 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 August 21, 2013 Meeting**
3. **Comprehensive Plan Amendment – 2091 and 2105 Shopiere Road**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Single Family Residential-Urban to Neighborhood Commercial for the properties located at 2091 and 2105 Shopiere Road
4. **Zoning Map Amendment – 2091 and 2105 Shopiere Road**
Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to C-2, Neighborhood Commercial District, for the properties located at 2091 and 2105 Shopiere Road
5. **Conditional Use Permit – 1119 Broad Street**
Public hearing, review and consideration of a Conditional Use Permit to allow vehicle repair in the C-3, Community Commercial District, for the property located at 1119 Broad Street
6. **Architectural Review Exception – 105 Dearborn Street – Cornelier's**
Public hearing, review and consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 percent of the exterior surface of the walls on a non-industrial building to be metal
7. **Status Report on Prior Plan Commission Items**
8. **Adjournment**

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.**

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Notice Mailed: August 16, 2013

Approved: Julie Christensen
Community Development Director

**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

*Opening Doors
to Your Heritage*



Heritage Days in Beloit

September 6 - 8, 2013

Schedule of Events



Angel Museum - 656 Pleasant St.
10:00 a.m. - 4:00 p.m.

Housed in a historic renovated Catholic Church built in 1914, is the World's largest Angel Museum. The pre-Renaissance architecture of the building is typical of churches in small Italian Villages and features the original stained glass windows, beams and lanterns. See over 12,000 angels featuring the Berg Angel Collection and angels donated by Oprah Winfrey.
Free Admission to museum and museum Gift Shop.



Beloit College - 700 College St.
11:00 a.m. - 4:00 p.m.

Museums will be open on the Beloit College Campus

Logan Museum of Anthropology - Houses approximately 15,000 ethnographic and over 200,000 archaeological objects from 123 countries and more than 480 cultural groups.

Wright Art Museum - Built in 1930, the museum is modeled after the Fogg at Harvard and features a two-story central atrium with a large skylight and surrounding galleries. Today, the Wright Museum houses approximately 4,500 objects, mostly European and American prints and paintings, College portraits, 19th century historic architecture photos, Soviet political propaganda posters, and Asian decorative arts, icons and woodblock prints.

Festival on the Rock - Preservation Park, Hwy. 51 North
4:00 p.m. - Midnight

Fun family event to raise money for Preservation Park improvements. Festivities include carnival rides, craft tents, bags tournament, Beloit Bombshells Roller Derby, food and beer tent. Live music starts at 6:00 p.m.. Adult trike races at 7:00 p.m.
Free admission and parking.

Beloit College Indian Mounds Tour - 700 College St.
5:00 p.m. - 6:00 p.m.

Tour the Native American Indian Mounds. Meet at the Logan Museum/Godfrey Building Lobby. Tour will feature 20 conical, linear and animal effigy mounds built between AD400 and 1200. One, in the form of a turtle, has inspired the symbol (and unofficial mascot) of the College.

Friends of RiverFront - Riverside Park

5:30 p.m. Food & Drink vendors

6:00 p.m. Beloit Heritage Walkway

"Annual Heritage Brick Dedication Ceremony." Enjoy stories about local people and events commemorated by this year's bricks.

Music & More Concert

7:00 p.m. - 9:00 p.m.

Features last concert of the season, "The Jimmy's."

Sponsor: Kerry Ingredients & Flavours.

Fine Arts Incubator - 520 East Grand

6:00 p.m. - 9:00 p.m.

Exhibit featuring the art of Martha Hayden. Known for her mural in the Beloit City Hall, Martha divides her time between New York and southern Wisconsin.

Sponsored by: Kerry Ingredients & Flavours.

3rd Annual Community Against Cancer Softball

Tournament - Turtle Tap - 1344 East Grand

Event sponsored by Community Against Cancer, a non-profit organization created by Kerry employees. 100% of proceeds benefit cancer efforts locally. www.communityagainstanccancer.org



Schedule of Events



Farmers' Market - State and Grand - Downtown
8:00 a.m. - 1:00 p.m.

Shop the award-winning community tradition spanning over 30 years in the open-air Farmers' Market. Featuring over 80 vendors weekly vendors sell local produce, organics, baked goods, honey, jams & jellies, herbs, bedding plants, fish, meat, eggs & cheese, fresh flowers, artisan crafts, scents & skin care.

Festival on the Rock - Preservation Park - Hwy. 51 North
9:00 a.m. to Midnight

Fun family event to raise money for Preservation Park improvements. Festivities include carnival rides, kart races, softball/bags tournament, Rage on the River Teen Tent, food and beer tent. Patch Toy & Game Sale from 9:00 a.m. - 4:00 p.m. Live music starts at 2 p.m. Festival on the Rock Idol semifinals from 11:00 a.m. - 2:00 p.m. Watch the fireworks at dusk. Free admission and parking.

Annual Patch Toy & Game Sale - Preservation Park
Hwy 51 N, Town of Beloit
9:00 a.m. to 4:00 p.m.

Over 200 toys, games, puzzles and educational aids at wholesale prices. All profits go back into Preservation Park improvements. Free admission and parking.

Angel Museum - 656 Pleasant St.
10:00 a.m. - 4:00 p.m.

West side Historical House Tour - Grinnell Hall, 631 Bluff St.
parking available in side lot.
10:30 a.m. - 12:00 p.m.

Enjoy this walking tour of Beloit's historic west side. Tour includes two cobblestone homes built in the late 1800's and a historic church.

Museums open on Beloit College Campus
11:00 a.m. - 4:00 p.m.

Logan Museum of Anthropology
Wright Art Museum

Bushnell Wheeler House - 542 Wheeler Ave. So. Beloit, IL
11:00 a.m. - 4:00 p.m.

This 1856 restored home of Jackson Jones Bushnell and William Wheeler will be open for tours. The home and barn annex includes a museum of Beloit area artifacts and memorabilia. Beloit area history and nostalgia books will be available for purchase. Complimentary refreshments will be served.

Beloit Historical Society - 845 Hackett St.
11:00 a.m. - 4:00 p.m.

Immerse yourself in Beloit area history through changing exhibits at the Solemm Museum. Enjoy an old fashioned ice-cream social during your visit.

Beckman Mill - 11600 S. County Trunk H
1:00 p.m. - 4:00 p.m.

Beckman Mill is one of Wisconsin's only restored working grist mills. Built in 1868, the mill has been restored to its original state. The Beckman home has been restored to a museum. The rebuilt creamery serves as a gift shop, where fresh ground corn meal and other gifts may be purchased. The 50 acre park also features the rebuilt dam, a one-of-a-kind fish ladder, heritage garden, picnic shelter, native wildflower oak savanna and nature path.

East side Historic Walking Tour - Horace White Park,
Busnell & College Streets
1:30 p.m. - 2:30 p.m.

This "Neighborhood Stroll" will be guided by Marge Fizzell and Sandy Williams. Take a walk through history; learn about the beautiful homes near Beloit College.

**3rd Annual Community Against Cancer Softball
Tournament** - Turtle Tap - 1344 East Grand



Schedule of Events



Festival on the Rock - Preservation Park - Hwy. 51 North
9 a.m. to 6 p.m.

Fun family event to raise money for Preservation Park improvements. Festivities include carnival rides, craft tents, softball tournaments, corrugated boat races, food and beer tent. Corrugated boat races from 11:00 a.m. - 3:00 p.m. Festival on the Rock Idol finals from 3:00 p.m. - 6:00 p.m. Free admission and parking.

Oakwood Cemetery Tour - Cemetery Office, 1221 Clary St.
10:00 a.m. and 2:00 p.m. - Tours about an hour each

Meet at the old cemetery office for a guided tour of Beloit's oldest cemetery. Hear the unique stories of Beloit's earliest residents. Tours given by Beloit Historian, Bill Bolgrien.

Beckman Mill - 11600 S. County Trunk H.
11:00 a.m. - 4:00 p.m.

Mill Tours - see grinding of corn and historic trade demonstrations: blacksmithing, broom making, basket weaving, wool spinning. Museum Cooperage open with coopering demonstrations, horse-drawn wagon rides, vintage & antique cars and tractors. Visit with Civil War soldiers and see a World War II display. Gift shop in creamery open. Food and beverages available and music by the Mill Road Band. Kids can help "Gardner Dave" dig potatoes! There is something for everyone!

Welty Environmental Center -
8606 W. County Hwy H.
11:00 a.m. - 4:00 p.m.

At the South end of Beckman Mill County Park "Wisconsin's Natural Heritage." Celebrate history and nature together at the Welty Environmental Center. Tour the local nature displays and live turtles in the center. Enjoy guided hikes through the oak savanna restoration and wetland boardwalk in the park. Even learn about Wisconsin's Native American Heritage through stories.



Hanchett-Bartlett Homestead - 2049 St. Lawrence Ave.
11:00 a.m. - 4:00 p.m.

The Historical Society will offer live music, hot dogs, chips, lemon ice, petting zoo and period games on the grounds at the restored Hanchett-Bartlett Homestead.

DAR Rasey House - 517 Prospect Ave.
1:00 p.m. - 4:00 p.m.

Tour the 1850's cobblestone home, Horace White Jr's childhood home. This house is one of the finest examples of cobble stone construction that remain in the State. It is designated as a Wisconsin Historic Landmark. Currently owned by the Beloit Chapter DAR, Inc. Talk to current Daughters of the American Revolution about their contributions to the community and learn how you can become a member. The home is furnished in period decor and contains the collections of Marie Etta Rasey, former owner of the home. This year our special display will feature early American lighting and accessories. When you're viewing the master bedroom, let our docents show you what the saying "sleep tight" is referencing.

3rd Annual Community Against Cancer Softball Tournament - Turtle Tap - 1344 East Grand

Another community sponsored event by:



500 Public Ave. Beloit, WI 53511
608.365.4838

visitbeloit.com

