



# THE BELOIT REPORT

CONTINUING ITS RESURGENCE AS A GEM OF THE ROCK RIVER VALLEY

## CURRENT EVENTS AND ACTIVITIES

**September 13,  
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**

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### **Special points of interest:**

- **City Council Meeting  
Agenda Information  
(page 3)**
- **Community Events  
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### **ROCK COUNTY RABIES CLINIC**

The Rock County Public Health Department, in conjunction with the City's Parks and Leisure Services Division and the Friends of Noah, will co-sponsor a rabies inoculation clinic this Saturday, **September 14, 2013 from 1:00 p.m. to 4:00 p.m.** The event will be held at the Edwards Pavilion at Telfer Park. The cost per animal for inoculation will be \$10 (cash only) and the City of Beloit will also have dog licenses and dog park passes available for sale at the event. Both Rock County and the City would also like to thank Merck Animal Health and the University of Wisconsin-Madison School of Veterinary Medicine, who also contributed generously of their time and resources to make this event possible.

In case you have missed these news items, rabid bats have recently been discovered in Rock County, adding to the normal imperative that household pets (both cats and dogs) receive the appropriate rabies inoculation, not only to protect your animal but also to protect you and your family members. If you have a pet that is not currently inoculated against the rabies virus, please consider taking advantage of this easy and affordable opportunity to protect you and your family.

### **FIRST CONGREGATIONAL CHURCH WILL CELEBRATE THEIR 175TH ANNIVERSARY**

The First Congregational Church will celebrate their 175th anniversary this weekend as one of the major faith based institutions serving the community of Beloit. Please see the [attached](#) release with detailed information about events scheduled for **Friday, September 13, Saturday, September 14 and Sunday, September 15**. A formal program will be held at 1:00 p.m. on Saturday, September 14 in Horace White Park, with music, speakers, and an Abraham Lincoln impersonator.

### **GREATER BELOIT AREA CRIMESTOPPERS CRUISE NIGHT**

The Greater Beloit Crimestoppers organization will again sponsor their cruise night this **Saturday, September 14, 2013**. The event will run from 2:00 p.m. to 11:00 p.m. in the South Beloit City Park. Antique and classic cars will be on display (spaces are \$12 per vehicle in advance and \$15 at the gate). Other car related events and activities will also be available during the cruise night event. Please see [attached](#) for more information.

### **BELOIT AUTORAMA SCHEDULED FOR THIS SUNDAY, SEPTEMBER 15**

Just a reminder that the Greater Beloit Evening Lions Club in conjunction with the Coachmen Street Rod Club and the Blue Ribbon Classic Chevy Club, will again sponsor their 37th Annual Autorama on this **Sunday, September 15, 2013** at the Town of Beloit's "Preservation Park," 3444 South Riverside Drive, Beloit. The sponsors anticipate that there will be over 1,200 classic and antique cars available for viewing, fast food, music and a swap meet. Please click [here](#) for more information.

## ROCK RIVER TRAIL SCENIC AND HISTORIC ROUTE OFFICIAL OPENING AND RIBBON CUTTING

This coming **Monday, September 16, 2013 at 9:30 a.m.**, please join representatives from the Rock River Trail Initiative, along with a number of City officials on the north end of Riverside Park near the Henry Avenue Bridge, for an official dedication and ribbon cutting for the Beloit segment of the scenic and historic route. Parking will be available in the north parking lot of Riverside Park, with a short walk to Henry Avenue.

## ROCK COUNTY 5.0 AND GREATER BELOIT ECONOMIC DEVELOPMENT CORPORATION SPONSOR A BROKER AND DEVELOPER OPEN HOUSE

Rock County 5.0 and the Greater Beloit Economic Development Corporation (GBEDC) are sponsoring a presentation and reception this coming Wednesday, **September 18, 2013** with commercial real estate brokers and developers from throughout the upper Midwest. The purpose is to showcase Rock County, including the City of Beloit's beautifully reconstructed City Center, as well as the Gateway and Willowbrook Business Park properties that are available for development. The GBEDC will also introduce the broker's agreement that is now available for any private broker that brings a deal to the City of Beloit which ultimately leads to a closing on the sale of a City owned industrial site. The session is limited to invited guests; however, any local broker or real estate developer in the area that is interested in attending may contact Andrew Janke at [jankea@ci.beloit.wi.us](mailto:jankea@ci.beloit.wi.us) or 608-364-6748 to discuss an invitation.

## HERITAGE WEEKEND EVENTS A HUGE SUCCESS

This past weekend, I had the opportunity to attend several of the Heritage Days events in and around the City of Beloit and was very impressed with the turnout by area residents. It was gratifying to see so many people visiting our historic museums, including the Beckman Mill and the Welty Environmental Center. The Historical Museum on Hackett had a near capacity crowd for several hours on Saturday, as people viewed the exhibits and enjoyed the Dryan's Blue Moon ice cream.

## FALL TREE PLANTING

The City of Beloit's Department of Public Works is now accepting requests from residents for terrace trees to be planted this fall.

The terrace tree species selection will be determined by the City Forestry Supervisor while taking into account the size of the terrace, presence of utilities and exotic invasive insects. Trees will be planted on a first-come, first-served basis. Public Works will accept requests through Friday, October 18, 2013.

To be placed on the list, please call the Department of Public Works at 364-2929.

## "BELOIT: A COMMUNITY WITH FOCUS"

[Attached](#) to this week's report is the above entitled article, which appears in the current edition of "Northwest Quarterly." The article does an excellent job chronicling the City's reconstruction and redevelopment as a new, modern, urban municipality. The article describes all of the various organizations and individuals that have contributed and continue to work hard to keep Beloit a very special place. Copies of the magazine are available at various locations and retail outlets.

## MANAGER'S TRAVEL PLANS

I currently have an Urban Alliance meeting scheduled for noon on **Friday, September 20, 2013** in Oshkosh. My attendance will be contingent upon the completion of necessary office duties.

On Saturday, September 21, 2013, I will depart to attend the International City/County Management Association (ICMA) conference and business meeting which will be held in Boston, Massachusetts, this year. Following the conference, I have scheduled some vacation days in the area and will return to the City on Monday, September 30. While gone, I will maintain contact with the City via cell phone and e-mail.

**CITY COUNCIL MEETING - MONDAY, SEPTEMBER 16, 2013**

The City Council will hold a **workshop at 6:30 p.m.** in the City Manager's Conference Room, on Monday, September 16, 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, September 16, 2013** regular City Council meeting beginning at 7:00 p.m. in the Forum.

**3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS**

- a. Proclamation declaring September, 2013 as **Campus Fire Safety Month**. Fire Chief Brad Liggett will be in attendance to accept the proclamation.

**4. PUBLIC HEARINGS**

- a. Resolution approving a **Conditional Use Permit** for the property located at 1119 Broad Street. This building is in need of some moderate upgrades and the lot also needs maintenance. The Plan Commission has identified those necessary upgrades and incorporated the improvements into the list of conditions needed to be met for this Conditional Use Permit. With the necessary improvements included in the resolution, the Plan Commission unanimously recommended for approval.

**6. CONSENT AGENDA**

- a. Approval of the **Minutes** of the Regular and Special Meetings of September 3, 2013.
- b. Application for a **Conditional Use Permit** to allow an outdoor seating area and outdoor sales, possession and consumption of alcohol at a restaurant located at 201 Short Street. This item will be referred to the Plan Commission for their review and recommendation.
- c. Application to amend a **Conditional Use Permit** to allow one additional room in an existing Boarding House in a C-3, Community Commercial District, for the property located at 622 Broad Street. This is a relatively minor interior modification to the property; however, it does require amendment to the Conditional Use Permit. The matter is being referred to the Plan Commission for their review and recommendation.
- d. Resolution approving a **Change of Agent** for The Cheese People of Beloit, operating at 431 East Grand Avenue. The matter is being referred to the Alcohol Beverage License Control Committee for their review and recommendation.
- e. Resolution authorizing **Final Payment** of Public Works Contract C11-23 for River Bend Shoreline Stabilization. Councilors will recall that this project involved the installation of the sea wall, plus rip-rap to fully stabilize this area of downtown, including the area immediately behind the Post Office, which was subjected to the most significant shoreline flooding within downtown in 2008. The project has been completed for some time and is now ready for close out.
- f. Resolution authorizing **Final Payment** of Public Works Contract C13-01 for Bayliss Avenue Rehabilitation. This project was completed earlier this spring and is now ready for close out and final payment.
- g. Resolution awarding **Public Works Contract C13-16**, Post and Emerson Storm Sewer. This is a new project about which Councilors may not have previous knowledge. In reviewing the status of various bond funded construction projects earlier this year, we noted that there were funds remaining from the original storm water improvement bond issue. This program initially paid for the settlement basins installed at the Krueger Haskell Golf Course and by law, must be spent for storm drainage improvements. We asked the Public Works Department to review the storm

drainage system City-wide and to determine a high value project, which would put the remaining proceeds to good use. This area along Prairie Avenue has had deficient drainage for some time and does periodically flood during storm events. The Department has suggested that these improvements represent their highest priority, and we recommend that Council authorize the work, since the bond proceeds need to be utilized by the end of this calendar year.

## 7. LICENSES

- a. Resolution **Setting Return Date and Authorizing the Issuance of Summons** for an Alcohol License Sanction Hearing for the liquor operation known as Adiktion, 1310 Cranston Road. It is my understanding that Beth Krueger has contacted Councilors with some proposed dates for this sanction hearing.

## 8. APPOINTMENTS

The Appointment Review Committee met on September 9 and there are appointments included on your agenda for this meeting.

## 11. CITY MANAGER'S PRESENTATION

There is no presentation scheduled for this Council meeting.

## 12. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution approving an **Agreement** between the City of Beloit and the Beloit Youth Hockey Association for the use of the Edwards Ice Arena. This agreement is up for renewal this year and has been negotiated over the last several months. The City staff is very pleased with the outcome and it is my understanding that the Youth Hockey Association has also approved this draft language. The matter is now ready for Council consideration.
- b. Resolution authorizing the City Manager to **acquire tax delinquent properties** from the Rock County Treasurer. Once again this year there was an extensive list of Rock County properties in the tax foreclosure process. Unfortunately, there were more than the City could purchase under our property acquisition program. Nevertheless, we are recommending to Council that those severely deteriorated properties that are in need of removal to protect the remaining homes in the impacted neighborhood should be acquired for demolition. In addition, there is one historic property on Bluff Street and Euclid Avenue which the City would also like to purchase for preservation. Even though the building is old and in an advanced stage of decay, the historic significance of the building warrants that it be given further consideration. The City has HOME dollars available to use for this rehab and restoration process. Of course the home, which is now a multi-family unit, would be returned to a single family home overlooking the river.

There are a great many other properties that are also going through the foreclosure process that City officials believe are rehabable within the scope of their value and, in some cases, have many years of use remaining. Some are actually fairly new and could be used, more or less, in their current condition. As you will note from reviewing the report attached to the Council packet, there is even a home for sale this year that was built in 2004 and is virtually new. Once again, as we did last year, the City feels that its' greatest value add would be in purchasing the severely deteriorated units for demolition, while leaving the better units go through the auction process for public purchase. There are also a number of vacant lots in the sale and, again, we have no interest in acquiring those vacant properties at this time.

Finally, as you will note attached to your agenda is a narrative paragraph on each individual property, along with a photograph for your quick review. The total purchase cost will slightly exceed \$100,000, which is close to the funds that are available for this year. As we did last year, bidding for demolition of these units would be handled through the fall, with demolition actually scheduled for January, to be done out of the next capital spending cycle.



## CITY MEETING CALENDAR— SEPTEMBER 16—20, 2013

Monday, Sept. 16	6:30 p.m.	<a href="#">Agenda Review</a> , City Manager's Conference Room (All Councilors)
Monday, Sept. 16	7:00 p.m.	<a href="#">City Council Meeting</a> , Forum (All Councilors)
Tuesday, Sept. 17	7:00 p.m.	<a href="#">Landmarks Commission</a> , Forum (C. Haynes)
Wednesday, Sept. 18	7:00 a.m.	<a href="#">Municipal Golf Committee</a> , Krueger-Haskell Golf Course Clubhouse
Wednesday, Sept. 18	4:00 p.m.	<a href="#">Municipal Library Board</a> , Beloit Public Library
Wednesday, Sept. 18	7:00 p.m.	<a href="#">Plan Commission</a> , 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](http://www.visitbeloit.com)*

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

**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!

Saturday, Sept. 14	1:00—4:00 p.m.	<b>Rock County Rabies Clinic</b> , Telfer Park. Please see <a href="#">attached</a> for more information.
Saturday, Sept. 14	2:00—11:00 p.m.	<b>CrimeStoppers Cruise Night</b> , South Beloit City Park
Monday, Sept. 16	9:30 a.m.-10:00 a.m.	<b>Official Opening and Ribbon Cutting for the Rock River Trail Scenic and Historic Route</b> , north end of Riverside Park near the Celebration Monument.
Tuesday, Sept. 17	3:30 p.m.-5:30 p.m.	<b>Beloit Public Library Adopt-A-Shelf Training</b> 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.	<b>Memory Screening at Grinnell Hall</b> . 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.



Media Contact:  
Katryna Kirby, PR Etc.  
815-708-6157  
kkirby@pretc.net

## **First Congregational Church of Beloit to Celebrate its 175<sup>th</sup> Anniversary**

*Weekend Full of Events to Celebrate Its Role in Bringing Together the Community*

**Beloit, WI** (August 1, 2013) – First Congregational Church of Beloit, one of the oldest congregations in the region, is celebrating its 175<sup>th</sup> anniversary this year. The celebration will take place on September 13, 14 & 15 at the Church and Horace White Park. The weekend will celebrate the Church's rich history and its role in bringing together the community of Beloit. The celebration is also a time to reflect on the past, rejoice for the present and plan for the future.

First Congregational Church of Beloit strives to provide a weekend for all community members – regardless of background or belief – to gather and celebrate. President Abraham Lincoln and Fredrick Douglass reenactors will start the weekend off with a historical dialogue. Saturday there will be a “walk with Lincoln” parade throughout downtown Beloit including a horse-drawn carriage carrying President Lincoln and Mrs. Lincoln. President Lincoln will conclude his visit with a reenactment of The Gettysburg Address on Saturday. President Lincoln was no stranger to Beloit; he visited in July of 1832 when he served as a captain in the Illinois Militia during the Black Hawk War. He also visited in October of 1859 and addressed citizens about the principles of freedom and the issues of slavery.

Below is a full list of events:

- **Friday, September 13 - First Congregational Church**
  - 7:00 pm - Historical evening with President Abraham Lincoln and Fredrick Douglass, the first national leader of African-Americans, and special music highlighting the era of the Civil War
  
- **Saturday, September 14 – Horace White Park**
  - 12:15 pm – Walk with Lincoln parade through downtown Beloit (Parade starts at the corner of Third Street and West Grand in Beloit and ends at Horace White Park)
  - 1:00 pm – Community celebration in Horace White Park with special music, speakers and Lincoln sharing “The Gettysburg Address”
  - 2:00 – 4:00 pm – Church tours, refreshments and live organ music
  
- **Sunday, September 15 – First Congregational Church**
  - 10:30 am – Special anniversary worship service

-more-

“Our New England forebears gathered the church in 1838 and now 175 years later we are still worshiping God and reaching out to make a difference in our world,” said Kendell Nordstrom, Minister at First Congregational Church of Beloit. “Our 175<sup>th</sup> anniversary is a time to celebrate our heritage, serve God, and build our future.”

The anniversary celebration is also a time to reflect on the congregational heritage which began in 1838. The original church, built on the present site, reflected both the Greek revival and Romanesque revival styles of architecture and it was one of the finest 19<sup>th</sup> century churches in existence in all of the Midwest. Additionally, it was named to the National Register of Historic Places in 1975 because of its age and unique style. Unfortunately, in 1998 the church burned to the ground due to a lightning strike.

The present building, which was completed in 2001, has large vaulted ceilings that rise to almost 60 feet above the congregation and its simplicity transcends time. It has a large pipe organ that was made in the Czech Republic and is the third largest organ in the state of Wisconsin. The new church also reflects the old church and other traditional New England Congregational churches.

For more information, please contact First Congregational Church of Beloit at 608-362-4821 or visit [www.firstcon.org](http://www.firstcon.org).

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## PUBLIC NOTICE

The City of Beloit City Council will hold a **Workshop** on Monday, September 16, 2013, at 6:30 p.m. in the 4<sup>th</sup> 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: September 11, 2013  
Rebecca Houseman LeMire  
City Clerk  
[www.ci.beloit.wi.us](http://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, September 16, 2013**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - a. Proclamation declaring September 2013 as **Campus Fire Safety Month** (Liggett)
4. PUBLIC HEARINGS
  - a. Resolution approving a **Conditional Use Permit** to allow vehicle repair in the C-3, Community Commercial District, for the property located at 1119 Broad Street (Christensen) Plan Commission recommendation for approval 5-0
5. CITIZENS PARTICIPATION
6. CONSENT AGENDA

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

- a. Approval of the **Minutes** of the Regular and Special Meetings of September 3, 2013 (LeMire)
- b. Application for a **Conditional Use Permit** to allow an outdoor seating area and outdoor sales, possession and consumption of alcohol in a C-3, Community Commercial District, for the property located at 201 Short Street (Christensen) Refer to Plan Commission
- c. Application to amend a **Conditional Use Permit** to allow one additional room in an existing Boarding House in a C-3, Community Commercial District, for the property located at 622 Broad Street (Christensen) Refer to Plan Commission
- d. Resolution approving a **Change of Agent** for The Cheese People of Beloit, located at 431 East Grand Avenue, from Jill Delise-Smith to Andrea Levine (LeMire) ABLCC recommendation for approval 4-0
- e. Resolution authorizing **Final Payment** of Public Works Contract C11-23, River Bend Shoreline Stabilization (Boysen)
- f. Resolution authorizing **Final Payment** of Public Works Contract C13-01, Bayliss Avenue Rehabilitation (Boysen)

- g. Resolution awarding **Public Works Contract C13-16**, Post and Emerson Storm Sewer (Boysen)

## 7. LICENSES

- a. Resolution **Setting Return Date and Authorizing the Issuance of a Summons** for an Alcohol License Sanction Hearing for HRNS V Entertainment, d/b/a Adiktion, Jaime Hernandez, Agent, located at 1310 Cranston Road (Krueger)

## 8. ORDINANCES

- a. Proposed Ordinance to create Section 15.03(4g) of the Code of General Ordinances of the City of Beloit pertaining to **Loitering on Public Property** (Krueger)  
ABLCC recommendation for approval 4-0  
First reading, suspend rules for Second Reading

## 9. APPOINTMENTS

## 10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

## 11. CITY MANAGER'S PRESENTATION – none

## 12. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution approving a **Lease Agreement** between the City of Beloit and the Beloit Youth Hockey Association (BYHA) (Boysen)
- b. Resolution authorizing the City Manager to **Acquire Tax Delinquent Properties** from the Rock County Treasurer (Christensen)

## 13. ADJOURNMENT

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Dated: September 11, 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.



**MEETING NOTICE AND AGENDA  
BELOIT LANDMARKS COMMISSION  
Tuesday, September 17, 2013, 7:00 PM  
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the August 20, 2013 Meeting
3. Public Comments
4. Shauna El-Amin – Certificate of Appropriateness  
COA-2013-31 Review and consideration of a Certificate of Appropriateness to add new awning signs for the property located at 656 Pleasant Street.
5. Mulligan Restoration Inc. – Certificate of Appropriateness  
COA-2013-34 Review and consideration of a Certificate of Appropriateness to repair the roof and front porch for the property located at 816 Harrison Avenue.
6. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
7. Committee Reports
  - A. Education & Outreach Committee
  - B. Grant Writing Committee
  - C. Site Visit Committee
  - D. Historic District Sign Committee
8. Adjournment

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

Approved: Stephanie Hummel, Planner  
September 5, 2013

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# beloit public library

**MEETING NOTICE AND AGENDA**  
**Beloit Public Library Board of Trustees**  
**Wednesday, September 18, 2013 @ 4pm**  
Beloit Public Library Board Room  
Beloit, WI 53511

1. Call to order and roll call
2. Approval of minutes of the August 21, 2013 Library Board meeting
3. Public comment
4. Library Director Report
5. Reports
  - a. Foundation
  - b. FABL
  - c. Arrowhead Library System
  - d. Budget Committee
  - e. Strategic Plan Committee
  - f. Personnel Committee
6. Action Items
  - a. Senior Page Job Description
  - b. Monthly financial report and approval of library bills.
7. Trustee Comments
8. Motion to adjourn

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Next meeting: Wednesday, October 16, 2013

**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. To request this service, please contact the library at 364-2908, 605 Eclipse Blvd., Beloit, WI**



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, September 18, 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 September 4, 2013 Meeting**
3. **Architectural Review Exception – 105 Dearborn Street – Cornellier’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
4. **Conditional Use Permit – 622 Broad Street**  
Public hearing, review and consideration of an amendment to an existing Conditional Use Permit (CU-2007-13) to allow one additional room in an existing boarding house in a C-3, Community Commercial District, for the property located at 622 Broad Street
5. **Conditional Use Permit – 201 Short Street – Rose’s**  
Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, and consumption of alcohol in a C-3, Community Commercial District, for the property located at 201 Short Street.
6. **Status Report on Prior Plan Commission Items**
7. **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: September 13, 2013

Approved: Julie Christensen  
Community Development Director

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# ROCK COUNTY RABIES CLINIC

Saturday, September 14, 2013  
1:00pm-4:00pm **WHILE SUPPLIES  
LAST!**

## Telfer Park, Beloit, WI

*A previous rabies certificate is required for the 3 year vaccine  
Without a certificate the 1 year vaccine will be given*

### Protect your animals & Protect your family



Thank you to these generous sponsors:



## CASH ONLY

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Cost: \$10.00 per animal  
For further information  
Call 608-757-5441  
[friendsofnoah-wi.org](http://friendsofnoah-wi.org)







Returning to **South Beloit City Park**  
The 9th Annual Crime Stopper Cruise Night

**SATURDAY**  
**SEPT. 14 2013**



**CRUISE**  
**NIGHT**

SHOW CAR PARKING \$12 PER VEHICLE IN ADVANCE,  
\$15 AT GATE, FOR **RESERVED** PARKING SPACES  
**2:00 PM – 11:00 PM 50/50 RAFFLE**



**SUNDAY**  
**SEPT. 15**  
**2013**

OVER 1200  
CARS  
FOOD & MUSIC  
SWAP MEET

**AUTORAMA 8:00AM-4:00PM**

**New This Year**  
**for Cruise Night**

- Reserved spaces
  - Purchase your space(s) **in advance** by mail or download:  
[www.gbacrimestoppers.com](http://www.gbacrimestoppers.com)
  - **Dedicated, scheduled cruise route on closed roads**
- Learn more on reverse**



[www.gbacrimestoppers.com](http://www.gbacrimestoppers.com) **AND** [www.beloitautorama.com](http://www.beloitautorama.com)



## Parking Reservations

### **Greater Beloit Area Crime Stopper Cruise Night 2013 – At South Beloit City Park**

**Saturday, September 14, 2013**

**2 PM – 11 PM**

\$12 advanced reserved parking  
\$15 day of event reserved parking

Please make sure your reservation is postmarked by **August 30, 2013.**

In order to ensure a show car parking spot for this year's Cruise Night at South Beloit City Park (**not the same location as last year**), please fill out the bottom portion of this form. Mail this form along with a check for \$12 per spot reserved to: **BACS P.O. Box 23 Beloit, WI 53512**

Please be aware that there will be **no refunds** given for any reason. A confirmation of your payment and assigned parking spot(s) will be mailed to you prior to the event.  
Please call 608-207-3775 with any questions.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

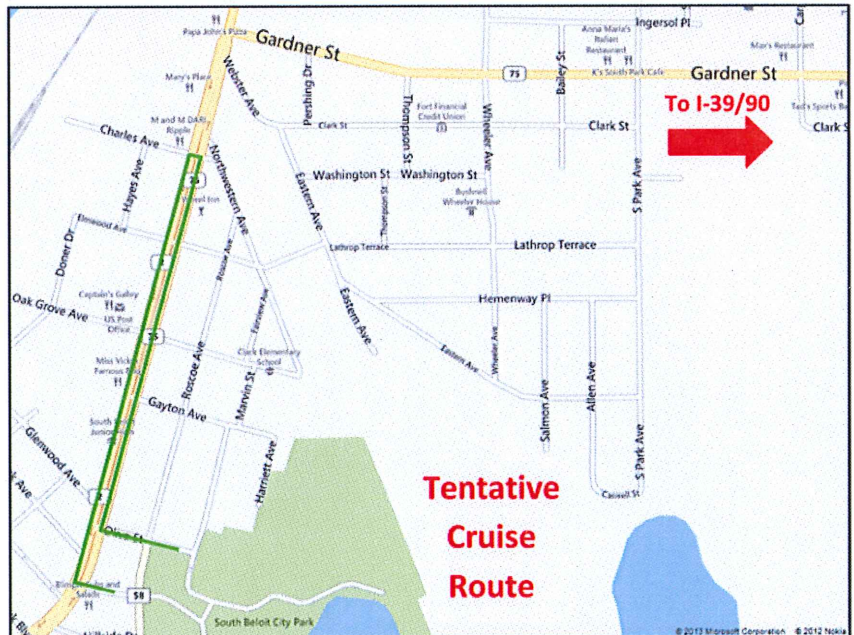
E-Mail \_\_\_\_\_

Number of Parking Spots Requested \_\_\_\_\_

Additional Comments/Spot Requests \_\_\_\_\_

If there is someone else pre-registering who you would like to have a spot near, please list that in the requests section above and we will do our best to get your spots together. **We DO NOT ALLOW** tents/canopies, pets, grills, carry-in food, or carry-in alcoholic beverages. There will be a food and beer tent on site. The event ends at 11 PM and you are asked to vacate the park by that time.

See our website at [www.gbacrimestoppers.com](http://www.gbacrimestoppers.com) for more info. The Greater Beloit Area Crime Stoppers thank you for your support, and we look forward to seeing you there. **Please note the change of venue as we return to South Beloit City Park**, where the event originated.





# Beloit

## A Community with Focus

Quality of life – in jobs, recreation, entertainment, growth management, historic preservation, economy: The citizens and leaders of Beloit, Wis., are proud of their city and share a unified vision of its future. That community spirit is exemplified in this photo, a recreation of the George Seurat painting “Saturday in the Park with Friends,” originally created by The Friends of Riverfront to promote a weekly event in the park. It has since become a kind of hallmark for the community.

By Paul Anthony Arco, senior staff writer

Scott and Teala and Lamoreux loved visiting Beloit’s farmers market so much that they decided to move their business, Northwoods Premium Confections, to the Wisconsin city earlier this year.

After just a few months at their new location, 314 State St., the couple couldn’t be happier. Sales are up, and new customers arrive daily to buy confections, fine chocolates, gourmet popcorn and other treats.

“We fell in love with the area,” says Teala. “It’s a quaint town with a beautiful riverfront. The people are amazing. It doesn’t matter whether it’s a sunny or rainy day. Everyone in Beloit is nice and courteous. The first day we opened, other business owners were out front clapping, and cars were stopping. I looked at my husband and said, ‘Is this for real?’ It was a made-for-TV moment.”

Spend a day walking around Beloit and similar good feelings abound. Businesses are thriving, the downtown area is bustling, and new projects are ongoing. Things weren’t always this upbeat for this town of 37,000. Locals say spirits were sagging for many years, due to unemployment and negative public perceptions about the city. The renaissance is due, in large part, to a renewed effort of cooperation between its community leaders and residents that’s gaining attention throughout the region. For Beloit, collaboration has become the name of the game.

“One of the great things about Beloit is the level of activity of all its residents, but particularly the leadership across the board – governmental leadership, institutional leadership, and business leadership,” says City Manager Larry Arft. “These people are absolutely committed to Beloit. They’re big boosters of the city and constantly looking for ways to help. Beloit has a positive and active citizenry, and the leadership is the vanguard of that effort.”



## Beloit 2020

A major component in Beloit's success is the role of civic leadership, primarily the Beloit 2020 group, a collection of CEOs and leaders from other private organizations. The organization, formed in 1989, was initially named Beloit 2000 and focused its first master plan on the riverfront.

In 2004, the organization, now named Beloit 2020, developed a strategy called the City Center Plan, which expanded the vision for renewing the historic core of Beloit. "The city center is 640 acres with the Rock River at the core and the downtown, Ironworks campus, Beloit College, and the confluence of the Rock and Turtle Creek as attractions for a vibrant and renewed city center," says Jeff Adams, an economics professor at Beloit College and longtime member of the 2020 group.

While similar groups exist in larger cities like Pittsburgh, Cleveland, and Milwaukee, collaboration like this is unique to cities the size of Beloit. The group was created in 1989, as Beloit 2000, in response to several challenges facing the city, such as a decaying inner corridor, a declining tax base and job losses. There is no paid staff or physical location, just volunteers dedicated to making things happen in their community.

"Beloit 2020 was formed with recognition that circumstances in the city of Beloit were difficult, and it was making it hard to attract and retain young employees to work here, live here and raise families here," says Adams. "The question then became, 'What could this group do to improve the quality of life in Beloit?'"

After considerable planning, the decision was made to focus initially on the Rock River. The results include new walkways, a new riverfront park, public banquet hall, children's playground, visitors' center, an outdoor pavilion, a lagoon with a fountain, as well as a condominium complex, a hotel, and two new bridges over the river.

"These people are civic capitalists, whose goal is to build civic capital," Adams says. "All business people understand the notion of building capital. There are four important elements that decision makers must have to make this successful: principles, plans, projects and partnership."

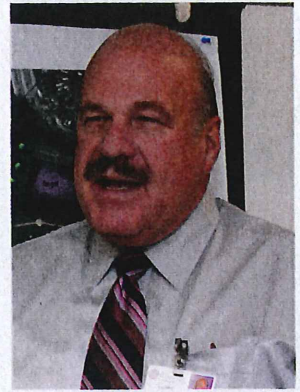
Another Beloit 2020 project is the City Center Building, at 500 Public Ave. Opened in 2008, the former

With the Rock River flowing through the middle of their downtown, Beloit leaders have focused considerable efforts on improving the riverfront throughout the city.

Wisconsin Power & Light Building was renovated for \$1.2 million. The City Center Building houses the offices of four civic organizations: the Greater Beloit Economic Development Corporation; Greater Beloit Chamber of Commerce; Visit Beloit (convention/visitors bureau); and the Downtown Beloit Association.

"The vision in Beloit begins, and implementation follows very quickly," says Monica Kysztopa, executive director of Visit Beloit.

"We have a date associated with an end result. We have thoughtful leaders in the community who can brainstorm ideas and pull the right people together to get it done. We sit in a room, make a decision, and then we move forward. We get it done. It's nothing short of amazing."



Larry Arft

## City Government

Unlike most local governments, Beloit operates with an appointed city manager, rather than an elected mayor. Arft has spent a 40-year career working in public service. He started in Berkley, Mo., before moving on to the Chicago suburbs, working as village administrator in Bolingbrook and Morton Grove. In Beloit, he's finally found a place he can call home.

"We've lived in five communities in three different states, but we like Beloit the most," says Arft, who was hired as city manager 10 years ago. "The people are friendly. It's fun to go to an event and see the tremendous turnout of support. Beloit also has done an incredible job of reinventing itself as a modern, high-quality urban place."



(Karla Nagy photo)





Downtown Beloit Association photo

The Gateway Business Park, developed in 2000, takes advantage of Beloit's key location at the junction of two interstate highways, attracting such businesses as a Staples Distribution Center and Kettle Foods.

Appointed by the city council, Arft oversees all city departments, prepares the annual budget, coordinates the city's strategic plan, and administers contracts. "I enjoy the pace and the variety of issues and challenges we face every day," he says.

During Arft's tenure, Beloit has seen strong revitalization in its downtown, riverfront and tree-lined neighborhoods. He points to other accomplishments, such as the construction of the Ken Hendricks Memorial Bridge, and attractions like the city's award-winning farmers market. "There have been plenty of folks who've invested in Beloit," he says.

Arft was hired for his extensive background in neighborhood preservation and economic development. "I was specifically recruited to be a driver and change agent for moving the community forward," he says. "We've put a lot of energy into neighborhood preservation programs, and we've done a lot in terms of economic development. We've had tremendous success filling the Gateway Business Park."

It helps that Beloit is near the junction of two interstate highways, I-39/90 and I-43. It's 50 miles from Madison, 60 miles from Milwaukee, and 90 miles from Chicago. The development in 2000 of the state-of-the-art Gateway Business Park, on the east side of I-90/39, has attracted many companies to build in Beloit, including Staples Distribution Center, Morse Group, Menlo Industries, Specialty Tools and Kettle Foods. The American regional headquarters of Kerry Ingredients & Flavours, an Ireland-based company which manufactures food additives, is also based in Beloit.

The city's park system, which had deteriorated over the years, has also been rebuilt. The city has restored parks, replaced playground equipment, and performed extensive work to the ice arena, swimming pool, and golf courses.

"We do a little bit every year," Arft says. "It's a work in progress, and we're pleased with what's been accomplished. When I got here, city leaders were reticent to say that Beloit was the gem of the Rock River Valley. There has been a change of attitude, and that's very much the focal point of our vision."

## Downtown Beloit

The Downtown Beloit Association is a group of property owners, businesses and volunteers who make up Beloit's business district. Membership is made up of 156 businesses in an eight-block area, that include boutiques and bookstores, live theater, museums, art galleries, and restaurants such as the 615 Club, La Casa Grande and Bagels & More. Downtown Beloit also is home to the international headquarters for Regal Beloit. A couple of years ago, Bushel & Peck's Local Market, a market for regional and local-sourced products, opened in the restored Woolworth Building.

In addition to providing support, the association offers programs and services such as social media training to help grow businesses. The work put into rebuilding downtown Beloit has been overwhelming.

"We have very few vacancies downtown," says Shauna El-Amin, executive director of the Downtown Beloit Association. "In fact, our mission is to have zero vacancies. We're so excited about what's going on. We believe the sky's the limit."

In addition, Downtown Beloit hosts more than 40 events a year. There's a summer lunchtime concert series, and an ArtWalk featuring more than 100 artists. A farmers market is held on Saturdays from June through October. Each week, the market, the second largest in the state, draws more than 5,000 people and 90 vendors selling fresh produce and locally produced items such as honey, candles and other specialties. In December, downtown comes alive with *Holidazzle*, a special event with music, children's activities, and artists displaying their work in 40 locations. "We try to have fun, family-oriented activities at every event," says El-Amin.

The downtown district is beautiful thanks, in part, to 120 hanging baskets and urns on tree-lined streets, bike paths, and a public canoe/kayak launch. "There's a commitment to the environment and sustainability that I find refreshing," says Kysztopa. "There are planters, flowers, clean roads, great looking parks and the river. That just doesn't happen. It takes a commitment. You need a community working together, and we do here."



Shauna El-Amin



“The Downtown Beloit Association is one of our best-kept secrets,” says Arft. “They work very hard to put on special events that bring people into the city center on a regular basis. The beautification and other things they do to support the downtown area are quite gratifying.”

Among the community leaders instrumental to Beloit’s success is Diane Hendricks and her late husband, Ken, owners of ABC Supply Company and Hendricks Commercial Properties. Their efforts in acquiring and renovating abandoned industrial properties created the ABC Supply corporate headquarters, as well as the Ironworks campus headquarters to Hendricks Commercial Properties, Heritage View a mixed use retail/office and residential property and other properties.

“For Diane and for Hendricks, this is our home,” says Rob Gerbitz, president of Hendricks Commercial Properties. “Beloit believed in them, and it’s important to Diane to return that support to the city that’s supported her.”

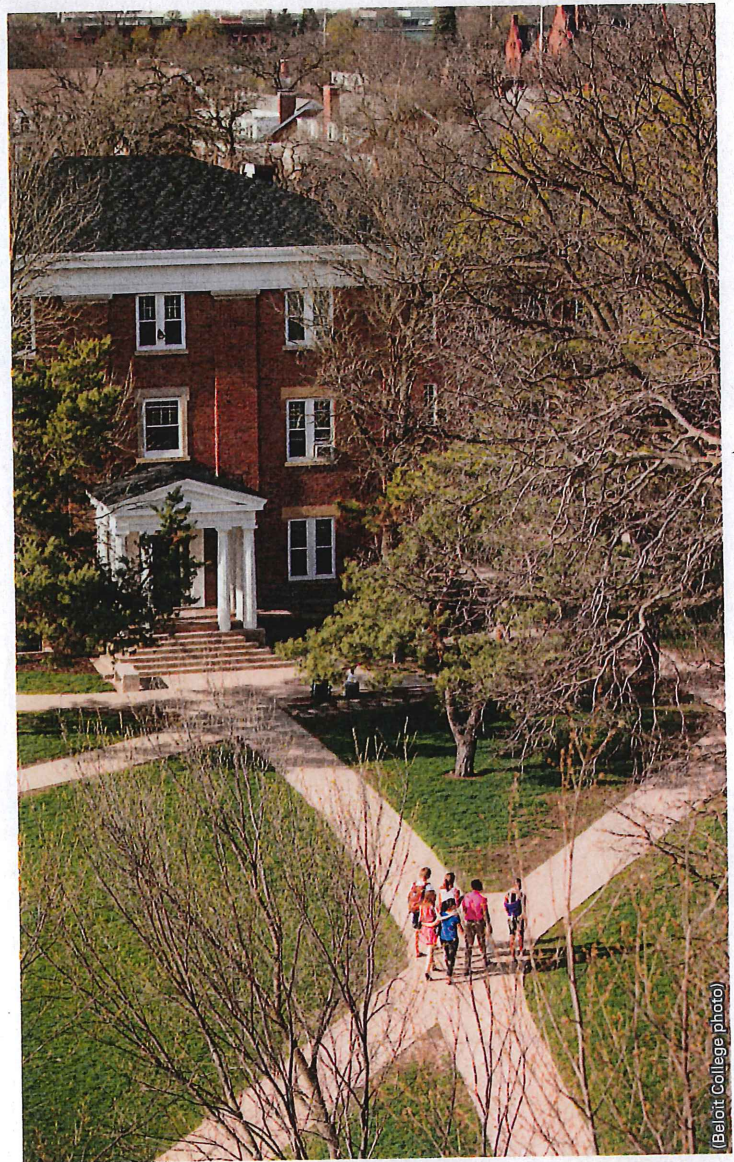
“Their involvement has been absolutely essential,” says Arft. “I don’t think these improvements would have been possible without them. They continue to invest very heavily in Beloit. The consensus that I’ve heard from people is that Ken and now Diane deserve a huge share of the credit for rebuilding and repurposing many of these old structures in the center of the community.”

The Hendricks Commercial Property’s latest project is the Phoenix Building, a four-story retail and multifamily redevelopment project located in downtown Beloit. The project contains 27 upstairs apartments and 14,000 square feet of retail space on the first floor. The building is scheduled to open in November.

“It’s been a lot of fun doing this project,” says Gerbitz. “We did our best not to build a building that looked 2013. We wanted a building that looked like they did in the old days. We want it to be the centerpiece of Grand Avenue and the downtown city center as a whole.”

Another Hendricks property, The Beloit Inn, is also undergoing major renovations, including a new lobby, restaurant, additional meeting space and upgrades to all 54 guestrooms. The project started in May, and is expected to be finished by early next year.

The restaurant adjacent to the hotel, Merrill & Hous-ton’s Steak Joint, replaced another popular restaurant,



(Beloit College photo)

Founded in 1846, Beloit College has been instrumental in supporting the community and its leaders’ initiatives.



(Downtown Beloit Association photo)

Spearheaded by the late Ken Hendricks and now his wife, Diane, renovation by Hendricks Commercial Properties has helped to reinvigorate Beloit’s downtown. Two current Hendricks projects include The Beloit Inn, left, and the Phoenix Building, right.



(Beloit Inn photo)





Held each Saturday from June through October, The Beloit Farmers Market is the second largest in the state, drawing more than 5,000 visitors weekly.

Café Belwah. Merrill & Houston's is named after the founders of the business that would become Beloit Corp. The steak joint seats 100 and features live music, brick walls and old photographs of Beloit's rich history. Merrill & Houston's is open for dinner only, seven days a week.

Many of Beloit Inn's guests are business professionals in town for training at local corporations like ABC Supply and Kerry Ingredients, along with parents, professors and alumni of Beloit College, as well as social travelers attending family reunions, weddings, class reunions and other special events.

Soon, the name of the property will change to Ironworks Hotel. "It's going to be a completely different experience," says Beoit Inn General Manager Nick Johnson. "We're focusing on becoming an outside meeting destination. Companies have meetings here, and then attendees stay around to enjoy many of the things Beloit has to offer, such as golf, bike trails and other activities."



Nick Johnson

Another vital contributor is Beloit College, founded in 1846. In 1989, the college organized some of the first meetings that introduced to the public Beloit 2000's redevelopment plans for the Rock River corridor. Beloit College also was a key investor in the infrastructure construction of Gateway Business Park,

and the college has located key buildings, including the Turtle Creek Bookstore and Hendricks Center for the Arts, in the downtown area.

"The college was very instrumental in the '70s and '80s as the major anchor of the east side," says Arft. "They held older neighborhoods together during some rough times. The college is part of the enrichment that enhances the quality of life in Beloit. You don't get that in every community."

## Visit Beloit

Kysztopa joined Visit Beloit as executive director six months ago. "What attracted me to this work and Beloit is the collaborative effort and implementing of projects that better this region," she says. "I was surprised at the number of community events that garner regional and national attention."

That includes the annual Edge of the Rock Plein Air week long painting event, sponsored by Friends of RiverFront, which ends with a public exhibit of the original paintings created during the previous week.

The Beloit International Film Festival is a four-day event showcasing independent films from around the world. Every year, directors,



Monica Kysztopa



producers, actors and visitors flock to the Beloit area to view 140 films and meet more than 100 filmmakers, who come from as far away as Europe and China.

In the summer, there's baseball action with the Beloit Snappers, the Class A affiliate of the Oakland A's. The Beloit Angel Museum is the largest privately held angel collection in the world. The Beloit Public Art collection includes pieces in and around Beloit's city center. The Wright Museum of Fine Art at Beloit College features more than a dozen exhibitions year round. The Beloit Janesville Symphony performs at several local venues, and live theater is found at Beloit Civic Theatre and on the Beloit College campus.

"Beloit has a really great cultural arts vibe," says Kysztopa. "Those are some of the amenities that people are looking for in communities to live in and visit."

To spread the word, Visit Beloit has recruited several community members to blog on its website about the positive things happening around town. And Kysztopa is just getting started.

"There's an opportunity for Beloit to do niche marketing to the small meetings market and the smaller sports and non-traditional sports market," she says. "There's also an opportunity to showcase our restaurants, supper clubs, river and other attractions. I have a responsibility to create a buzz."

"Monica has a lot of passion and energy," says Arft. "She fits in well. When there's a vacancy in the city, there's a real strong effort to reach out – not just appoint someone, but to find high-quality individuals who have experience, good skills and a passion for Beloit. That's why we keep coming up with dedicated people who want to improve life here. Monica is a good example of that."

## Bright Future

With the revitalization of the riverfront and downtown well on its way, Arft says future expansion plans now shift outward.

"People can expect to see reconstruction of the I-43/90 interchange, which will be completely rebuilt," he says. "The state is going to expand I-39/90 to six lanes, and that will have a dramatic impact on the city as well."

Work will also continue in the neighborhoods – infrastructure, resurfacing, code enforcement – over the next five years.

"Continuing the momentum is important," Arft says. "It's a work in progress. We don't rest on our laurels. We have to always keep moving."



Jeff Adams



There's also an effort to expand redevelopment beyond borders of Beloit into South Beloit, Ill. Beloit 2020 is focused on a project called Connections, aimed at connecting the stateline with recreational opportunities, such as walking and biking paths, kayaking and boating. "We need to be able to communicate and work better together," says Adams.

Northwoods Premium Confections also is moving forward. In January, the Lamoreuxs are planning an expansion that will help to meet a growing demand from its customer base.

"People come in every day and say, 'Thanks for being here,'" says Teala. "It's wonderful to be in a town with nice people who shop local, and are appreciative for what they have.

That's the difference between a smaller city and larger ones. Sometimes businesses like ours get lost in the mix in a bigger city. They struggle to stand out. Not here in Beloit."

Gerbitz sees a trend taking place in Beloit. "I compare it to the Third Ward in Milwaukee," he says. "It wasn't great, but thanks to a group of people, they made it something special. The dynamic here is consistent with that. People like urban environments. They enjoy walking to a coffee shop or a book store. They like that feel. It's a trend that's going on in many communities and Beloit is following that trend. And that's exciting." ■



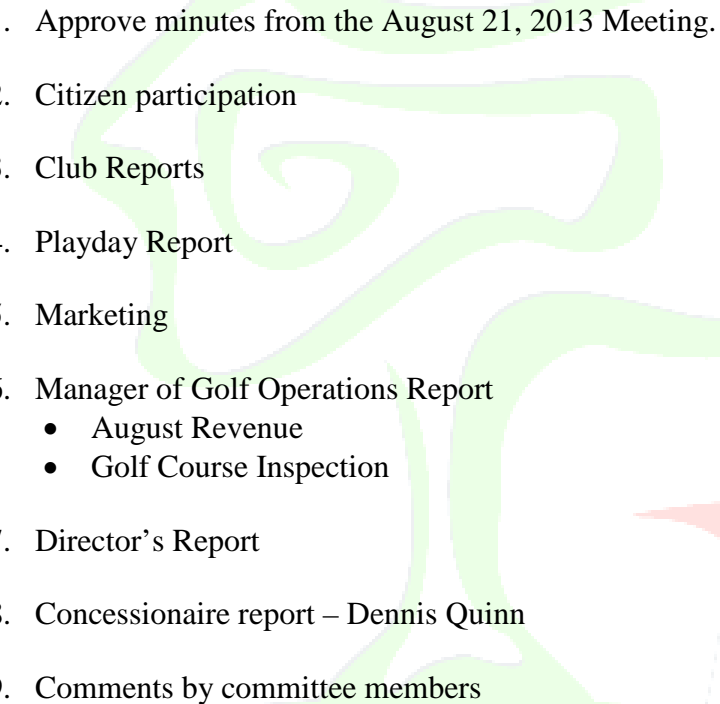
Teala Lamoreux and husband Scott so enjoyed visiting the Beloit Farmers Market that, earlier this year, they relocated their business, Northwoods Premium Confections, to Beloit, and they're already planning an expansion.



# MUNICIPAL GOLF COMMITTEE

**Regular Meeting**  
**Wednesday, September 18, 2013, 7:00a.m.**  
**Clubhouse**

## AGENDA

1. Approve minutes from the August 21, 2013 Meeting.
  2. Citizen participation
  3. Club Reports
  4. Playday Report
  5. Marketing
  6. Manager of Golf Operations Report
    - August Revenue
    - Golf Course Inspection
  7. Director's Report
  8. Concessionaire report – Dennis Quinn
  9. Comments by committee members
- 

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 Parks Division at 364-2929, 2351 Springbrook Court, Beloit, WI, 53511

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