



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Tuesday, September 3, 2013

Presiding: Charles M. Haynes
Present: Sheila De Forest, Chuck Kincaid, Kevin D. Leavy, David F. Luebke, Mark Spreitzer, and James E. Van De Bogart
Absent: None

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS
 - a. Community Development Director Julie Christensen presented 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.). It was noted that the Plan Commission recommended approval 4-0. Ms. Christensen described the project, which includes multiple buildings on one site, requiring the Planned Unit Development Master Land Use Plan and a zoning change to the PUD, Planned Unit Development District. She indicated that this project will include a car wash, which requires a Conditional Use Permit, but that public process will be included with this PUD. President Haynes opened the public hearing.
 - Gary Fox, who represents Woodman's as the construction manager for this project, said that he is available to answer any questions about the project.President Haynes closed the public hearing. Councilor Luebke made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest thanked staff for being sensitive to the high volume of pedestrian traffic in the area by requiring sidewalks and bike racks. The motion carried 7-0. File 7614

5. CITIZENS PARTICIPATION

- Jamie Gaffke and Ruth Vater, 719 Bushnell Street, spoke in favor of the resolution to provide benefits for City of Beloit employees in same sex relationships. They said that this is an issue of competitiveness among employers, and if the City wants to attract and retain the best employees, this benefit should be offered. They encouraged the Council to unanimously approve item 11.a.

6. CONSENT AGENDA

Councilor De Forest requested that item 6.c. be removed from the Consent Agenda. Councilor De Forest made a motion to adopt the Consent Agenda, which consists of items 6.a., 6.b., 6.d., and 6.e. Councilor Kincaid seconded, and the motion carried that the Consent Agenda be accepted, adopted, or referred and acted upon as required by state and local codes by a vote of 7-0.

- a. The **Minutes** of the Regular Meeting of August 19, 2013 were approved.
- b. The 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, was referred to the Plan Commission. File 8026
- d. The 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, was referred to the Plan Commission. File 8609
- e. The resolution awarding Public Works Contract C12-15, Broad Street Parking Lot, was adopted. File 8612

- c. Ms. Christensen presented an 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. Councilor De Forest requested that the Council be provided with a history of similar applications and the number granted and denied in the past when this item returns for Council action. Councilor Spreitzer made a motion to refer the matter to the Plan Commission for a recommendation, and Councilor Van De Bogart seconded. The motion carried 7-0. File 8608

7. ORDINANCES

- a. Ms. Christensen presented 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)**. Ms. Christensen said that two separate committees were combined in 2000 after a joint strategic planning session and started using the name EOHRC. She said that since that time, the commission and the public have struggled with the name. The EOHRC recommended that the new name be the Equal Opportunities Commission. Councilor Van De Bogart made a motion to suspend the rules and offer a second reading of the ordinance. Councilor Luebke seconded, and the motion carried 7-0. On the merits, Councilor Leavy made a motion to enact the ordinance, and Councilor Spreitzer seconded. Councilor Leavy said that the Council used to receive reports on the number and type of complaints and requested that they receive that information again. Councilor De Forest asked if the Commission has any plans to publicize their mission. Ms. Christensen stated that they have applied for Community Development Block Grant funds for that purpose. She said that the Commission had a Fair Housing Intern this summer and will likely have another mock hearing in the spring. The motion carried, and the ordinance was enacted by a vote of 7-0.
File 7465 Ordinance 3500

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Van De Bogart said that there are many activities going on this weekend in the Stateline area and encouraged the public to enjoy the weather.
- Councilor De Forest said that there is a public information meeting regarding improvements to Willowbrook Road at 2400 Springbrook Court from 5:00-7:00 p.m. on September 5th. She also encouraged the public to attend the Good to Great Activate family festival promoting active families on September 14th.
- Councilor Luebke reminded the public that school is back in session and encouraged everyone to drive carefully. He also encouraged the public to participate in Heritage Days this weekend and attend the Beloit Historical Society ice cream social and picnic events.
- Councilor Leavy said that has been enjoying the weather on his bike.
- Councilor Spreitzer said that Beloit College and the Friends of the Riverfront participated in a lighted boat parade to introduce the new students to the Riverfront.

10. CITY MANAGER'S PRESENTATION – none

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. City Manager Larry Arft presented a resolution approving **Benefits for Employees** in same-sex relationships who meet eligibility requirements. Mr. Arft stated that this policy change would allow the City to offer the same benefits to employees with same-sex partners as are offered to married couples. He said that this is a good business practice and that the City would not want a highly-qualified applicant to go elsewhere because this policy was not in place. He said any major impact of this policy change may be seen in the group health insurance programs but that there are no employees currently eligible for the benefit. Councilor Spreitzer made a motion to adopt the resolution, and Councilor Luebke seconded. Councilor Luebke said that this is a good business decision and is the fair and right thing to do. Councilor Spreitzer said that he is glad he

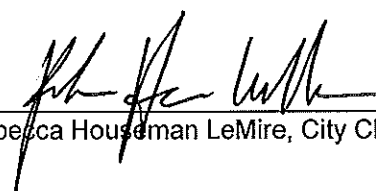
has the opportunity to vote on this and that employees have contacted him supporting this policy change. Councilor Van De Bogart said that he intends to vote for this but he cautioned the Council against taking action on social policy items. Councilor De Forest said this policy impacts employees now and that there are things that should be done out of fairness even if a group has not specifically requested it. Councilor Leavy said that he has not heard any push for this policy change from the community or during union negotiations. He said that he is uncomfortable with the change because the financial implications are unknown and not all of his questions have been answered. Councilor Leavy requested that the Council vote on this matter through a roll call vote. Councilor Kincaid said that he will vote for this because it is the right thing to do and this is the right time to do it. Councilor Haynes said that it is important that the Council members continue to respect each other's opinions. The motion carried by roll call vote 6-1, with Councilors De Forest, Kincaid, Spreitzer, Haynes, Luebke, and Van De Bogart voting in favor and Councilor Leavy voting in opposition. File 8610

- b. Mr. Arft presented a 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. Mr. Arft that the valuation numbers for the residential and industrial properties in the City decreased by four percent but that the commercial real estate dropped by 20 percent in a single year. He said that the sample used by the City's contracted assessor was not indicative of the larger commercial picture in Beloit. Mr. Arft indicated that the Council met in a closed session meeting earlier in the evening to discuss this topic. He requested that the Council appeal the Department of Revenue's assessment to the Tax Appeal Commission. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Luebke seconded. Councilor De Forest asked if the resolution and staff report were made available to the public as indicated on the agenda, and Mr. Arft said that they were. The motion carried 7-0. File 8611

12. At 7:44 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor De Forest seconded. The motion carried 7-0.

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Date approved by Council: September 16, 2013



Rebecca Houseman LeMire, City Clerk